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

April 15, 2024

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: CFI Roof Restoration

Item Description
This item requests approval of the attached material and services proposal No. 25-FL-231191 for the CFI Building No. 01 roof restoration project.

Overview and Background
The roof on the CFI Building #01 at the Center for Innovation Campus, TCC Site 4, is in need of structural improvements and requires repairs.

Garland/DBS, Inc. (Florida General Contractor License#CGC1533467) 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.
- Crawford Roofing, Inc.
- Ferrara Consultants & Space Age Roof Tech

Crawford Roofing, Inc. was selected to perform the work.

The attached proposal no. 25-FL-231191 in the amount of $885,892.00 received from Garland/DBS, Inc. is recommended for all roofing materials and labor required for the roof repairs. 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-231191 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
Center for Innovation
320 W Pensacola Street
Tallahassee, FL 32304

Date Submitted: 03/07/2024
Proposal #: 25-FL-231191
MICPA # PW1925
Florida General Contractor License #: CGC1533467
Proposal is valid til 4/30/2024

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:

Demolition

1. All roofing and waterproofing materials including insulation and coping cap will be removed and properly disposed.
2. Location of dump containers will be coordinated at the pre-construction meeting
3. Service elevator maybe used to remove materials and load new materials on the rooftop
4. Clean roof deck free of any dust dirt or debris that would impact adhesion
5. Remove 4 smoke exhaust hood from roof leaving the below deck louvers in place
   a. Install ¼” steel plate with 6” overlap on all 4 sides
      i. Set two rows of Insulock HR adhesive on each side

Garland Roof Assembly

1. Install charcoal filters over the air intake of the chiller system
2. Prime the roof deck at a rate of .5 gallon per 100 sf
3. Torch down HPR torch directly to the structural concrete deck
4. Install 2 layers of 2.2 polyisocyanurate by adhering to the structural concrete deck
   a. Insulock HR 2 part will mix at the tip and will have a bead pattern of 8” o.c
   b. Polyisocyanurate will have staggard lap seam joints
5. Slope on the roof is located in the deck system at 3/16” additional ¼” taper will be installed.
6. Install ½” Densdeck Prime Gypsum board by adhering to the polyisocyanurate
   a. Insulock HR adhesive will have a bead pattern of 8” o.c
   b. Lap seams of Densdeck board should be taped using masking tape to avoid adhesive voids

7. Install Flexbase Plus 80 base sheet setting it in Greenlock zero VOC membrane adhesive
a. Coverage rate will be 2.5 gallon per 100 square foot
b. Weighted roller must be used to assume full adhesion of the membrane to the coverboard.
c. Flexbase Plus 80 should be cut to 18' lengths and allowed to relax prior to installing
d. Sheets should have an 8" end lap overlap dog earing the corner
e. Sheets once relaxed will be rolled up and rolled into the adhesive "pushing a puddle" to avoid air pockets and fish mouths
f. Side laps should follow the manufactured install guidelines
8. Install Optimax FR Mineral sheet setting it in Greenlock zero VOC membrane adhesive
a. Coverage rate will be 2.5 gallon per 100 square foot
b. Weighted roller must be used to assume full adhesion of the membrane to the coverboard.
c. Optimax FR Mineral should be cut to 18' lengths and allowed to relax prior to installing
d. Sheets should have an 8" end lap overlap dog earing the corner
e. Sheets once relaxed will be rolled up and rolled into the adhesive "pushing a puddle" to avoid air pockets and fish mouths
f. Side laps should follow the manufactured install guidelines
9. Install Cant strip at the base of any 90* transitions
10. Install Flexbase Plus 80 as base flashing ply on curbs and parapet walls
a. Set base sheet in GreenLock Flashing Grade adhesive
i. Coverage rate will be 4 gallon per 100 square foot
b. Base sheet will extend 6" beyond the cant strip
c. Use weighted roller to ensure air pockets are removed from the ply
11. Install Optimax FR Mineral over base sheet
a. Set Cap sheet in Greenlock Flashing Grade
i. Coverage rate will be 4 gallon per 100 sf
b. Cap sheet will extend 9" beyond the cant strip
c. Used weighted roller to ensure air pockets are removed from the ply
12. Install Termination bar at the top of the flashing plies to avoid slippage
a. Install GreenLock XL 100% urethane caulking at the top seam of the termination bar
13. Install R-Mer Seal high temp underlayment over the parapet wall
a. Maximum 180 days of UV exposure
14. Install ANSI SPRI ES-1 compliant coping cap
a. Coping can be field fabricated by and ANSI SPRI ES-1 certified technician
15. Existing Reglet counter flashing
a. Install a minimum 4" piece of "S" metal to the current Reglet counter flashing
b. Use pop rivets every 12" o.c to attach
16. Roof internal drains will be restored using new compression ring and butyl sealant
a. Lead flashing ply will be installed over new base sheet
b. Two ply targets base sheet and cap sheet will be installed over lead using Greenlock Flashing Grade
17. Once roof has cured-28 days
a. Install Garla-Brite Aluminized coating over the roof surface
i. East to West pass at .5-.75 gallon per square
ii. North to South pass at .5-.75 gallon per square
18. NightLock will be used to waterproof demolition phases at the end of each day.
a. NightLock will provide zero waste at tie-in locations
b. Plastic cement will NOT be permitted as an alternate tie-in option

