444 Appleyard Drive
Tallahassee, Florida 32304-2895
850.2016200 | *www.tcc.fl.edu*

June 20, 2023

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: LS Building No. 15 Coping and Roofing

Item Description
This item requests approval of the attached Roofing material and services proposal No. 25-FL-230403 for the Lifetime Sports (LS) Building No.15 Coping and Roofing Project.

Overview and Background
The Main Campus Lifetime Sports building requires structural improvements and repairs.

Garland/DBS, Inc. (Florida General Contractor License#CGC1517248) administered a competitive process on behalf of the College to receive quotes for the project and the following local companies provided responses:

- ACME Roofing & Sheet Metal Co., Inc.
- Burnette Roofing & Construction
- Ferrara Consultants & Space Age Roof
- Jenkins Roofing, Inc.

Ferrara Consultants & Space Age Roof of Tallahassee will perform the work.

The attached proposal no. 25-FL-230403 in the amount of $1,169,698.00 received from Garland/DBS, Inc. is recommended for all roofing materials and labor required for the coping and roofing of building No.15, Lifetime Sports. This proposal is provided under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA # PW1925) with OMNIA Partners, a purchasing cooperative available to state and local governments, including Florida State Colleges.

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-230403 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

Tallahassee Community College
Lifetime Sports Building 15
444 Appleyard Dr.
Tallahassee, FL 32304

Date Submitted: 05/15/2023
Proposal #: 25-FL-230403
MICPA # PW1925
Florida General Contractor License #: CGC1533467

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. Remove all existing coping metal.
   a. Coping will be stored in a safe manner for pedestrian traffic prior to removal from the work site.
   b. Roof debris should be disposed of in a manner that is compliant with all local and state requirements.

R-Mer Span Standing Seam Metal Installation

2. Substrate Wood Decking.
   a. Remove any bad/rotten wood decking and replace with like materials both size and type.
      i. Any decking that is replace requires an inspection of the wooden truss prior to covering.
      ii. Any decking removed musted be dated, measurement, and number.
      iii. Photo must be taken before and after replacement prior to covering.
3. Install R-Mer Seal underlayment prior to installing roof panels.
   i. Prime substrate with SA Primer at a rate of .5/100 sf.
   ii. Apply in lengths up to 18'.
   iii. Follow manufacturer guidelines for the side laps.
   iv. End laps will overlap 6".
   v. Side and end laps must be rolled with a hand roller to avoid fish mouths and wrinkles.
4. Install R-Mer Span roof panels with clip spacing provided by Garland Engineering.
   i. Zone 1 2'-9"
   ii. Zone 2 1'-8"
   iii. Zone 3 1'-4"

5. Steel Deck Substrate.
   a. Steel Decking has 2-3/4" rigid insulation and ½" Cover board on top.
   b. Install Roof Hugger system over the existing roof panels mechanically attaching to the steel deck.
      i. Zone 1 4'-11"
      ii. Zone 2 4'-5"
      iii. Zone 3 2'-7"
6. All details are provided in the Garland Installation Support Package.

R-Mer Coping Installation

7. Replace any rotten wooden block nailer prior to attaching any new materials.
8. Secure any loose wooden nailer that remain is a condition that will pass fastener pull testing.
9. Install R-Mer Seal high temp roof underlayment directly to the above deck insulation.
10. Prior to installing any head closures and cleat, dry fit the coping cap to determine the proper placement of the head closure and cleat for a secure final product.
    a. Reminder there will be a tension spring to consider in the stage of fitment.
11. Install prefabricated or field fabricated head closures to the existing steep slope standing seam system.
12. Install cleat to the attached head closures on the outside edge of the parapet wall.
13. Install anchor plate with attached support spring to the wooden nailer per details provided.
14. Install splice plates per the details provided between coping sections.
15. Install prefinished mitered cold weld corner and Tees.
16. Clean and remove all debris from the project site.

Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
14.01.07	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): INSULATION OPTIONS FOR ARCHITECTURAL STANDING SEAM ROOF INSTALLATION OVER SUBSTRATE: INSULATION OPTION: Structural Application Over Retrofit Framing - Loose Laid Fiberglass Blanket on Existing Deck with an R-Value of 30	$ 3.73	30,500	SF	$ 113,765.00
	Roof Hugger Professional Installation	$ 28,818.88	1	each	$ 28,818.88
1.40.01	Roof Management, Design Assistant and/or Professional Services: Additional Professional Services: Option 1: Professional Services (Third party architectural design, engineering or consulting services quote on corporate letterhead) Cost plus added to quote	14	$ 28,818.88	%	$ 4,034.64
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	$ 8.75	30,500	SF	$ 266,875.00
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	$ 0.77	30,500	SF	$ 23,485.00

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	$ 1.39	30,500	SF	$ 42,395.00
14.02.33	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 - At or Above 3:12 Slope - Installed Over Retrofit Framing System	$ 20.51	30,500	SF	$ 625,555.00
	Sub Total Prior to Multipliers				**$ 1,104,928.52**
22.22	MULTIPLIER - ROOF SIZE IS GREATER THAN 30,000 SF, BUT LESS THAN 50,000 SF Multiplier is applied when Roof Size is greater than 30,000 SF, but less than 50,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a larger than average roof area resulting in fixed costs being a lower portion of the overall job costs	-3	1,104,928.52	%	$ (33,147.86)
22.14	MULTIPLIER - ROOF HAS GREATER THAN 8/12 SLOPE Multiplier is applied when Roof Area has a Greater than 8/12 Slope; Very steep slopes have a greater impact on overall labor production and require additional safety precautions.	45	1,104,928.52	%	$ 497,217.84
	Total After Multipliers				**$ 1,568,998.50**

Base Bid Total Maximum Price of Line Items under the MICPA:	**$ 1,568,998.50**
Proposal Price Based Upon Market Experience:	**$ 1,169,698.00**

Garland/DBS Price Based Upon Local Market Competition:

Ferrara Consultants & Space Age Roof Tech	**$**	**1,169,698.00**
Burnette Roofing & Construction	$	1,212,497.77
ACME Roofing & Sheet Metal Co., Inc.	$	1,285,668.66
Jenkins Roofing, Inc.	$	1,380,699.37

Ferrara Consultants & Space Age Roof Tech - Unforeseen Site Conditions:

10' Wood Blocking - 2" x 6"	$	62.70	each
Decking Replacement	$	210.90	per Sheet

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. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
2. Permits are excluded. If permits are required this will be addressed via change order.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Interior Temporary protection is excluded.
7. Prevailing Wages are excluded.
8. 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,

Joshua Perry

Joshua Perry
Garland/DBS, Inc.
(216) 430-3635