



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



ROOFING MATERIAL AND SERVICES PROPOSAL

City of Rochester Hills

Avondale Park
3400 Bathurst Avenue
Rochester Hills, MI 48309

Bloomer Park
345 John R Rd
Rochester Hills, MI 48307

Borden Park
1400 E Hamlin Rd
Rochester Hills, MI 48307

Museum Complex
1005 Van Hoosen Rd
Rochester Hills, MI 48306

Spencer Park
3701 John R Rd
Rochester Hills, MI 48307

Date Submitted: 09/23/2022
Proposal #: 25-MI-220637
MICPA # PW1925

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

Scope of Work: Cedar Shake Roofs

1. Where applicable, contractor is to carefully remove existing lightning protection where located and save for reinstallation. Recertification shall be included in the cost of the bid.
2. Remove all roofing down to existing wood decking. Gutters are to be re-used and remain in place if possible. Gutter straps and hangers are to be removed where necessary.
3. Inspect decking for water damage and rot. Any rotted decking shall be removed and replaced at predetermined sf price as identified on the bid form. Any decking determined to be rotted shall be catalogued photographically and presented to the owner and owner's representative.
4. Fascia and rake wood is to be inspected for rotten areas and also replaced at the predetermined sf price as identified on the bid form.
5. Where fascia wood is to be replaced, any existing gutters, shims, hangers, and downspouts are to be removed and stored safely for re-installation. Wood is to be primed and painted with color to match existing building.
6. Install new RMer Seal over existing deck in entirety in shingle fashion per specifications over entire deck substrate. Valleys are to receive two layers.
7. Install new copper at valleys, drip edge trim, step flashings, and counter flashings plumbing vents.
8. Install new plumbing vents and UL Listed heater vent flashings
9. Where necessary, install new gutter brackets where missing and new hangers for existing gutters. Where gutters were removed for replacement fascia, re-install gutter, brackets, and hangers.
10. Install cedar breather as detailed at eave of shakes.
11. Install new hand-split, cedar shake roof system in accordance with provided details and specifications.
12. Install new ridge vent as required by code for ventilated areas.
13. Re-install lightning protection that was previously removed.
14. Owner's representative to provide on-site inspections throughout the duration of the
15. Roofing contractor to provide 5 year workmanship warranty.

Scope of Work: Standing Seam Metal Roofs

1. Tear off existing roofing, flashings, and underlayments and dispose of properly. Inspect existing roof deck for signs of deterioration and replace as needed at a predetermined \$/sf as identified on bid form. Materials for decking shall match existing materials. Any rotted decking shall be photographed and cataloged for owner's records.
2. Install self-adhered Rmer Seal per specifications over entire solid decking. Ensure that valleys receive two layers and that all underlayment is installed in a shingle fashion. Drawings and details are to follow shop drawings and standard details where applicable.
3. Install Rmer Span standing seam metal roof system per specifications and standard design details in standard color as offered by manufacturer and fabricated from 22 ga steel.
4. Install new flashing system per details and specifications formed of 22 ga steel in standard color. Flashings to consist of new drip, rake, sill, ridge (ventilated where applicable), and fascia.
5. Install new S-5! Snow-Guard system with clamping system per engineered drawings.
6. Gutters and downspouts are to be installed where necessary, also formed of 22 ga steel finished in a standard color.

7. Garland Representative will provide daily job inspections to ensure compliance with bid documents.
8. Garland to provide 30 year warranty.

