



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 Mailroom (MR) Bldg. 57

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**Item Description**

This item requests approval of the attached Roofing material and services proposal No. 25-FL-221099 for the Mailroom (MR) Building No. 57 Roof Restoration.

**Overview and Background**

The Main Campus MR Building No. 57 Roof needs structural improvements and requires repairs. The attached proposal no. 25-FL-221099 in the amount of \$562,779.00 was received from Garland/DBS, Inc. and is recommended for all Roofing Materials and labor for the restoration of the roof for the MR Building No. 57.

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-221099 from Garland/DBS, Inc. as presented.



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



## **ROOFING MATERIAL AND SERVICES PROPOSAL**

**Tallahassee Community College**  
**Building 57 Mailroom**  
**444 Appleyard Dr.**  
**Tallahassee, FL 32304**

**Date Submitted: 12/14/2022**  
**Proposal #: 25-FL-221099**  
**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- 4'10" o.c
  - b. Zone Two(e)- 4'10" o.c
    - i. 2n- 3'8"
    - ii. 2r- 3'8"
  - c. Zone Three (e)- 3'8" o.c
    - i. 3(r)- 2'11"
  - 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. 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
17. Install edge stiffener
  - a. Hold in place using small step over clamps
  - b. Rivet into place using Garland color match rivets
18. Ridge cap should be test fit and proper location marked on the panel rib
19. 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
20. Installing ridge cap
  - a. Install butyl tape over the head closure
  - b. Install ridge cleat fastening to head closure every 6" o.c.

21. 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
22. Mechanically seam clip
  - a. Fold down 3/4" overhang with duck bill vice grip
  - b. Tap flush with rubber mallet
23. 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	\$ 53,000.00	1	each	\$ 53,000
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	\$ 7,420.00	1	14%	\$ 7,420
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	14,690	SF	\$ 92,239
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	14,690	SF	\$ 9,798
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	14,690	SF	\$ 17,738
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	14,690	SF	\$ 262,018
	<b>Sub Total Prior to Multipliers</b>				<b>\$ 442,213</b>

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	\$ 442,213	%	\$ 110,553
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	\$ 442,213	%	\$ 44,221
<b>Total After Multipliers</b>					<b>\$ 596,988</b>

**Base Bid Total Maximum Price of Line Items under the MICPA: \$ 596,988**  
**Proposal Price Based Upon Market Experience: \$ 562,779**

**Garland/DBS Price Based Upon Local Market Competition:**

<b>Burnette Roofing &amp; Construction</b>	<b>\$ 562,779</b>
Crawford Roofing Inc.	\$ 564,452
Total Quality Roofing, Inc.	\$ 580,511
Jenkins Roofing Inc.	\$ 601,247
ACME Roofing & Sheet Metal Company, Inc.	\$ 634,904

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 Demobilization 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