



Garland/DBS, Inc.
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ROOFING MATERIAL AND SERVICES PROPOSAL

City of Margate
6280 W Atlantic Blvd
Margate, FL 33063
Date Submitted: 02/10/2017
Proposal #: 25-FL-170137
MICPA # 14-5903

Florida General Contractor License #: CGC1517248

Please Note: The following estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: Roof Replacement

- 1 Remove existing roof system down to metal deck.
- 2 Mechanically fasten ACFOAM-II or H-Shield insulation per NOA # 16-0711.12 pg. 8, Minimum 1.5" thick, tapered insulation.
- 3 Form crickets around internal drains.
- 4 Using hot asphalt within the correct EVT range install top layer of insulation of DensDeck Prime min ¼" thick.
- 5 Install new cant strip around all curbs and perimeter prior to installation of flashings.
- 6 Hot mop one ply of HPR Glasbase adhered with a full mopping of approved asphalt within the EVT range and at a rate of 20-40lbs/sq.
- 7 Hot Mop two plies of HPR Glasfelts adhered with a full mopping of approved asphalt within the EVT range and at a rate of 20-40lbs/sq.
- 8 Install one ply of Versiply Mineral adhered with a full mopping of approved asphalt within the EVT range and at a rate of 20-40lbs/sq.
- 9 Utilize StressBase 80 and Versiply Mineral set in hot asphalt for all flashings. Flashings are to come up and over all parapet walls.
- 10 Install new wood blocking where needed for coping cap.
- 11 Install new through wall overflow scuppers (2 on the eastside and 2 on the west side) of the building.
- 12 Retrofit all internal roof drains.
- 13 Place all conduit & condensation lines on rubber mounts with sacrificial membrane pad underneath.
- 14 Install all new edge metal using 040 Aluminum.

- 15 Install all new Coping Cap using R-Mer Edge 040 Aluminum.
- 16 Contractor to issue 3yr warranty.
- 17 Garland to issue 20yr Warranty.

ADDENUM #1

- 1 Non-Tapered insulation. Slope is in the deck. Tapered insulation only needed to form crickets around drains.
- 2 Replace pitch pockets using stainless or 040 Aluminum. Fill bottom 3/4 with Gar-Rock and top 1/4 with Seal-Tite.
- 3 All AC units to be placed on proper stands, all mechanical is the responsibility of the contractor.
- 4 Lower existing roof drains as needed per insulation design and calculations.
- 5 On upper roof level install new wood blocking on interior edge metal and perimeter edge metal. Install tapered insulation system sloping to the interior roof section.
- 6 For Exterior upper section use NOA #16-0711.09 pg#7. Same system as lower roof section. Use HPR Glasbase as Anchor Sheet before applying insulation. (One ply of HPR Glasbase, Two Plies of HPR Glasfetsls and Versiply Mineral all set in hot asphalt)
- 7 Drain calculations are being conducted and will be distributed when completed by engineering.

Line Item Pricing

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.05	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Mineral Surfacing - Metal Deck	\$ 1.82	4,000	SF	\$ 7,280
	Add One (1) Ply HPR Glasbase	\$ 0.38	4,000	SF	\$ 1,520
6.11.01	Roof Deck and Insulation Option: METAL ROOF DECK - HOT APPLICATION - ASTM D 312 TYPE III OR IV ASPHALT - INSULATION OPTION: - Mechanically Fasten Polyisocyanurate / Hot Mop Wood Fiber or Perlite to Provide an Average R-Value of 20 In Compliance with FM 1-90 Requirements	\$ 2.84	4,000	SF	\$ 11,360
4.46	Insulation Recovery Board & Insulations Options: INSULATION SUBSTITUTION OPTION Substitute 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) in Place of the Wood Fiber or Perlite - Adhered in Hot ASTM D 312 Type III or IV Asphalt; Mopped	\$ 0.63	4,000	SF	\$ 2,520
	Add One (1) Ply HPR Glasbase	\$ 0.38	4,000	SF	\$ 1,520

10.11.02	BUILT-UP MODIFIED ROOF WITH MINERAL CAP SHEET ADHERED IN HOT ASTM D 312 TYPE III OR IV ASPHALT: ROOF CONFIGURATION 2 ply of Glass Felt, Mineral Surfaced Cap Sheet, Set in Hot ASTM D 312 Type III or IV Asphalt : ROOFING MEMBRANE OPTION: - ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile	\$ 4.81	4,000	SF	\$ 19,240
20.11.02	NEW FLASHINGS FOR ROOFING SYSTEMS & RESTORATION OPTIONS: ROOF FLASHINGS FOR MODIFIED & COAL TAR PITCH ROOF SYSTEMS: Minimum 1 Ply of Base Flashing and Mineral Cap Sheet Installed in Hot ASTM D 312 Type III or IV Asphalt:FLASHING OPTION: - BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 215 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 220 lbf/in tensile	\$ 14.66	675	SF	\$ 9,896
	Metal Stretch-Out: 18" .040 Aluminum Coping Cap with Six (6) Bends	\$ 11.09	80	LF	\$ 887
	Metal Stretch-Out: 10" .040 Aluminum Coping Cap with Four (4) Bends	\$ 8.27	320	LF	\$ 2,646
	Sub-Total Prior to Multipliers:				\$ 56,869
22.44	JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - ROOF SIZE IS GREATER THAN 3,000 SF, BUT LESS THAN 5,000 SF Multiplier Applied when Roof Size is Less than 5,000 SF, but Greater than 3,000 SF Fixed Costs: Equipment, Mobilization, Demobilization, Disposal, & Set-Up Labor are Not Completely Absorbed Across Roof Area	35%		%	\$ 19,904
	TOTAL:				\$ 76,773

Roof Replacement:

Total Maximum Price of Line Items under the MICPA: **\$ 76,773**

Proposal Price Based Upon Market Experience: **\$ 75,476**

Competitive Bid Results (Roof Replacement):

PSI Roofing	\$ 75,476
Florida Building & Supply, Inc.	\$ 82,059
Certified Roofing Specialists, Inc.	\$ 105,912

Additionl Costs for Removal of Wet Lightweight Concrete under Curbs:

PSI Roofing	\$ 9,775
Florida Building & Supply, Inc.	\$ 8,750
Certified Roofing Specialists, Inc.	\$ 8,050

Competitive Bid Results (Roof Replacement & LWC Removal):

PSI Roofing	\$	85,251
Florida Building & Supply, Inc.	\$	90,809
Certified Roofing Specialists, Inc.	\$	113,962

Unforeseen Site Conditions:

Wood Blocking (Nailer) Replacement	\$	9.12	per Linear Foot
Installation of New Drains (no plumbing connection)	\$	912.00	Each
Decking Replacement	\$	9.12	per Square Foot

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Proposal pricing valid through 12/31/2017.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Matt Egan

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