ADDENDUM #1

General Items & All Buildings

1. At all proposed metal areas, S-5! Panel clips and snow retention system is to be used and installed at entire perimeter.
2. All gutters are to remain except where noted. Additional gutter brackets may be necessary to level the gutters.
3. All Cedar work is to match the type on the individual building. It was determined that the Farmhouse, Gazebo, and Red House at the Museum Complex are cedar shingles, not shakes. The remaining Cedar buildings are Cedar Shake.
4. Any copper gutters & downspouts shall be soldered.
5. Buildings proposed to have standing seam metal, shall have new gutters (even if they are not present) to match with downspouts
6. Heat tape located on Cedar shall be replaced
7. Heat tape located on shingles (proposed for metal) shall be left off.
8. Deteriorated fascia boards shall be replaced (identified as 10' x 2"x6" on bid form)

Bloomer Park

Stone Shelter

1. Every 6th row of Cedar Shakes shall be doubled to match existing profile.
2. New copper gutter shall be fabricated and installed to match existing configuration.
3. Missing copper downspouts shall be replaced

Museum Complex

Farmhouse, Gazebo & Red House

1. Lightning protections must be removed, re-installed, and certified
2. Gutters are to remain – additional hangers must be installed where necessary
3. Heat tape is to be reinstalled after Cedar Shingle installation
4. Metal drip is to be installed at the rake condition (white)
5. Smart Vent is to be used at eave condition with ridge vent at ridge.
6. At Farmhouse, the flat roof is to receive a two-ply modified system consisting of StressBase 80 and StressPly Plus FR Mineral set in WeatherKing adhesive. Flashings to consist of the same. All exposed roofing to be coated in SilverShield Aluminizer

Spencer Park

Maintenance Building

1. New Metal Fascia Cover will be included in the base bid

Boathouse

1. The dock gazebo is to be included. New plywood sheathing is to be included at the Gazebo as most of it is visibly rotted
2. Gutters are present however they are to be removed and replaced with new gutters to match new metal panels

Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.34	Tear-off & Dispose of Debris: SYSTEM TYPE Cedar / Wood Shake Shingle Roof - Wood Deck	\$ 3.11	16,000	SF	\$ 49,728
16.07	INSTALLATION OF SHAKE, TILE, OR SHINGLE ROOF SYSTEMS: ADD/DEDUCT TO INSTALL SELF-ADHERING UNDERLAYMENT OVER ENTIRE ROOF - Install Self-Adhering Underlayment on Entire Roof Deck	\$ 2.15	16,000	SF	\$ 34,408
16.04	INSTALLATION OF SHAKE, TILE, OR SHINGLE ROOF SYSTEMS: INSTALL NEW CEDAR SHAKE ROOF SYSTEM - New Cedar Shake Roof System with Base Sheet as an Underlayment; Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys	\$ 16.45	16,000	SF	\$ 263,120
2.29	Tear-off & Dispose of Debris: SYSTEM TYPE Dimensional/Architectural Shingle Roof - Wood Deck	\$ 1.16	29,800	SF	\$ 34,687
14.01.02	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): INSULATION OPTIONS FOR ARCHITECTURAL STANDING SEAM ROOF INSTALLATION OVER SUBSTRATE: INSULATION OPTION: Architectural Application - No Insulation - WOOD DECK: Class A Fire-Retardant Underlayment	\$ 4.58	29,800	SF	\$ 136,508
14.02.07	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 2": THICKNESS OPTION: Bare Galvalume Coated Steel or Equal Panel Price - 22 Ga, 18" - 19" Wide Panels	\$ 7.61	29,800	SF	\$ 226,867
14.02.09	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 2": PANEL WIDTH OPTION: Add for 16" - 17" Panel Width - Galvalume Coated Steel or Equal	\$ 0.67	29,800	SF	\$ 19,877
14.02.11	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 2": COLOR OPTION: Add for Standard Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	\$ 1.21	29,800	SF	\$ 35,984

