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Tallahassee, Florida 32304-2895
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January 17, 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: Roof Restoration TPP 11, DH 6, AP 3, MLH 4 – Four Bldgs. with One Contiguous Roof

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Item Description
This item requests approval of the attached Roofing material and services proposal No. 25-FL-2211200 for the Roof Restoration to TPP 11, DH 6, AP 3, MLH 4 – Four Bldgs. with One Contiguous Roof.

Overview and Background
The four Main Campus Buildings TPP 11, DH 6, AP 3 and MLH 4 all share one contiguous Roof that needs structural improvements and requires repairs. The attached proposal no. 25-FL-2211200 in the amount of $3,257,765.00 was received from Garland/DBS, Inc. and is recommended for all Roofing Materials and labor for the roof restoration to TPP 11, DH 6, AP 3, MLH 4 – Four Bldgs. with One Contiguous Roof.

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
This project will be funded from PECO/Deferred Maintenance funds.

Past Actions by the Board
None

Recommended Action
Approve the attached proposal no. 25-FL-2211200 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
Building 11, 6, 4, 3
444 Appleyard Dr.
Tallahassee, FL 32304

Date Submitted: 12/14/2022
Proposal #: 25-FL-2211200
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: Roof Hugger Framing System

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 exists.
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.
5. Fasten down hugger system using TFC ¼-14 DP3 fastener or approved equal.
6. Fasteners must be attached to the purlin, connection to existing roof panel is not acceptable.
7. Fasteners should be place in pre-punched holes.
8. Cross webbing in zone 2 and zone 3 will be required per engineer drawing.

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 eave trim cleat.
   a. Fasten every 12” o.c.

4. Install eave trim
   a. Fasten every 12” o.c.
   b. Minimum 3” away from roof edge
   c. Eave foam installed over fasteners
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 (maximum)
   a. Zone One- 4’8” o.c
   b. Zone Two(e)- 4’8” o.c
      i. 2n- 3’4”
      ii. 2r- 3’4”
   c. Zone Three (e)- 3’4” o.c
      i. 3(r)- 2’5”
   d. Zone Four- 5’ o.c
   e. Zone Five- 5’ o.c
8. Install clip using 2 fasteners per clip
   a. Fasteners must be TFC ¼-14 DP3
   b. Fasteners must be attached to roof hugger
   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
10. Before securing panel install two rows of butyl sealant over foam.
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 drill bit 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. 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 required on eave edge
   d. Hand crimp the top, bottom, and all clip locations of seam cap
18. Install edge stiffener
   a. Hold in place using small step over clamps
   b. Rivet into place using Garland color match rivets
19. Ridge cap should be test fit and proper location marked on the panel rib
20. Install factory provided head closure
   a. This detail cannot be field fabricated
   b. Fasten into place with 1/8” pop rivets
   c. Caulk the backside of head closure
21. Installing ridge cap
   a. Install butyl tape over the head closure
   b. Install ridge cleat fastening to head closure every 6” o.c.

22. Gable end rake edge install
    a. Dry fit rake edge to mark location for rake edge cleat
    b. Field modifies rake edge to ensure proper fit
    c. Instruction will be in the FT Section of the Shop Drawings
23. Mechanically seam clip
    a. Fold down ¾” overhang with duck bill vice grip
    b. Tap flush with rubber mallet
24. Install new gutter and down spouts
    1. Install new gutters box
    2. Install new downspouts
    a. Tie into ground level plumbing where existing

Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
	Professional Service - Roof Hugger Installation	$ 247,000.00	1	each	$ 247,000
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	$ 34,580.00	1	14%	$ 34,580
14.02.06	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 - 24 Ga, 18" - 19" Wide Panels	$ 6.28	90,000	SF	$ 565,110
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	$ 0.67	90,000	SF	$ 60,030
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	$ 1.21	90,000	SF	$ 108,675
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	$ 17.84	90,000	SF	$ 1,605,285
	Sub Total Prior to Multipliers				**$ 2,620,680**

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.	25	$ 2,620,680	%	$ 655,170
22.24	MULTIPLIER - ROOF SIZE IS GREATER THAN 100,000 SF, BUT LESS THAN 200,000 SF Multiplier is applied when Roof Size is greater than 100,000 SF, but less than 200,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across larger roof area resulting in fixed costs being a slight impact on the overall job costs	-6	$ 2,620,680	%	$ (157,241)
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	20	$ 2,620,680	%	$ 524,136
	Total After Multipliers				**$ 3,642,745**

Base Bid Total Maximum Price of Line Items under the MICPA:	**$ 3,642,745**
Proposal Price Based Upon Market Experience:	**$ 3,257,765**

Garland/DBS Price Based Upon Local Market Competition:

Burnette Roofing & Construction	**$ 3,257,765**
Crawford Roofing Inc.	$ 3,602,088
Total Quality Roofing, Inc.	$ 3,486,112
ACME Roofing & Sheet Metal Company, Inc.	$ 3,965,653
Jenkins Roofing	$ 4,135,951

Add Alternate Bid: Wall Panel Addition

Burnette Roofing & Construction	**$ 156,459**

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.
9. Hurricane Demobolization cost are not included.

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