** Provide an alternate for installing new skylights on existing capped curbs**

Attachment C: Bid Form - Line Item Pricing Breakdown					
Item #	**Item Description**	**Unit Price**	**Quantity**	**Unit**	**Extended Price**
2.08	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Mineral Surfacing - Concrete Deck	$ 3.06	11,000	SF	$ 33,660.00
6.16.09	Roof Deck and Insulation Option: INSTALL PRIOR TO ROOF SYSTEM INSULATION: VAPOR BARRIER OPTION: TORCH-APPLIED VAPOR BARRIER ON CONCRETE DECK: Prime Deck Prior to Heat Welding with Torch 1 Ply of SBS Modified Asphalt-Based, Fiberglass Reinforced Torch Base Sheet - Minimum of 80 lbf/in tensile Torch-Applied Base Sheet (ASTM D 5147)	$ 4.96	11,000	SF	$ 54,560.00
6.10.01	Roof Deck and Insulation Option: CONCRETE ROOF DECK - COLD PROCESS APPLICATION INSULATION OPTION: Adhere Polyisocyanurate in Insulation Adhesive / Adhere High Density Asphalt Coated Wood Fiber with Insulation Adhesive to Provide an Average R-Value of 20 In Compliance FM 1-90 Requirements	$ 8.03	11,000	SF	$ 88,330.00
4.24	Insulation Recovery Board & Insulations Options: INSULATION SUBSTITUTION OPTION Substitute 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) in Place of the Wood Fiber or Perlite - Adhered with Insulation Adhesive	$ 0.96	11,000	SF	$ 10,560.00
4.27	Insulation Recovery Board & Insulations Options: INSULATION SLOPE OPTION Provide a 1/4" Tapered Polyisocyanurate Insulation System while Maintaining the Average R-Value Including Tapered Crickets; Adhered with Insulation Adhesive	$ 14.18	11,000	SF	$ 155,980.00
12.02.02	2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY) PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION 1 Ply Modified Base Sheet Adhered in Cold Process Modified Asphalt: BASE PLY OPTION: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 220 lbf/in tensile	$ 4.93	11,000	SF	$ 54,230.00
12.02.05	2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY) PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION 1 Ply Modified Base Sheet Adhered in Cold Process Modified Asphalt: INTERPLY ADHESIVE OPTION: Add/Deduct for Cold Applied Modified Multi-ply Systems Substitute Cold Process Adhesive with Alternative Solvent Free Adhesive	$ 2.17	11,000	SF	$ 23,870.00

