



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

Hall County Government
Blackshear Place Library
2927 Atlanta Hwy
Gainesville, GA 30507

Date Submitted: 08/16/2021
Proposal #: 25-GA-200548
MICPA # PW1925

Georgia General Contractor License #: GCCO003281

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). The line item pricing breakdown from Attachment C: Bid Form should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: Base Bid - Single Ply Roof Recover

Preparation of Wet Areas

1. Tear off the existing saturated roof areas identified in the scan and replace them with like thickness Poly-Iso Insulation and ¼" Densdeck Prime fastened the deck.

Insulation

2. Install a new layer of 1/4" inch Densdeck Prime board over the existing roof and fasten the board through using the specified rates as provided by the wind uplift calculations.
3. At drain lines, parapet walls, units, and drains, install appropriate crickets to accommodate best drainage into the roof drains. Sump the insulation 4'x4' around all roof drains.

Roof System

4. (At torn out areas only) Install one ply of HPR Torch Mod Bit Base Sheet over the densdeck board per specifications and installation details.
5. (At torn out areas only) Install one ply of Stressply 4 Smooth Mod Bit Cap Sheet over the base sheet in per specifications and installation details.
6. (Over Entire Roof System)

- a. Install a new MA 60 mil TPO membrane using the specified plates and fasteners

Flashings

7. Install new TPO flashings over the existing per specs, details, and data sheets.
8. At the wall with windows, flash up the stucco face 6"-8" with TPO and terminate. At the window sills, wrap the bottom sill and terminate. If a wood frame box is needed, build to 6" tall.
9. Flash all roof drains following the specified details.

Metal and Misc. Details

10. Install new fabricated 24-gauge Kynar Coated counter flashing metal under all coping on all parapet walls. Install new counter flashing on all curbs and interior walls under the existing. Install new Kynar coated gravel stop on the perimeter edge where gravel stop exists and flash with TPO Seam Tape.
11. Replace all damaged storm collars and metal clamps as necessary.
12. Provide a 2 yr labor warranty from the contractor installing the roof system.

Attachment C: Bid Form - Line Item Pricing Breakdown

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	\$ 2.22	1,250	SF	\$ 2,775
6.11.01	Roof Deck and Insulation Option: METAL ROOF DECK - TORCH APPLIED / SELF-ADHERING APPLICATION INSULATION OPTION: Mechanically Fasten Polyisocyanurate / Adhere Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) with Insulation Adhesive to Provide an Average R-Value of 20 In Compliance FM 1-90 Requirements	\$ 3.81	1,250	SF	\$ 4,763
4.27	Insulation Recovery Board & Insulations Options: INSULATION SLOPE OPTION Provide a 1/4" Tapered Polyisocyanurate Insulation System while Maintaining the Average R-Value Including Tapered Crickets; Adhered with Insulation Adhesive	\$ 8.44	500	SF	\$ 4,220
12.03.01	2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY) PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION 1 Ply of Torch Base Sheet Installed with Torch Application: BASE PLY OPTION: SBS Modified Asphalt-Based, Fiberglass Reinforced Torch Base Sheet - Minimum of 80 lbf/in tensile Torch-Applied Base Sheet (ASTM D 5147)	\$ 2.72	1,250	SF	\$ 3,400

