



Garland/DBS, Inc.
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ROOFING MATERIAL AND SERVICES PROPOSAL

City of Camas
Multiple Buildings
Date Submitted: 04/20/2017
Proposal #: 25-WA-170451
MICPA # 14-5903
UBI# 603-013-262
GARLAI*903K4

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: City Hall Roof Replacement With KEE

1. Slit all existing membrane roofing systems, remove base flashings, copings and gutters and properly dispose.
2. Inspect all insulation for deterioration and moisture; notify DBS if any concerns arise. Replace any compromised insulation with materials consistent with existing type, thickness and physical properties.
3. Install one (1) inch polyiso over entire roof area. Install tapered at all perimeter edges to gutter. Refer to scope for base bid and alternate assemblies.
4. Inspect all wood nailers, blocking and wood components for deterioration and replace.
5. Remove any rooftop equipment designated for removal and properly dispose. Items designated for reuse shall be set aside and protected for reinstallation.
6. Install one (1) layer quarter inch (1/4") roof cover board over entire roof, board approved by manufacturer.
7. Install one (1) loose laid generic type II base sheet over entire roof and mechanically attached through entire system.
8. Install new 22 gauge fascia, gutters and downspouts at all perimeter edges.
9. Install KEE FB 60 over entire roof area per manufacturers specification.
10. Install 24 gauge counter flashings at all curbs and mechanical units.
11. Install walkway pads around all mechanical units and air handlers.
12. Remove all existing gutters and dispose. Install new 24 gauge gutters around entire perimeter.
13. Prime and paint gas line Sherman Williams SAFETY YELLOW.
14. All existing skylights to be saved and reinstalled.
15. Issue 20 Year NDL manufacturers roof system warranty.

16. Issue two (2) year workmanship warranty.

Proposal Price Based Upon Market Experience: \$ 239,514

Competitive Bid Results:

Cobra BEC, Inc.	\$ 239,514
Progressive Servies, Inc.	\$ 263,450
V&R Sheet Metal LLC	\$ 279,266

Alternate Scope of Work: City Hall Roof Replacement With Two Ply SBS Torch

1. Slit all existing membrane roofing systems, remove base flashings, copings and gutters and properly dispose.
2. Inspect all insulation for deterioration and moisture; notify DBS if any concerns arise. Replace any compromised insulation with materials consistent with existing type, thickness and physical properties.
3. Install one (1) inch polyiso over entire roof area. Install tapered at all perimeter edges to gutter. Refer to scope for base bid and alternate assemblies.
4. Inspect all wood nailers, blocking and wood components for deterioration and replace.
5. Inspect drains and overflow drains to ensure they are in proper working order and ready to receive new roofing system.
6. Remove any rooftop equipment designated for removal and properly dispose. Items designated for reuse shall be set aside and protected for reinstallation.
7. Install one (1) layer quarter inch (1/4") DensDeck Prime or SecureRock roof cover board, mechanically attached.
8. Install one (1) ply HPR torch base over entire roof area.
9. Install one (1) ply VersiPly 40 Base Flashing Ply at all base flashings, set in WeatherKing Flashing adhesive.
10. Install one (1) ply StressPly IV Min cap ply over entire roof area.
11. Install one (1) ply KeeStone 60 KEE FB flashing ply at all base flashings and curbs set in modified KEE mastic.
12. All non-standard penetration details shall be reinforced with Tuff Flash liquid flashing system.
13. Install 22 drip and fascia components.
14. Install 24 gauge count flashings at all perimeter edges and curbs.
15. Apply reflective aluminum coat at 1-1.5 gallons a square.
16. Install walkway pads around all mechanical units and air handlers, spot adhered.
17. Remove all existing gutters and dispose. Install new 24 gauge gutters around entire perimeter.
18. Prime and paint gas line Sherman Williams SAFETY YELLOW.
19. All existing skylights to be saved and reinstalled.
20. Issue 30 Year NDL manufacturers roof system warranty.
21. Issue two (2) year workmanship warranty.

Proposal Price Based Upon Market Experience: \$ 276,471

Competitive Bid Results:

Cobra BEC, Inc.
V&R Sheet Metal LLC
Progressive Services, Inc.

