



January 16, 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: FPSI Dorm Building Roofing

Item Description

This item requests approval of the attached roofing material and services proposal No. 25-FL-231250 for the FPSI Dorm Building No. 9, 10 & 11 Roof Hugger Framing System.

Overview and Background

The roof of the Dorm Building #9, 10 & 11 on the Florida Public Safety Institute Campus, TCC Site 3, is in need of structural improvements and requires repairs.

Garland/DBS, Inc. (Florida General Contractor License#CGC1517248) 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.
- Burnette Roofing & Construction
- Crawford Roofing, Inc.

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

The attached proposal no. 25-FL-231250 in the amount of \$640,814.00 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-231250 from Garland/DBS, Inc. as presented.



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
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ROOFING MATERIAL AND SERVICES PROPOSAL

Tallahassee Community College
Florida Public Safety Institute
75 College Drive
Havana, FL 32333

Date Submitted: 01/03/2024
Proposal #: 25-FL-231250
MICPA # PW1925

Florida General Contractor License #: CGC1533467

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: Old Dorm Building B & C

Roof Hugger Framing System

1. Mark the purlins on the top side of the roof
 - a. Spacing must not exceed Garland Engineering Wind Uplift Spacing
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
 - a. GreenLock XL sealant must be installed on the entire underneath side of the contact surface of Roof Hugger to provide temporary waterproofing
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 placed in ALL pre-punched holes
8. Cross webbing maybe required in zone 2 and zone 3 per engineer drawing (provided by Roof Hugger)

R-Mer Span as Wall Panel

1. Install hat channel over existing wall system
 - a. Fasten at each panel rib of existing wall panel
 - b. Fasteners in hat channel will be on both top and bottom of the hat
 - i. 2 fasteners per existing panel rib
 - c. Install custom sil plate on the lower hat channel
 - i. Sil plate must have a ½" minimum 180 degree hem on the exterior edge

R-Mer Span Panel Installation (Gutter Box should be installed prior to panels)

****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 daily
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- 4'11" o.c
 - b. Zone Two(e)- 4'11" o.c
 - c. Zone Two(n)-3'8" o.c
 - d. Zone Two(r)- 3'8" o.c
 - e. Zone Three (e)- 3'8" o.c
 - f. Zone Three(r)- 2'11"
 - i. Spacing subject to be modified prior to bid date
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 drillbit 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 require 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. These 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 modify rake edge to ensure proper fit
 - c. Instruction will be located in the FT Section of the Shop Drawings
 - 23. Mechanically seam clip
 - a. Fold down 3/4" over hang with duck bill vice grip
 - b. Tap flush with rubber mallet
- Install new gutter and down spouts
- 1. Install new gutters box
 - 2. Install new downspouts
 - a. Tie into ground level plumbing where existing
- *If clip spacing and Roof Hugger discrepancies occur the most aggressive spacing will prevail*

Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
14.01.05	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): INSULATION OPTIONS FOR ARCHITECTURAL STANDING SEAM ROOF INSTALLATION OVER SUBSTRATE: INSULATION OPTION: Structural Application Over Open Framing; Over Retrofit Framing; Over an Existing Roof Using Steel Furring - No Insulation	\$ 2.93	16,500	SF	\$ 48,345.00
14.02.07	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 - 22 Ga, 18" - 19" Wide Panels	\$ 8.75	16,500	SF	\$ 144,375.00
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	\$ 0.77	16,500	SF	\$ 12,705.00
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	\$ 1.39	16,500	SF	\$ 22,935.00

14.02.34	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 - Installed Over Retrofit Framing System Below 3:12 Slope	\$ 18.61	16,500	SF	\$ 307,065.00
Sub Total Prior to Multipliers					\$ 535,425.00
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	535,425.00	%	\$ 53,542.50
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	535,425.00	%	\$ 133,856.25
Total After Multipliers					\$ 722,823.75

Base Bid Total Maximum Price of Line Items under the MICPA: \$ 722,823.75
Proposal Price Based Upon Market Experience: \$ 640,814.00

Garland/DBS Price Based Upon Local Market Competition:

Crawford Roofing	\$ 640,814.00
ACME Roofing	\$ 709,113.14
Burnette Roofing	\$ 846,355.72

Crawford Roofing - Unforeseen Site Conditions:

Decking Replacement	\$ 22.80 per Sq. Ft.
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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.
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 included to which it obtains to the scope of work.
6. Interior Temporary protection is excluded.
7. Prevailing Wages are excluded.
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.
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