23.127	Common Roof Repair Items: Torch Cap Sheet Over Repair Area (> 500 SF)	\$ 9.21	1,250	SF	\$ 11,513
17.01.01	FULLY ADHERED SINGLE-PLY ROOF SYSTEMS: METAL DECK - SINGLE-PLY APPLICATION INSULATION OPTION: Mechanically Fasten Polyisocyanurate / Adhere 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) with Insulation Adhesive to Provide an Average R-Value of 20	\$ 3.63	4,000	SF	\$ 14,520
17.05.05	FULLY ADHERED SINGLE-PLY ROOF SYSTEMS: ROOF CONFIGURATION: Fully Adhered Single-Ply Roof System Installed Over Prepared Surface or Insulation SINGLE-PLY ROOF TYPE: ASTM D 6878 - Thermoplastic Polyolefin (TPO) - 60 Mil Thickness	\$ 3.87	4,000	SF	\$ 15,480
23.95	Roof Drainage, Scuppers, Stacks, Curbs and Pitch Pockets Installation of Roof Curbs 2" X 6"	\$ 6.54	600	LF	\$ 3,924
20.04.05	NEW FLASHINGS FOR ROOFING SYSTEMS & RESTORATION OPTIONS: Single-Ply Flashings - Fully Adhered Single-Ply Roof Flashings Installed on Corresponding Single-Ply Roof Systems ROOF MEMBRANE OPTION: ASTM D 6878 - Thermoplastic Polyolefin (TPO) - 60 Mil Thickness	\$ 7.69	2,000	SF	\$ 15,380
	Metal Stretch-Out: 24 Gauge Kynar Counter Flashings with Four (4) Bends	\$ 14.13	600	LF	\$ 8,478
	Sub Total Prior to Multipliers				\$ 84,452
22.01	MULTIPLIER - DIFFICULT ROOF OR BUILDING ACCESS Multiplier is applied when labor production is effected by roof or building access. Situations that can cause roof access to be more difficult include, but are not limited to: no access for lifts or cranes, access is dependent upon road closure, access point requires the closure of a building entrance, roof level is not accessible from the ground, roof area is interior to adjacent roofs or roof materials and materials and equipment must be loaded to one roof area and carried to another roof area, roof materials and equipment must be carried to the roof through an interior building access point, no or limited staging areas on the ground, etc.		24	%	\$ 20,268
22.03	MULTIPLIER - MULTIPLE MATERIAL STAGINGS Multiplier is applied when labor production is effected by the time it takes to stage a roof multiple times. Situations include, but are not limited to staging materials to perform work on multiple roof levels, planned shutdowns and restarts, portion of the job is over sensitive work areas requiring staging from more than one point, etc.		20	%	\$ 16,890

22.12	MULTIPLIER - ROOF IS CONSIDERED NON-STANDARD ARCHITECTURE Multiplier is applied when labor production is effected because the roof area is not a box- or rectangular-shaped. Situations considered to be non-standard architecture can include, but are not limited roof areas that contains sharp angles and/or curves, have multiple roof area dividers or expansion joints, long and narrow	15	\$ 84,452	%	\$ 12,668
22.19	MULTIPLIER - ROOF SIZE IS GREATER THAN 3,000 SF, BUT LESS THAN 5,000 SF Multiplier is applied when Roof Size is greater than 3,000 SF, but less than 5,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a smaller roof area resulting in fixed costs being a larger portion of the overall job costs	17	\$ 84,452	%	\$ 14,357
Total After Multipliers					\$ 148,636

Base Bid Total Maximum Price of Line Items under the MICPA: \$ 148,636

Proposal Price Based Upon Market Experience: \$ 145,933

Garland/DBS Price Based Upon Local Market Competition:

Tera-Systems, LLC.	\$ 145,933
Innovative Roofing Group	\$ 147,791
National Building Contractors, Inc.	\$ 157,979

Unforeseen Site Conditions:

Wood Blocking (Nailer) Replacement (per Linear Foot)	\$ 5.13
Additional Insulation Replacement (per Square Foot)	\$ 5.70
Decking Replacement (per Square Foot)	\$ 28.50

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Permits are excluded.
2. Bonds are included.
3. Plumbing, Mechanical, Electrical work is excluded.
4. Masonry work is excluded.
5. Interior Temporary protection is excluded.
6. Any work not exclusively described in the above proposal scope of work is excluded.

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

Respectfully Submitted,

Matt Egan

Matt Egan
Garland/DBS, Inc.
(216) 430-3662

Viking Products Group, Inc. MAINTENANCE & CARE REQUIREMENTS
3812 East 91st Street Cleveland, OH. 44105 Ph.: 800-350-2142 Fax: 800-350-2307