\$ 276,471
\$ 313,696
Did Not Provide Bid

Scope of Work: Library Roof Replacement With KEE

1. Slit all existing membrane roofing systems, remove base flashings, copings and gutters and properly dispose.
2. Inspect all insulation for deterioration and moisture; notify DBS if any concerns arise. Replace any compromised insulation with materials consistent with existing type, thickness and physical properties.
3. Over concrete deck area install DensDeck or SecurRock adhered using Olybond 500. Apply 1/2" wide beads every 6" across entire surface.
4. Inspect all wood nailers, blocking and wood components for deterioration and replace.
5. Remove any rooftop equipment designated for removal and properly dispose. Items designated for reuse shall be set aside and protected for reinstallation.
6. Install one (1) layer quarter inch (1/4") roof cover board over entire roof, board approved by manufacturer.
7. Install one (1) loose laid generic type II base sheet over entire roof and mechanically attached through entire system.
8. Install new 22 gauge fascia, gutters and downspouts at all perimeter edges.
9. Install KEE FB 60 over entire roof area per manufacturers specification.
10. Once roof system has been inspected install EPDM loose laid slip sheet over entire roof area and install 3/4 plus river rock ballast over entire area (concrete deck area only near roof access).
11. Install 24 gauge counter flashings at all curbs and mechanical units.
12. Install walkway pads around all mechanical units and air handlers.
13. It may be necessary to cut in new reglet flashings above existing weep holes. Three course all perimeter flashings to new roof system using Tuff Flash to existing walls. Do not cover weep holes.
14. Clean existing gutters and ensure water tightness.
15. Issue 20 Year NDL manufacturers roof system warranty.
16. Issue two (2) year workmanship warranty.

Proposal Price Based Upon Market Experience:

\$ 130,547

Competitive Bid Results:

Progressive Servies, Inc.	\$ 123,080
Cobra BEC, Inc.	\$ 130,547
V&R Sheet Metal LLC	\$ 193,322

Alternate Scope of Work: Library Roof Replacement With Two Ply SBS Torch

1. Slit all existing membrane roofing systems, remove base flashings, copings and gutters and properly dispose.

2. Inspect all insulation for deterioration and moisture; notify DBS if any concerns arise. Replace any compromised insulation with materials consistent with existing type, thickness and physical properties.
3. Over concrete deck area install DensDeck or SecurRock adhered using Olybond 500. Apply ½" wide beads every 6" across entire surface.
4. Inspect all wood nailers, blocking and wood components for deterioration and replace.
5. Inspect drains and overflow drains to ensure they are in proper working order and ready to receive new roofing system.
6. Remove any rooftop equipment designated for removal and properly dispose. Items designated for reuse shall be set aside and protected for reinstallation.
7. Install one (1) layer quarter inch (1/4") DensDeck Prime or SecureRock roof cover board, mechanically attached.
8. Install one (1) ply HPR torch base over entire roof area.
9. Install one (1) ply VersiPly 40 Base Flashing Ply at all base flashings, set in WeatherKing Flashing adhesive.
10. Install one (1) ply StressPly IV Min cap ply over entire roof area.
11. Install one (1) ply KeeStone 60 KEE FB flashing ply at all base flashings and curbs set in modified KEE mastic.
12. All non-standard penetration details shall be reinforced with Tuff Flash liquid flashing system.
13. Install 22 drip and fascia components.
14. Install 24 gauge count flashings at all perimeter edges and curbs.
15. It may be necessary to cut in new reglet flashings above existing weep holes. Three course all perimeter flashings to new roof system using Tuff Flash to existing walls. Do not cover weep holes.
16. Apply reflective aluminum coat at 1-1.5 gallons a square.
17. Install walkway pads around all mechanical units and air handlers, spot adhered.
18. Clean existing gutters and ensure water tightness.
19. Issue 30 Year NDL manufacturers roof system warranty.
20. Issue two (2) year workmanship warranty.

Proposal Price Based Upon Market Experience:

\$ 114,311

Competitive Bid Results:

Cobra BEC, Inc.	\$ 114,311
V&R Sheet Metal LLC	\$ 191,566
Progressive Services, Inc.	Did Not Provide Bid

Scope of Work: Police Station Roof Replacement With KEE

1. Slit all existing membrane roofing systems, remove base flashings, copings and gutters and properly dispose.
2. Remove white TPO 2nd membrane and properly dispose. Cut original black TPO membrane and prepare for recover.
3. Inspect all insulation for deterioration and moisture; notify DBS if any concerns arise. Replace any compromised insulation with materials consistent with existing type, thickness and physical properties.