12.09.02	2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY) PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION 1 Ply Mineral Surfaced Cap Sheet Adhered in Cold Process Modified Asphalt: ROOFING MEMBRANE OPTION: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile	$ 7.73	11,000	SF	$ 85,030.00
12.09.06	2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY) PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION 1 Ply Mineral Surfaced Cap Sheet Adhered in Cold Process Modified Asphalt: MEMBRANE ADHESIVE OPTION: Add/Deduct for Cold Applied Modified BUR Substitute Cold Process Adhesive with Alternative Solvent Free Adhesive	$ 2.09	11,000	SF	$ 22,990.00
20.01.02	NEW FLASHINGS FOR ROOFING SYSTEMS & RESTORATION OPTIONS: ROOF FLASHINGS FOR MODIFIED & COAL TAR PITCH ROOF SYSTEMS: Minimum 1 Ply of Base Flashing and Mineral Cap Sheet Installed in Hot ASTM D 312 Type III or IV Asphalt FLASHING OPTION: BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 100 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 220 lbf/in tensile	$ 18.03	3,500	SF	$ 63,105.00
20.01.12	NEW FLASHINGS FOR ROOFING SYSTEMS & RESTORATION OPTIONS: ROOF FLASHINGS FOR MODIFIED & COAL TAR PITCH ROOF SYSTEMS: Minimum 1 Ply of Base Flashing and Mineral Cap Sheet Installed in Hot ASTM D 312 Type III or IV Asphalt PER SQUARE FOOT COSTS - INSTALLING IN COLD PROCESS FLASHING ADHESIVE Substitute Hot Asphalt Application for No VOCs, 100% Solids Cold Process Flashing Adhesive Application	$ 12.17	3,500	SF	$ 42,595.00
5.10	Coat New Roofing With Elastomeric Coating: ROOF SYSTEM TYPE Apply an Aluminum Coating per Specifications (3/4 Gallon per Square per Coat - 2 Coats Required) - Smooth or Mineral Surfaced Modified	$ 2.70	11,000	SF	$ 29,700.00

	Sub Total Prior to Multipliers				**$ 664,610.00**
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	664,610.00	%	$ 166,152.50
22.21	MULTIPLIER - ROOF SIZE IS GREATER THAN 10,000 SF, BUT LESS THAN 20,000 SF Multiplier is applied when Roof Size is greater than 10,000 SF, but less than 20,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across more of an average roof area resulting in fixed costs being a slightly larger portion of the overall job costs	10	664,610.00	%	$ 66,461.00
22.09	MULTIPLIER - ROOF HEIGHT IS GREATER THAN 50 FT, BUT LESS THAN OR EQUAL TO 100 FT Multiplier is applied when labor production is effected by the roof height. This multiplier applies to roof heights that exceed an estimated 5 stories, but are less than or equal to an estimated 10 stories. Additional roof height can require increased safety requirements, larger crane equipment, tie-offs, etc.	35	664,610.00	%	$ 232,613.50
	Total After Multipliers				**$ 1,129,837.00**

Base Bid Total Maximum Price of Line Items under the MICPA:	**$ 1,129,837.00**
Proposal Price Based Upon Market Experience:	**$ 885,892.00**

Garland/DBS Price Based Upon Local Market Competition:

Crawford Roofing Inc.	**$ 885,892.00**
Ferrara Consultants & Space Age Roof Tech	$ 947,677.98
ACME Roofing & Sheet Metal	$ 1,214,132.64
Harrell Roofing	Declined to Bid
NBC	Declined to Bid
Whitco Roofing	Declined to Bid

Crawford Roofing Inc. - Unforeseen Site Conditions:

Wood Blocking (Nailer) Replacement	$	5.70	per Board Ft.
Decking Repair	$	22.80	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 til 4/30/2024. 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.
2. Permits are included. If additional 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 included to which it obtains to the scope of work.
6. Interior Temporary protection is excluded.
7. Prevailing Wages are included.
8. Hurricane Demobilization is excluded.
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,

Joshua Perry

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