A. REGULAR MAINTENANCE

1. The roof must be inspected at least twice yearly (in the spring and fall) and after any severe storms. Record maintenance procedures as they occur. Log access times and parties working on the roof.
2. All counter flashing, metal work, equipment curb and supports, pitch pockets, caulking, and any other rooftop accessories functioning in conjunction with the membrane roofing systems must be kept properly maintained at all times.
3. Proper maintenance and good roofing practice requires that ponded water (defined as standing water on the roof forty-eight (48) hours after it stops raining) must not be allowed on the roof. Roofs must have slope to drain and all drain areas must remain clean. Bag and remove all debris from the roof since, debris on the roof surface will be quickly swept into the drain by rains. This will allow for proper water runoff and avoid overloading the roof with ponded water.
4. Materials should not be stored on the roof, and the building owner should remove broken bottles, metal, etc., and report all damage and vandalism to Viking Products Group, Inc.
5. Regular cleaning must be done in areas where contaminants potentially harmful to the roof system may accumulate, i.e., oil, grease, freon, acids, solvents. Contact Viking Products Group, Inc. Technical Department on additional preventative maintenance as exposure to these chemicals could void the warranty.
6. The Viking Products Group, Inc. Roofing System is designed to be a waterproofing membrane. If there is to be roof traffic for any reason, contact your Viking Products Group, Inc. Approved Applicator for the installation of approved protective walkways.

B. SHOULD YOU HAVE A LEAK:

1. Contact the Viking Products Group, Inc. Technical Manager.
2. Determine the cause of the leak (it may be the result of a clogged drain, broken pipes, loose counter flashing, broken skylights, open grills or vents). Failure to determine the cause may result in a service charge fee.
3. Note conditions resulting in leakage. Heavy or light rain, wind direction, temperature and time of day that the leak occurs are all important clues to tracing roof leaks. Note whether the leak stops shortly after each rain or continues to drip until the roof is dry. By being prepared with the facts, the diagnosis and repair of the leak can proceed more rapidly.
4. Under the terms of the warranty, notify Viking Products Group, Inc. Roofing Systems in writing of all leaks within thirty (30) days.
5. If necessary, make temporary repairs with Viking Products Group, Inc. EPDM Repair Kit. Never use roof cement or petroleum base products.
6. Permanent repairs to the roofing system must be made by an approved Viking Products Group, Inc. contractor with Viking Products Group, Inc. products.

C. SHOULD YOU WANT TO MAKE ADDITIONS OR ALTERATIONS:

1. Contact Viking Products Group, Inc. in writing for approval before making alterations on, adjacent to, or through the roof system, or when changing the interior use of the building.

15 Year Material and Limited Workmanship Warranty

Viking Products Group, Inc., ("Viking") warrants to the building owner named below ("Owner"), subject to the terms, conditions, and limitations set forth herein, that for the period in which this Material & Workmanship Warranty is effective (as shown in paragraph 13) that Viking will repair leaks in the Viking roof system, installed by the approved contractor named below, however, Viking's maximum financial responsibility for repairing leaks during the lifetime of this warranty will be the cost of the materials supplied by Viking and used in on this roof system acknowledged by the by the owner to be \$ _____