4. Remove insulation where deflection has resulted in ponding water. Replace with material consistent with existing type and thickness.
5. Inspect all wood nailers, blocking and wood components for deterioration and replace.
6. Remove any rooftop equipment designated for removal and properly dispose. Items designated for reuse shall be set aside and protected for reinstallation.
7. Install one (1) layer quarter inch (1/4") roof cover board over entire roof, board approved by manufacturer.
8. Install one (1) loose laid generic type II base sheet over entire roof and mechanically attached through entire system.
9. Install new 22 gauge fascia, gutters and downspouts at all perimeter edges.
10. Install KEE FB 60 over entire roof area per manufacturers specification.
11. Install 24 gauge counter flashings at all curbs and mechanical units.
12. Coat exposed concrete coping (Police Sign) using White Knight Plus. TSP/ Simple Green, remove all dirt, debris and moss/ algae. Apply 2-3 gals sq, applied in two coats.
13. Install walkway pads around all mechanical units and air handlers.
14. Issue 20 Year NDL manufacturers roof system warranty.
15. Issue two (2) year workmanship warranty.

Proposal Price Based Upon Market Experience:	\$ 236,691
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Competitive Bid Results:

Cobra BEC, Inc.	\$ 236,691
Progressive Servies, Inc.	\$ 258,281
V&R Sheet Metal LLC	\$ 264,462

Police Station Add Alternate: Front Wall Coping Repair

Proposal Price Based Upon Market Experience:	\$ 1,432
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Alternate Scope of Work: Police Station Replacement With Two Ply SBS Torch

1. Slit all existing membrane roofing systems, remove base flashings, copings and gutters and properly dispose.
2. Remove white TPO 2nd membrane and properly dispose. Cut original black TPO membrane and prepare for recover.
3. Inspect all insulation for deterioration and moisture; notify DBS if any concerns arise. Replace any compromised insulation with materials consistent with existing type, thickness and physical properties.
4. Remove insulation where deflection has resulted in ponding water. Replace with material consistent with existing type and thickness.
5. Inspect all wood nailers, blocking and wood components for deterioration and replace.
6. Inspect drains and overflow drains to ensure they are in proper working order and ready to receive new roofing system.
7. Remove any rooftop equipment designated for removal and properly dispose. Items designated for reuse shall be set aside and protected for reinstallation.

8. Install one (1) layer quarter inch (1/4") DensDeck Prime or SecureRock roof cover board, mechanically attached.
9. Install one (1) ply HPR torch base over entire roof area.
10. Install one (1) ply VersiPly 40 Base Flashing Ply at all base flashings, set in WeatherKing Flashing adhesive.
11. Install one (1) ply StressPly IV Min cap ply over entire roof area.
12. Install one (1) ply KeeStone 60 KEE FB flashing ply at all base flashings and curbs set in modified KEE mastic.
13. All non-standard penetration details shall be reinforced with Tuff Flash liquid flashing system.
14. Install 22 drip and fascia components.
15. Install 24 gauge count flashings at all perimeter edges and curbs.
16. Coat exposed concrete coping (Police Sign) using White Knight Plus. TSP/ Simple Green, remove all dirt, debris and moss/ algae. Apply 2-3 gals sq, applied in two coats.
17. Apply reflective aluminum coat at 1-1.5 gallons a square.
18. Install walkway pads around all mechanical units and air handlers, spot adhered.
19. Issue 30 Year NDL manufacturers roof system warranty.
20. Issue two (2) year workmanship warranty.

Proposal Price Based Upon Market Experience:	\$ 261,571
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Competitive Bid Results:

Cobra BEC, Inc.	\$ 261,571
V&R Sheet Metal LLC	\$ 295,886
Progressive Services, Inc.	Did Not Provide Bid

Combined Cost of All 3 Project Sites (Base Bid):	\$ 606,752
A Deduct of \$3,767.00 Will Be Provided If All Work Awarded At Same Time:	\$ (3,767)
Total Cost:	\$ 602,985

Competitive Bid Results (Base Bid):

Cobra BEC, Inc.	\$ 602,985
Progressive Services, Inc.	\$ 644,811
V&R Sheet Metal LLC	\$ 737,050

Unforeseen Site Conditions:

Wood Nailers	\$	5.13	per lf
Roof Drain Replacement	\$	1,995.00	each
Plywood Decking	\$	4.28	per sf
Metal Coping	\$	19.38	per lf
2" Polyiso Installed	\$	2.22	per sf

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please include in award paperwork.
2. Permits are excluded.
3. Bonds are included.
4. Any work not exclusively described in the above proposal scope of work is excluded.

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,

Jeff Kozak

Jeff Kozak
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