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September 21, 2020

M E M O R A N D U M

TO: Jim Murdaugh, Ph.D.
President

FROM: Barbara Wills, Ph.D.
Vice President for Administrative Services and Chief Business Officer

SUBJECT: FPAC Building No. 12 Roof Replacement

Item Description
This item requests approval of the attached Roofing material and services proposal No. 25-FL-200460 for the Fine and Performing Arts Center (FPAC) Building No.12 Roof Replacement.

Overview and Background
The Main Campus FPAC building 12 Roof is in need of structural improvements and requires repairs. The attached proposal no. 25-FL-200460 in the amount of $1,194,094.00 was received from Garland/DBS, Inc. and is recommended for all Roofing Materials and labor for the replacement of the roof for the FPAC building no. 12.

The attached budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA # PW1925) 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. (Florida General Contractor License#CGC1517248) administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Funding/ Financial Implications
Funds for this project are provided from the College's local funds.

Past Actions by the Board
None

Recommended Action
Approve the attached proposal no. 25-FL-200460 from Garland/DBS, Inc. as presented.

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

ROOFING MATERIAL AND SERVICES PROPOSAL R.1

F-PAC Building Roof Replacement
Tallahassee Community College
444 Appleyard Dr
Tallahassee, FL 32304

Date Submitted: 08/31/2020
Proposal #: 25-FL-200460
MICPA # PW1925
FLORIDA General Contractor License #: CGC1517248

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:

Structural Improvements

1. Open existing vertical wall panel allowing access for new structural materials
2. Create a temporary dry-in cap to cover access point daily
3. Structural improvements will follow the details supplied by Johnson and Milner Associates structural engineer.

Dormer Restoration (on top of the roof)

1. Prior to the start of the roof retrofit, prime dormer with Rust Go Primer
2. Install R-Mer Coat PVDF primer at a rate of 400 sf per gallon
3. Install R-Mer coat Kynar metal restoration coating at a rate of gallon per 300 sf
    a. Vertical surface will require two passes with 6 hours between passes
    b. 30 days required for full cure
4. Install rain diverter on the new roof see detail Curb 1.1 in the Support Instillation Package (Details Folder)

Roof Hugger Framing System (Purlins)

1. Mark the purlins on the top side of the roof
    a. Spacing must not exceed 5’ at any point notify owner representative if this condition exist
2. Do not remove any existing panels or clips
3. Install roof hugger system by aligning above roof framing with the existing purlin system
4. Press the roof hugger system down firmly and align with previously marked purlins
    a. Continue hugger attachment to purlins attachment to the valley

5. Transition purlin attachment to steel deck in valleys where applicable
    a. DO NOT transition in the field of the roof
6. Fasten down hugger system using TFC ¼-14 DP3 fastener
7. Fasteners must be attached to the purlin, connection to existing roof panel is not acceptable
8. Fasteners should be place in pre-punched holes
    a. All pre-engineered holes should be filled with a fastener

Roof Hugger Framing System (Metal Deck)

1. Do not remove any existing panels or clips
2. Install roof hugger system by aligning hugger with the existing metal panels
3. Press the roof hugger system down firmly to the existing metal roof panels
    a. Continue hugger attachment to purlins attachment to the valley
4. Transition purlin attachment to steel deck in valleys where applicable
    a. DO NOT transition in the field of the roof
5. Fasten down hugger system using TFC 2¼”-14 DP3 fastener
6. Fasteners must be attached to the metal deck, connection to existing roof panel is not acceptable
7. Fasteners should be place in pre-punched holes
    a. All pre-engineered holes should be filled with a fastener

Retrofit Roof Over Existing Standing Seam

1. Install flute filler in the void between the hugger and panel, apply ¼” by 3” bead of Insulock HR to hold the insulation in place
2. Install coverboard (approved cover boards: Densdeck, Gypsum, CDX Plywood)
3. The combination of ISO and coverboard should equal the max height of the roof hugger

R-Mer Span Panel Installation

Shop Drawing must be ordered prior to the start of work

1. Identify the center line for the area of work
    a. Work may proceed in two directions from the centerline
2. Remove all film from the panel
3. Install gutter box with flange
    a. Fasten every 12” o.c.
4. Install Valley trim
    a. Install continuous cleat
    b. Fasten every 12” o.c.
    c. From valley edge and caulk line to install foam sealant in the center
    d. Valleys that transition 5/12 to 2/12 will include an additional run of foam sealant
5. Prior to installing panel the top end must be folded using the “pan end tool”
6. Clips on eave and ridge will be inset 8”
7. Follow clip spacing per Garland Uplift
    a. Zone one 5’ o.c.
    b. Zone two 5’ o.c.
    c. Zone three 5’ o.c.
8. Install clip using 2 fasteners per clip
    a. Fasteners must be Blazer ¼-14 HWH
    b. Fasteners must be attached to purlins
    c. Drill bit extenders must be used to ensure fasteners are “not” driven at an angle
9. Use 6” step over clamps to hold clips in place while fastening
    a. Use caution not to damage panel finish with clamp
    b. Apply tape to avoid the metal to metal damaging the finish
10. Before securing panel install two rows of butyl sealant over foam on eve trim
11. Panel must overhang eave edge by 1.5” to allow for thermal expansion and contraction