TERMS, CONDITIONS AND LIMITATIONS

1. Installation of the Viking products must be by the contractor named below and the roof system installation must have been installed in strict accordance with Viking's published or approved specifications.
2. During the term of this warranty, Viking shall have access to the roof for inspection during normal business hours.
3. Owner shall obtain Viking written approval before making any alterations of the roof or installing any structures, fixtures or utilities on or through the roof.
4. Owner shall provide Viking with written notice of any defect or leak in the roof and of any claim under this warranty within thirty (30) days of the discovery of the defect or leak. Such notice shall be given by certified mail to Viking Products Group, Inc., 3812 East 91st Street, Cleveland, OH. 44105. Attention: Technical Manager. If Viking's investigation of any claim under this warranty reveals that Viking is not responsible under the terms of this warranty for owner's claim, owner shall promptly reimburse Viking for the investigation and any repair costs incurred by Viking.
5. If there is a leak during the period in which this warranty is in effect caused by a defect in materials or workmanship within the scope of this warranty, Viking will repair the leak.
6. The leak repair remedy stated herein is the **SOLE AND EXCLUSIVE REMEDY** for defects in or failure of the materials supplied by Viking and defects in workmanship involved in the installation of such materials by the contractor. Viking **SHALL UNDER NO CIRCUMSTANCES BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING BUT NOT LIMITED TO DAMAGES TO THE BUILDING OR THE CONTENTS OF THE BUILDING. AS A RESULT OF ANY LEAK; DEFECT IN OR FIALURE OF MATERIALS SUPPLIED BY VIKING, OR DEFECTS IN WORKMANSHIP INVOLVED IN THE INSTALLATION OF SUCH MATERIALS BY CONTRACTOR.**
7. **THERE ARE NO EXPRESS WARRANTIES EXCEPT AS STATED HEREIN, AND VIKING HEREBY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, WEATHER IMPLIED BY OPERATION OF LAW OR OTHERWISE, OF ANY KIND, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE. NO REPRESENTATIVE HAS AUTHORITY TO MAKE ANY REPRESENTATIONS OTHER THAN THOSE STATED HEREIN.**
8. This warranty shall not be applicable to damage or loss caused in whole or in part by:
 - a. natural disasters, including but not limited to lightning, wind gust in excess of 55 mph, hail, hurricanes or similar natural disasters;
 - b. vandalism, acts of war, or civil disturbances;
 - c. alteration of the roof or installation of structures, fixtures or utilities on or through the roof without the prior written approval of Viking;
 - d. environmental fallout or overexposure to commercial/industrial solvents, acids, caustic fluids, oils, waxes, greases, absorbent clays, bleaches, plasticizers or other harmful chemicals;
 - e. failure by the Owner or lessee to use reasonable care in maintaining the roof;
 - f. infiltration or condensation of moisture in, through, around, or above the walls of the building;
 - g. acts of parties other than Viking or the contractor named below or;
 - h. structural failure or failure of materials not supplied by Viking, such as insulation, fasteners and metal work or damage caused by lack of positive drainage (ponded water);
 - i. insects or animals;
 - j. deterioration or failure of any building component including, but not limited to, the roof substrate, walls or mortar; or
 - k. errors and omissions by architects or engineers not retained by Viking Products; or
 - l. failure to follow Viking Products Group, Inc. system maintenance and care requirements as listed on the back of this warranty.
9. Viking reserves the right to suspend its obligation under this warranty if (a) all bills for installation, supplies or service have not been paid in full to Viking, the contractor named below, or to the material suppliers; (b) the prescribed warranty fee has not been paid to Viking; (c) owner fails to reimburse Viking for any claim investigation costs as provided in paragraph 4 above. Notwithstanding the foregoing, the provisions of paragraphs 6 and 7 above shall remain in full force and effect.
10. This warranty is not transferable or assignable, including, without limitation, upon change of ownership of the building shown below unless the owner (a) notifies Viking in writing of its proposed change at least 45 days prior to the change; (b) pays Viking the warranty transfer fee which was in effect on the date this warranty was issued and (c) completes all repairs required by Viking in order to correct failures to comply with Owner's obligations under this warranty; and (d) receives Viking's written consent to the transfer or assignment. No transfer of this warranty as provided herein shall extend the expiration date of this warranty.
11. This warranty shall be construed under and in accordance with the laws of the State of Ohio. Any claims or dispute between Owner and Viking arising out of this warranty or relating to any material supplied or specifically required by Viking shall be resolved by final and binding arbitration in accordance with the rules of the American Arbitration Association. With such arbitration to take place in Cleveland, Ohio.
12. This warranty shall be effective for a period of fifteen (15) years from the effective date set forth below and shall expire and thereafter be null and void without further notice.

Warranty Number: 12345-67-OH-8910

Effective Date: 01/01/2000

Owner's Name & Address
Any company USA
123 any street
Any town, state, zip code

Contractor's Name & Address
any contractor USA
123 any street
any town, state, zip code

Building Name: Office
Roof Identification: Warehouse
Completion Date: 01/01/2000

Roofing System: TPO Membrane
Flashing System: TPO Membrane
Square Footage: 123456

Viking Products Group, Inc.
3812 East 91st Street, Cleveland, Ohio 44105

By: Matt Robinson _____
Title: General Manager
Date: 01/01/2000

Warranty Acceptance:

Owner hereby accepts and agrees to the terms and conditions set forth in this warranty

Owner: _____

By: _____

Title: _____

Signature: _____