



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
Palm Desert Housing Authority
73510 Fred Waring Dr
Palm Desert, CA 92260**

**Date Submitted: 04/22/2025
Proposal #: 25-CA-250256
MICPA # PW1925
CA General Contractor #:949380
DIR #:1000000135**

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: Las Serenas Apts. (73315 Country Club Dr. Palm Desert, CA.)

1. Work Area Includes 20 Buildings, low slope and pitched roof sections.
2. Tear off existing low slope roof system down to substrate and dispose of properly.
3. Replace any damaged substrate and fascia with same type, proceed with roofing after inspectoin.
4. Include 10 sheets of substrate and 100 lineal feet of primed fascia in proposal.
5. Provide Garland/DBS with sq. foot price for replacement of substrate and lineal foot price for fascia board replacement. Page 5. of bid package.
6. 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. All drains 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 and ready for next steps in the 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 edge metal and coping 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 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.
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. Apply green lock mastic to granules at over lap points. (End and Side laps)
17. Three course around all drainage areas and add granules 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 and waterways with Cool Sil silicone coating at 2 gallons a square 24 hrs after Pyramic installation. Add white minerals into wet silicone, non slip.
20. Contractor is responsible to insure that positive drainage is accomplished throughout the entire roofing area. Increase or add crickets & taper insulation as needed. Ponding water will be cause for rejection.
21. Seal all metal pans with White Knight and reinforce seams with polyester.
22. Tile roof sections per Building code, replace up to 10 tiles per building. Tile to match as close as possible to current design and style. Up to 200 tiles included in base bid. Include a line item for tile replacement over 200 tiles.
23. Tile roof sections, perform general roof maintenance to tile roofs. Clean all valley ways, re-secure loose / slid tiles, and re-caulk all penetrations.
24. Contractor to follow all current City, County, and State codes for re-roofing.
25. Contractor to fill in Garland supplied material quantities on the bid form page 6.
26. Contractor to provide (5) Five Year warranty.

Scope of Work: Las Serenas Apts. (73315 Country Club Dr. Palm Desert, CA.) Tile Replacement

1. Remove Tile and BUR roof systems, re-roof with new Tile and SA BUR
2. Include 10 sheets of substrate and 100 lineal feet of primed fascia in proposal.

Scope of Work: Neighbors Apts. (73535 Santa Rosa Way, Palm Desert, CA.)

1. Work Area Includes 3 Buildings, low slope.
2. Tear off existing low slope roof system down to substrate and dispose of properly.
3. Replace any damaged substrate and fascia with same type, proceed with roofing after inspectoin.
4. Include 5 sheets of substrate in proposal.
5. Provide Garland/DBS with sq. foot price for replacement of substrate and lineal foot price for fascia board replacement. Page 5. of bid package.
6. 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. All drains missing strainers or that have plastic strainers are to be replaced with metal strainers.
7. Replace all plastic drainage with new cast iron.
8. Replace skylights with new.
9. Mechanically fasten Densdeck per IBC & CBC (ASCE 7-5) wind uplift calculations. Note to keep all surfaces clean and ready for next steps in the process.
10. Install one coat of SA primer at ½ gallon a square over primed densdeck.
11. Install one layer of HPR SA FR Base Sheet. (Roll in with heavy roller)
12. Install Cap Sheet StressPly SA FR Mineral. (Roll in with heavy roller)
13. Install new edge metal and coping metal, color to be chosen from standard color chart.
14. Absolutely no asbestos will be allowed in any products or form on this job.
15. Install new redwood blocking and clamps, where necessary to support conduit or cable. Blocking should be secured to a 5/8" thick walk pad.
16. Install walk pads around all units and at roof hatch opening.
17. Pitch pans are not allowed on this roofing project. Locations with multiple cables penetrating the decking fabricate and install a metal goose neck.
18. Apply green lock mastic to granules at over lap points. (End and Side laps)
19. Three course around all drainage areas and add granules to fresh mastic.
20. Install new metal coping cap system, color from standard color chart.

