

CITY OF DANBURY
PURCHASING DEPT.
155 DEER HILL AVE.
DANBURY, CT 06810

Board of Awards – Hybrid Meeting

Date: October 26, 2023

To: D. Garrick, J. Kleinhans, R. Edwards, N. Ballwig, A. Iadarola, S. Hanley, D. Natale

From: C.J. Volpe, Jr., Purchasing Agent

A Board of Awards has been scheduled as follows for the item(s) listed below:

Place: Purchasing Dept. (In-Person/Video/Telephone Conference)

Date: Monday, October 30, 2023

Time: 3:00 P.M.

If you are unable to attend, please contact the Purchasing Department as soon as possible.

Item

- 1 "Emergency Replacement of Roof on Public Works Equipment Maintenance Building #4 – Public Buildings Dept."

PLEASE NOTE THAT PURSUANT TO CITY ORDINANCE, ATTENDANCE BY THE DEPARTMENT HEAD OR IMMEDIATE ASSISTANT IS REQUIRED

Back-up information for each item attached

Public may view or listen to this meeting – details on the following page

Join Zoom Meeting

<https://us02web.zoom.us/j/87661591982?pwd=cjl4RUlUQ2dWbkNwc0pjaVdwcE1GZz09>

Meeting ID: 876 6159 1982

Passcode: 190322

One tap mobile

+16469313860,,87661591982#,,,,*190322# US

+19294362866,,87661591982#,,,,*190322# US (New York)

Dial by your location

- +1 646 931 3860 US
- +1 929 436 2866 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 876 6159 1982

Passcode: 190322

Find your local number: <https://us02web.zoom.us/j/kCWnYu0pO>

Ship To

PUBLIC BUILDINGS
CITY OF DANBURY
53 NEWTOWN RD - BLDG 5
DANBURY, Connecticut 06810

Bill To

FINANCE
CITY OF DANBURY
155 DEER HILL AVE
DANBURY, Connecticut 06810

Requisition
No. 2024-00001702

DATE 10/26/2023

VENDOR 131223 - GARLAND/DBS INC

DELIVER BY
SHIP VIA
FREIGHT TERMS
PAGE 1 of 1
ORIGINATOR Sean Hanley



Contact

GARLAND/DBS INC C/O JOHN ANDERSON
3800 E 91ST ST
CLEVELAND, OH 44105

REFERENCE # CP11819.1340-7000.0610/2024-1702

QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1.0000	Lot	Building Maint, Repair Service - EMERGENCY ROOF REPAIR GARAGE 4 CP1819.1340-7000.0610 - Capital Projects Public Buildings Roof Imp Prog	424,974.0000	424,974.00
				\$424,974.00

Special Instructions



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



ROOFING MATERIAL AND SERVICES PROPOSAL

City of Danbury
Public Works Maintenance Equipment Building
53 Newtown Rd
Danbury, CT 06810

Date Submitted: 05/24/2023

Proposal #: 25-CT-230433

MICPA # PW1925

Connecticut General Contractor License #: MCO.0903127

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). 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: Base Bid - Roof Replacement and Insulation of 2-Ply Modified

1. Remove existing roofing material down to metal deck and dispose according to all state and town regulations.
2. There is known bad/rotted deck that needs to be replaced. Contractor is to inspect and replace any rotted or damaged deck with new metal B deck. New decking is to span to a minimum of two perlins. Mechanically fasten new decking to perlins at a minimum of every 12" using approved self tapping metal deck screws, stitch every 3' on the overlap. Any deck replacement must be approved on a daily basis by Steve Botelho, Garland/DBS. Contractor is to provide square foot price to supply and install new metal B deck per square foot.
3. Install 1 layer of 2" Viking polyiso and 1 layer of ½" Viking wood fiber board. Mechanically fasten all layers into the deck per the wind uplift calculations. Contractor is to add crickets and/or saddles as needed behind units or other areas in which ponding water is possible using ¼" Viking polyiso. Contractor 100% responsible for ensuring there is no ponding water.
4. Set 1 ply of FlexBase 80 in Weatherking membrane adhesive at a rate of 2 ½ - 3 gallons per square.
5. Set 1 ply of StressPly E FR Mineral in Weatherking membrane adhesive at a rate of 2 ½ - 3 gallons per square.

