

CLEVELAND PUBLIC LIBRARY

Finance Committee

June 13, 2017

**RESOLUTION AUTHORIZING AGREEMENT WITH GARLAND/DBS, INC. FOR
REPAIR AND REPLACEMENT OF UNION BRANCH ROOF**

WHEREAS, The roof of the Cleveland Public Library's Union branch is original to the building and has outlived its useful life, and the coping and masonry structures above the roofline are deteriorated, causing water intrusion into the building; and

WHEREAS, In order to prevent further damage and to ensure that the building is weathertight, the Library has determined that it is necessary to replace the roof of the Union branch and to perform repairs to the coping, masonry, and clerestory windows above the roof; and

WHEREAS, The Library is a member of the U.S. Communities Government Purchasing Alliance, a joint purchasing program that offers participating public agencies the ability to make purchases through existing competitively bid contracts with various suppliers; and

WHEREAS, Garland/DBS, Inc. ("Garland") is a roofing and building envelope supplier that has an existing competitively bid contract through the U.S. Communities joint purchasing program; and

WHEREAS, Garland submitted a proposal to the Library to provide the materials and services needed to replace the Union branch roof and clerestory windows and to repair the masonry and coping for a total cost of \$180,896; and

WHEREAS, Pursuant to Ohio Revised Code Section 9.48, political subdivisions such as the Library are not required to engage in competitive bidding when purchasing materials and services through participation in joint purchasing programs in which contracts with the suppliers have been procured through competitive bidding; now therefore be it

RESOLVED, That this Board authorizes the Executive Director, CEO or his designee, to negotiate and execute an agreement with Garland/DBS, Inc., subject to the approval of the Chief Legal Officer, for the roof replacement and repairs described in Garland's proposal, without competitive bidding pursuant to O.R.C. Section 9.48, for a total contract price not-to-exceed \$180,896.00, to be charged to the Building and Repair fund Account No. 40179205-55300-10792.



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



ROOFING MATERIAL AND SERVICES PROPOSAL

Union Branch
Cleveland Public Library
3463 East 93rd St.
Cleveland, OH, 44104

Date Submitted: 06/01/2017
Proposal #: 25-OH-170625
MICPA # 14-5903

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 Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: Metal Coping - Approximately 266 lineal feet

1. Seal the entire coping assembly with a peel and stick water proofing membrane.
2. Install a 22-gauge shop fabricated kynar coated metal coping system with a continuous cleat on exterior extension leg.
 - Include wood nailer and the HPR Aquashield Underlayment
 - ALTERNATE – provide a line item price to install coping to the 2 lower flat roof sections as well.
3. Seal the brick masonry brick between the upper roof and the shingles on both sides with a damp proofing emulsion.
4. Clean the masonry weep holes to facilitate proper drainage.

Scope of Work: Roof Restoration of all flat sections - 10 Year Warrantable Option

1. Comply with all housekeeping and OSHA rules.
2. All defects such as deteriorated roof decks, saturated insulation board, etc. must be repaired or replaced per specifications prior to application of the restoration materials.
3. All deteriorated flashing must be replaced/repaired prior to application of the restoration materials.
4. All dirt, debris, oils, and contaminants that can interfere with adhesion of coatings must be removed by the most effective method possible.
5. Apply roof primer at the rate of .25 to .5 gallons per square.

6. Brush, spray or squeegee the coating onto the roof surface at a rate of three (3) gallons of Energizer per one hundred (100) square feet for the base coat.
 7. Install polyester beginning at the low end of the roof. Embed a full roll of the polyester fabric into the surface and brush firmly into place. All wrinkles should be broomed out immediately. Continue across the roof in similar fashion lapping each successive full width roll of polyester a minimum of four (4) inches on sides and six (6) inches at ends.
 8. Apply a second coat of the coating at a rate of three (3) gallons of Energizer one hundred (100) square feet.
 - Roof Flashings – 3 course flashings 100% with all fabric and Silver Flash.
 9. Allow the system to cure a minimum of thirty (30) days until it is tack free and will support foot traffic without deformation.
 10. Apply top coat of aluminizer at a rate of .5 to .75 gallons per one hundred (100) square feet. 2 coatings are required.
 11. Install new roof strainers throughout.
 12. Provide a line item price to replace wet insulation with a 2-ply torch system. Extend the base sheet 6" into the roof field, the cap sheet 9", and 3 course the perimeter.
- Garland to provide a 10 year leak free warranty that covers both labor and material.

Scope of Work: Roof Repair of all flat sections - Non Warrantable Option

1. Make visual repairs as needed to the roof membrane – cut out blisters and seal all voids.
2. Prime the entire roof deck with and asphalt based primer at the rate of .5 gallons per square.
3. Torch apply a roof membrane over the entire surface including the flashings.
4. Install new roof strainers throughout.

Scope of Work: Shingle Roof Replacement

1. Remove existing shingle roof and underlayments down to plywood deck. The deck is to be inspected for deficiencies and replaced where rotted per the sf price as identified on the bid form. All debris will be hauled away and properly disposed of.
2. Install new HPR Aquashield underlayment over the entire surface as specified at the eaves, ridge, and rake conditions (terminations).
3. Install new gutter and metal accessories to match the existing. The upper gutter of the 2 small roofs to match the lower gutter.
4. Install new 30 year dimensional shingle as offered by GAF, CertainTeed, or Owens-Corning. The color of the shingle is to be selected by the owner as offered by the
5. The shingle metal flashing are to remain.

Scope of Work: Window Replacement*

1. Remove window and glass 100%. Clean the opening and ensure it suitable to receive the new curtain wall window system.
2. Install the new aluminum curtain wall framing and new Low-e glass per the specifications.
3. Caulk the window frame where it meets the existing masonry 100% to ensure water tightness.
4. Install an extended aluminum widow still below the newly installed window.
 - Provide a line item price to scrape clean, prime, and repaint the existing window lintel.

*Note - Window option is only available if roofing portion totals more per US Communities contract.

Garland/DBS Price Based Upon Local Market Competition: Upper Coping

Building Technicians	\$ 11,271
DJS Maintenance	\$ 23,620
Terik Roofing (Non Responsive)	

Garland/DBS Price Based Upon Local Market Competition: Alternate Coping

Building Technicians	\$ 9,615
DJS Maintenance	\$ 34,145
Terik Roofing (Non Responsive)	

Garland/DBS Price Based Upon Local Market Competition: Roof Restoration

Building Technicians	\$ 38,732
DJS Maintenance	\$ 53,266
Terik Roofing (Non Responsive)	

Garland/DBS Price Based Upon Local Market Competition: Alternate Torch Repair

Building Technicians	\$ 36,787
DJS Maintenance	\$ 44,448
Terik Roofing (Non Responsive)	

Garland/DBS Price Based Upon Local Market Competition: Shingle Roof

Building Technicians	\$ 65,811
DJS Maintenance	\$ 105,027
Terik Roofing (Non Responsive)	

Garland/DBS Price Based Upon Local Market Competition: Wall Window System

Miceli Glass Inc	\$ 65,082
VIP Restoration	\$ 69,587

Unit Costs:

Lintels	\$ 5,432	
Wood Deck Replacement	\$ 9.12	per Sq.Ft.
Additional Roof Replacment	\$ 10.26	per Sq.Ft.
Thermal Scan	\$ 995	

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 through 12/31/2017.

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
2. Permits are included.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Temporary protection is excluded.
7. Prevailing Wages are included.
8. Safety perimeter will be set up to enclose working area.
- 9 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,

Robert Shymske

Robert Shymske
Garland/DBS, Inc.
(216) 430-3509