14.02.29	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 2": PANEL INSTALLATION OPTION: Architectural Application - Installed Over a Deck At or Above 3:12 Slope	\$ 8.07	29,800	SF	\$ 240,575
	RS Means Online - Snow guards, standing seam metal roofs, fastened with set screws - 077253100400	\$ 73.36	1,600	LF	\$ 117,376
	Metal Stretch-Out: 22 Gauge Valley Condition with Five (5) Bends	\$ 34.03	80	LF	\$ 2,722
	Metal Stretch-Out: 22 Gauge Eave Condition with Four (4) Bends	\$ 16.47	1,500	LF	\$ 24,705
	Metal Stretch-Out: 22 Gauge Rake Condition with Six (6) Bends	\$ 17.27	310	LF	\$ 5,354
	Metal Stretch-Out: 22 Gauge Ridge Condition with Five (5) Bends	\$ 19.86	1,180	LF	\$ 23,435
	Metal Stretch-Out: 22 Gauge Gutter with Eight (8) Bends	\$ 23.83	1,500	LF	\$ 35,745
	Metal Stretch-Out: 22 Gauge Downspouts with Four (4) Bends	\$ 22.23	740	LF	\$ 16,450
	Sub Total Prior to Multipliers				\$ 1,267,541
1.40.02	Roof Management, Design Assistant and/or Professional Services: Additional Professional Services: Option 2: R.S. Means or Gordian Group Catalog (Used when professional services line item pricing is not available) Cost plus added to catalog pricing	14%	\$ 117,376	%	\$ 16,433
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.	25	\$ 1,267,541	%	\$ 316,885
22.08	MULTIPLIER - ROOF HEIGHT IS GREATER THAN 20 FT, BUT LESS THAN OR EQUAL TO 50 FT STORIES Multiplier is applied when labor production is effected by the roof height. This multiplier applies to roof heights that exceed an estimated 2 stories, but are less than or equal to an estimated 5 stories. Additional roof height can require increased safety requirements, larger lift equipment, tie-offs, etc.	25	\$ 1,267,541	%	\$ 316,885
22.13	MULTIPLIER - ROOF HAS GREATER THAN 4/12 SLOPE Multiplier is applied when Roof Area has a Greater than 4/12 Slope, Steeper slope reduces overall labor production and requires additional safety precautions.	25	\$ 1,267,541	%	\$ 316,885
	Total After Multipliers				\$ 2,234,629

Total Maximum Price of Line Items under the MICPA:	\$ 2,234,629
^Proposal Price Based Upon Market Experience (Combined):	\$ 1,796,650

Garland/DBS Price (All Sections Outlined Below):

^Schena Roofing	\$ 1,796,650
Royal Roofing Co., Inc.	\$ 2,704,826
T.F. Beck Company	Declined to Bid

^ - If all roof sections are to be awarded simultaneously, please utilize the price listed above. If each roof section is to be awarded individually, then please use the price for each individual section listed below.

Garland/DBS Price (Bloomer Park Stone Shelter - Designer Shake Asphalt Shingle):

*Schena Roofing	\$ 347,162
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Garland/DBS Price (Museum Complex Farm House - Cedar Shake):

*Schena Roofing	\$ 347,965
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Garland/DBS Price (Museum Complex Gazebo - Cedar Shake):

*Schena Roofing	\$ 28,949
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Garland/DBS Price (Museum Complex Red House - Cedar Shake):

*Schena Roofing	\$ 60,998
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Garland/DBS Price (Avondale Park - Asphalt Dimensional Shingle):

*Schena Roofing	\$ 26,974
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Garland/DBS Price (Bloomer Park Storage Barn - Metal):

*Schena Roofing	\$ 95,640
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Garland/DBS Price (Borden Park Maintenance - Metal):

*Schena Roofing	\$ 246,942
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Garland/DBS Price (Borden Park Restrooms - Metal):

*Schena Roofing	\$ 182,979
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Garland/DBS Price (Spencer Park Beach House - Metal):

*Schena Roofing	\$ 145,893
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Garland/DBS Price (Spencer Park Boat House - Metal):

*Schena Roofing	\$ 172,686
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Garland/DBS Price (Spencer Park Maintenance Bldg - Metal):

*Schena Roofing	\$ 211,387
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*** - If each roof section is to be awarded individually, please utilize the pricing listed above for each specific roof section.**

Unforeseen Site Conditions:

Wood Blocking (Nailer) Replacement	\$	4.56	per Ln. Ft.
Decking Replacement	\$	4.39	per Sq. Ft.
Wood Blocking - 2" x 6" (10 ' Piece)	\$	41.61	Each

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.

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