21. 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.
22. Coat drainage and waterways with Cool Sil silicone coating at 2 gallons a square 24 hrs after Pyramic installation. Add white minerals into wet silicone, non slip.
23. Contractor is responsible to ensure that positive drainage is accomplished throughout the entire roofing area. Increase or add crickets & taper insulation as needed. Ponding water will be cause for
24. Seal all metal pans with White Knight and reinforce seams with polyester.
25. Contractor to follow all current City, County, and State codes for re-roofing.
26. Contractor to fill in Garland supplied material quantities on the bid form page 6.
27. Contractor to provide (5) Five Year warranty.

Scope of Work: The Pueblos Apts. (73695 Santa Rosa Way, Palm Desert, CA.)

1. Work Area Includes 3 Buildings, low slope and pitched roof sections.
2. Tear off existing low slope roof system down to substrate and dispose of properly.
3. Replace any damaged substrate and fascia with same type, proceed with roofing after inspectoin.
4. Include 5 sheets of substrate in proposal.
5. Provide Garland/DBS with sq. foot price for replacement of substrate and lineal foot price for fascia board replacement. Page 5. of bid package.
6. 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. All drains 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
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 edge metal and coping 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 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.
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. Apply green lock mastic to granules at over lap points. (End and Side laps)
17. Three course around all drainage areas and add granules 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 and waterways with Cool Sil silicone coating at 2 gallons a square 24 hrs after Pyramic installation. Add white minerals into wet silicone, non slip.
20. Contractor is responsible to insure that positive drainage is accomplished throughout the entire roofing area. Increase or add crickets & taper insulation as needed. Ponding water will be cause for rejection.
21. Seal all metal pans with White Knight and reinforce seams with polyester.
22. Tile roof sections, replace up to 10 tiles per building. Tile to match as close as possible to current design and style. Up to 30 tiles included in base bid. Include a line item for tile replacement over 30 tiles.
23. Seal all metal pans with White Knight and reinforce seams with polyester.
24. Contractor to follow all current City, County, and State codes for re-roofing.
25. Contractor to fill in Garland supplied material quantities on the bid form page 6.
26. Contractor to provide (5) Five Year warranty.

Garland/DBS Price: Las Serenas Option 1 (Tile Repair)

1 R & R Roofing & Waterproofing INC	\$	1,055,281
2 Chapman Coast Roof Co	\$	1,098,604
3 Commercial Roofing Systems	\$	1,130,095

Garland/DBS Price: Las Serenas Option 2 (Tile Replacement)

1 R & R Roofing & Waterproofing INC	\$	3,574,132
2 Chapman Coast Roof Co	\$	4,722,986
3 Commercial Roofing Systems	\$	5,194,131

Garland/DBS Price: Neighbors Apartments

1 R & R Roofing & Waterproofing INC	\$	797,825
2 Chapman Coast Roof Co	\$	1,055,347
3 Commercial Roofing Systems	\$	1,177,760

Garland/DBS Price: The Pueblos Apartments

1 Chapman Coast Roof Co	\$	266,311
2 Commercial Roofing Systems	\$	278,789
3 R & R Roofing & Waterproofing INC	\$	289,556

Garland/DBS Price: All Locations Base Bid Option 1 (Tile Repairs Las Serenas)

1 R & R Roofing & Waterproofing INC	\$	2,041,076
2 Chapman Coast Roof Co	\$	2,432,401
3 Commercial Roofing Systems	\$	2,498,181

Garland/DBS Price: All Locations Base Bid Option 2 (Tile Replacement Las Serenas)

1 R & R Roofing & Waterproofing INC	\$	4,594,147
2 Chapman Coast Roof Co	\$	6,125,644
3 Commercial Roofing Systems	\$	6,751,025

R & R Roofing & Waterproofing Inc. - Unforeseen Site Conditions:

Fascia Replacement	\$	188.10	per Ln. Ft.
Decking Replacement	\$	9.98	per Sq. Ft.
Tile Replacement Over the Included 30 Tiles at - The Pueblos Apts	\$	256.50	per Sq. Ft.
Tile Replacement Over the Included 200 Tiles at - Las Serenas Apts	\$	256.50	per Sq. Ft.

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. Prevailing Wages are included.
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