12. Install two rows of butyl sealant on inside of rib before installing the subsequent panel
13. Anchor centerline panel using a #30 drillbit and #44 1/8’ pop rivets
14. Install subsequent panels
    a. Panel alignment should be checked every 3 to 4 panels
15. Install gable clips 1” from roofs edge
16. Trimming the panel will likely be required to fit
17. Valley panels must be cut to match valley angle
    a. Install gunnable butyl in two rows like the eave detail
    b. Panel clips maybe installed over the cleat but not over the actual valley
18. Seam Cap will be installed
    a. Factory applied butyl has already been installed
    b. Ensure proper positioning before allowing solid contact
    c. ¾” overhang is require on eave edge
    d. Hand crimp the top, bottom, and all clip locations of seam cap
19. Install edge stiffener
    a. Hold in place using small step over clamps
    b. Rivet into place using Garland color match rivets
20. Ridge cap should be test fit and proper location marked on the panel rib
21. Install factory provided head closure
    a. These details cannot be field fabricated
    b. Fasten into place with 1/8” pop rivets
    c. Caulk the backside of head closure
22. Installing ridge cap
    a. Install butyl tape over the head closure
    b. Install ridge cleat fastening to head closure every 6” o.c.
23. Gable end rake edge install
    a. Dry fit rake edge to mark location for rake edge cleat
    b. Field modify rake edge to ensure proper fit
    c. Instruction will be located in the FT Section of the Shop Drawings
24. Mechanically seam clip
    a. Fold down ¾” over hang with duck bill vice grip
    b. Tap flush with rubber mallet

Install new R-Mer Wall Panels

1. Install 16 gauge hat channel to existing substructure
2. Install wall panel clips per uplift requirements
3. Install wall panels per shop drawing guidelines

Install new gutter and down spouts

1. Install new gutters box hangers
2. Install new downspouts
    a. Tie into ground level plumbing where existing

Please reference Addendum #1, dated 5/20/2020, following this proposal.

Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
14.01.09	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): INSULATION OPTIONS FOR ARCHITECTURAL STANDING SEAM ROOF INSTALLATION OVER SUBSTRATE: INSULATION OPTION: Structural Application Over an Existing Roof Using Steel Furring - Mechanically Fastened Polyisocyanurate on Existing Roof with an R-Value of 20	$ 3.93	51,000	SF	$ 200,430
4.03	Insulation Recovery Board & Insulations Options: RECOVERY BOARD TYPE 1/2" Wood Fiber or Perlite Board Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Metal Deck	$ 0.88	51,000	SF	$ 44,880
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	$ 6.30	51,000	SF	$ 321,300
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	$ 0.55	51,000	SF	$ 28,050
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	$ 1.00	51,000	SF	$ 51,000
14.02.35	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: Structural Application - Installed Over Existing Roof Using Steel Furring At or Above 3:12 Slope	$ 7.41	51,000	SF	$ 377,910
	Sub Total Prior to Multipliers				**$ 1,023,570**
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.	20	$ 1,023,570	%	$ 204,714

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.	18	$ 1,023,570	%	$	184,243
22.12	MULTIPLIER - ROOF IS CONSIDERED NON-STANDARD ARCHITECTURE Multiplier is applied when labor production is effected because the roof area is not a box- or rectangular-shaped. Situations considered to be non-standard architecture can include, but are not limited roof areas that contains sharp angles and/or curves, have multiple roof area dividers or expansion joints, long and narrow	15	$ 1,023,570	%	$	153,536
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.	22	$ 1,023,570	%	$	225,185
22.23	MULTIPLIER - ROOF SIZE IS GREATER THAN 50,000 SF, BUT LESS THAN 100,000 SF Multiplier is applied when Roof Size is greater than 50,000 SF, but less than 100,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a large roof area resulting in fixed costs being a small impact on the overall job costs	-5	$ 1,023,570	%	$	(51,179)
	Total After Multipliers				**$**	**1,740,069**

Base Bid Total Maximum Price of Line Items under the MICPA:	**$**	**1,740,069**
Proposal Price Based Upon Market Experience:	**$**	**1,194,094**

Garland/DBS Price Based Upon Local Market Competition:

Parker Brothers Roofing	**$**	**1,194,094**
Crawford Roofing, Inc.	$	1,203,174
Ferrara Consultants/Space Age Roof Tech, LLC.	$	1,397,485
Acme Roofing & Sheet Metal Co., Inc.	$	1,527,309
TeamCraft Roofing	$	1,724,495

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 60 days from proposal date listed above.

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Interior Temporary protection is excluded.
7. 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,

Joe Mullen

Joe Mullen
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