



Garland/DBS, Inc.  
3800 East 91<sup>st</sup> Street  
Cleveland, OH 44105  
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## ROOFING MATERIAL AND SERVICES PROPOSAL

City of Palm Desert  
State Building  
73720 Fred Waring Dr  
Palm Desert, CA

Date Submitted: 12/14/2023  
Proposal #: 25-CA-23183  
MICPA # PW1925  
CA General Contractor #:949380

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). 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:**

1. Work area includes all low slope roofing sections as reviewed at the job walk.
2. Tear off existing roof systems down to substrate and dispose of properly.
3. Replace any damaged substrate with same deck type, proceed with roofing after inspectoin.
4. Provide Garland/DBS with sq. foot price for replacement of substrate Page 5. of bid package.
5. All drains must be tested before reroofing begins. If any drains are clogged, please notify the City immediately. Do not proceed until drains are fixed. Roofing contractor will be responsible for all drains to be in working condition once roof is complete.
6. Repalce all plastic or missing drains with new cast iron Zurn drainage system. All missing strainers or that have plastic strainers are to be replaced with metal strainers.
7. Mechanically fasten Densdeck per IBC & CBC (ASCE 7-5) wind uplift calculations. Note to keep all surfaces clean, dry, and ready for the next steps in process.
8. Install one coat of SA primer at ½ gallon a square over primed densdeck.
9. Install one layer of HPR SA FR Base Sheet. (Roll in with heavy roller).
10. Install Cap Sheet StressPly SA FR Mineral. (Roll in with heavy roller).
11. Install new coping cap system, metal color to be chosen from standard color chart.
12. Absolutely no asbestos will be allowed in any products or form on this job.
13. Install new redwood blocking or Durablocks and clamps, where necessary to support conduit or cable. Blocking should be secured to a 5/8" thick walk pad.
14. Install walk pads around all units and at roof hatch opening. Do not block the flow of water.
15. Pitch pans are not allowed on this roofing project. Locations with multiple cables penetrating the decking fabricate and install a metal goose neck.
16. Note Section 3.8 Items C & D. Apply mastic to granuels at over lap points. (End and Side laps).

17. Three course around all drainage areas and add granuaels to fresh mastic.
18. Coat entire roof with Pyramic Plus LO Cool Roof coating. Coat (1.5) gallon per square per coat (2) coats required for a total of 3 gallons a square.
19. Coat drainage (1 square each) and waterways (2' wide) with Cool Sil coating at 2 gallons a square 24 hrs after Pyramic installation. Install white minerals as needed for non slip next to
20. Contractor is solely responsible to insure that positive drainage is accomplished throughout the entire roofing area. Ponding water will be cause for rejection. Increase or add crickets as
21. Seal all metal pans with White Knight and reinforce seams with polyester.
22. Install new roof hatches.
23. Contractor to fill in Garland supplied material quantities on the bid form page 6.
24. Clean up daily.

**Proposal Price Based Upon Market Experience: \$ 1,181,557**

**\*Please note the proposal price listed above includes a \$50,000 unforeseen allowance.\***

**\*Please note the proposal price listed above does not include asbestos removal. \***

**Garland/DBS Price Based Upon Local Market Competition:**

<b>1 R &amp; R Roofing and Waterproofing</b>	<b>\$ 1,181,557</b>
2 Chapman Coast Roof Co., Inc	\$ 1,184,886
3 Riteway Roof Inc.	\$ 1,284,237
4 Commerical Roofing Systems, Inc.	\$ 1,621,203

**R & R Roofing - Unforeseen Site Conditions:**

Decking Replacement	\$ 7.13 per Sq. Ft.
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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. If permits are required this will be addressed via change order.
2. Plumbing, Mechanical, Electrical work is excluded.
3. Masonry work is excluded.
4. Interior Temporary protection is excluded.
5. 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,

*John Petersen*

John Petersen  
Garland/DBS, Inc.  
216-302-3777