6. Contractor to remove all existing flashings from all units and roof top penetrations and properly dispose. Remove any roof top mechanicals that are marked at the pre-bid, contractor to install new decking over penetration hole. Contractor to install cant strip around all penetrations in Weatherking Flashing adhesive. Set 1 ply of FlexBase 80 in Weatherking Flashing adhesive 6" beyond the cant onto the field. Then set 1 ply of StressPly E FR Mineral in Weatherking Flashing adhesive 9" onto the field. All vertical seams are to be sealed using a 3 course fashion with 6" Garmesh and Silver-Flash.
7. Contractor to remove existing gutter and replace. Contractor to shop fabricate and install new .050 aluminum 6" box flanged gutter all one piece using Garland flat stock across the entire low side of the roof. Flange needs to be flashed in a two-ply fashion, same as curbs. Note: after two ply flashing is installed over the gutter flange it cannot hold any water, therefore it is very important to be sure flange and flashing are lower than finished roof height. It is anticipated that the existing wood blocking is rotten and will need to be replaced, please provide linear foot pricing for that.
8. Contractor to install Garland's flashless R-Mer Force .050 Edge metal system 7.25" , including miters and end caps in standard color.
9. Contractor is to remove and properly dispose existing pitch boxes and replace with Garland's interlocking pitch pockets and fill using Garland Seal-Tite.
10. Allow roof to set up for 3 weeks and then apply 2 coats of Garla-Brite reflective coating at a rate 1 gallon per square with a 1" knap roller or brush to the field, flashings and all rusted mechanicals. Prior to coating mechanicals, contractor is to inspect and recaulk any visible voids/possible leaks using Tuff-Stuff Sealant.
11. Contractor to install an OSHA approved 2 ½' x 3' Roof Hatch with proper additional steel framing below the deck. Ladder to be installed by others.
12. Contractor to replace 2 skylights in kind minimum OSHA approved. Can be complete replacement or skylight lens replacements. Contractor to field verify size.

Base Bid - Roof Replacement and Insulation of 2-Ply Modified:

Proposal Price Based Upon Market Experience: \$ 424,974

Garland/DBS Price Based Upon Local Market Competition (Base Bid):

Barrett, Inc.	\$ 424,974
Gold Seal Roofing LLC	\$ 454,421
Silktown Roofing, Inc.	\$ 475,648

Unforeseen Site Conditions (Barrett, Inc.):

Wood Blocking (Nailer) Replacement	\$ 7.41 per Bd. Ft.
Additional Insulation Replacement	\$ 13.68 per Sq. Ft.
Decking Replacement (Metal B Deck)	\$ 17.10 per Sq. Ft.

Scope of Work: Alternate to Base Bid

1. All areas of the scope are the same except for the following. Mechanically fasten 2 layers of 2 1/2" iso and 1/2" wood fiber board to the deck per wind uplift calculations. Contractor is to add crickets and/or saddles as needed behind units or other areas in which ponding water is possible. Contractor 100% responsible for ensuring there is no ponding water.

Alternate to Base Bid:

Proposal Price Based Upon Market Experience: \$ 479,954

Garland/DBS Price Based Upon Local Market Competition (Alternate to Base Bid):

Barrett, Inc.	\$ 479,954
Gold Seal Roofing LLC	\$ 485,817
Silktown Roofing, Inc.	\$ 535,900

Unforeseen Site Conditions (Barrett, Inc.):

Wood Blocking (Nailer) Replacement	\$ 7.41 per Bd. Ft.
Additional Insulation Replacement	\$ 13.68 per Sq. Ft.
Decking Replacement (Metal B Deck)	\$ 17.10 per Sq. Ft.

Scope of Work: Add Alternate - Masonry Wall Repair Unit Pricing

	Barrett, Inc.	Gold Seal Roofing	Silktown Roofing
Block Repointing (per Ln. Ft.)	\$ 17.10	\$ 9.12	No Bid
Remove/Replace Vertical Caulk Joints (per Ln. Ft.)	\$ 17.10	\$ 13.68	No Bid
Block Removal/Replacement (Each)	\$ 136.80	\$ 74.10	No Bid

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.
3. Plumbing, Mechanical, Electrical work is excluded.
4. Interior Temporary protection is excluded.
5. 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,

Matt Egan

Matt Egan
Garland/DBS, Inc.
(216) 430-3662