



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

City of Palm Desert - Palm Desert Housing Authority
Santa Rosa Apts.
73625 Santa Rosa Way
Palm Desert, CA 92220

Date Submitted: 09/26/2024
Proposal #: 25-CA-241113
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). 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:

1. Work Area Includes all low slope roof sections as reviewed at the Job Walk.
2. Replace any damaged substrate with same deck type, proceed with roofing after inspection.
3. Provide Garland/DBS with sq. foot price for replacement of substrate Page 5. of bid package.
4. Remove all wood fascia on all buildings. Replace with same like and kind, new fascia is to be primed before installation. Install primed wood 2"x4"s behind the new fascia for additional fastening for new edge metal. New edge metal is to be 22 gauge Bonderized metal.
5. Adhere Densdeck per IBC & CBC (ASCE 7-5) wind uplift calculations directly over cleaned existing roof system. Adhere with OMG Olybond 500 Adhesive in 6" OC Beads. Note to keep all surfaces clean and ready for next step in process.
6. Install one coat of SA primer at ½ gallon a square over primed densdeck.
7. Install one layer of HPR SA FR Base Sheet. (Roll in with heavy roller)
8. Install Cap Sheet StressPly SA FR Mineral. (Roll in with heavy roller)
9. Absolutely no asbestos will be allowed in any products or form on this job.
10. Install new redwood blocking and clamps, where necessary to support conduit or cable. Blocking should be secured to a 5/8" thick walk pad.
11. Pitch pans are not allowed on this roofing project. Locations with multiple cables penetrating the decking fabricate and install a metal goose neck.
12. Note Section 3.8 Items C & D. Apply mastic to granuels at over lap points. (End and Side laps)

13. 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.
14. 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
15. Clean up daily.
16. Contractor to fill in Garland supplied material quantities on the bid form page 6.

Proposal Price Based Upon Market Experience:	\$ 591,299
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Garland/DBS Price Based Upon Local Market Competition:

1 R&R Roofing & Waterproofing INC	\$	591,299
2 Best Contracting Services	\$	596,436
3 Chapman Coast	\$	621,318

R&R Roofing & Waterproofing INC - Unforeseen Site Conditions:

Additional Insulation/Decking Replacement	\$	1,456.92 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. Plumbing, Mechanical, Electrical work is excluded.
2. Masonry work is included to which it obtains to the scope of work.
3. Interior Temporary protection is excluded.
4. 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