

**Special Called Business Meeting
June 1, 2020 5:00 PM
Collierville Schools Electronic Meeting
146 College Street
Collierville, TN 38017**

I. Call to Order J. Mark Hansen, Chairman

II. Roll Call J. Mark Hansen, Chairman

III. Approval of Agenda J. Mark Hansen, Chairman

IV. Recommended Actions

A. Approval of Roofing Restoration at Sycamore
Elementary with recommended award to Garland/DBS,
Inc. in the amount of \$787,492.00 under the Master Inter-
Governmental Cooperative Agreement Dr. Gary Lilly, Superintendent

V. Adjournment



Garland/DBS, Inc.
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Cleveland, OH 44105
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ROOFING MATERIAL AND SERVICES PROPOSAL

Sycamore Elementary School
Collierville Schools
1155 Sycamore Road
Collierville, TN 38017

Date Submitted: 05/19/2020
Proposal #: 25-TN-200414
MICPA # PW1925

Tennessee General Contractor License #: 11220717 ID#64020 BC-21

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. will administer 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:

1. Tear out and replace all wet insulation with like depth 3" Poly Iso material mechanically fastened to the metal deck, ½" wood fiber board mechanically attached, using commodity grade base sheet and commodity grade mineral cap sheet in GreenLock at a rate of 2.0gal/square per ply. If the ½" gypsum board is wet, replace as well.
2. Remove existing Coping cap and Install a new one using R-Mer Flat Stock 24 Ga Natural Stone in color to shop fabricated fit the coping cap, make sure that ANSI SPRI and ES-1 requirements are met on the wind uplift of the edge metal. Wind uplift will be given to the contractor doing the work.
3. Replace or reattach any EPDM sections that are loose and then coat the EPDM with White Knight Plus after properly cleaning black carbon first. Any replacement needs to be with aged EPDM so the WKP will stick.
4. Repair any modified flashings that have been marked with new commodity mineral cap sheet and WeatherKing adhesive. Then aluminize the flashings when the roof is aluminized. Any minor repairs that can be made without using another sheet should be done with a three course method using Tuff Flash LO and Grip Poly.
5. Cut and repair all blisters that are marked on the roof prior to the install of the Revitalizer system. Cut the blister, mastic inside with Green Lock Adhesive, allow to cure for 3-4 hours and then three course the cut with Tuff Flash LO and grip poly.

6. Using Tuff Flash LO and grip poly re-inforce all scupper sides and bottom at the roof edge.
7. Make sure all pitch pans and sealers are good and in tact. Replace any pitch pan with new sealant that are open or split and showing signs of age. Seal the base of all pitch pans and pipe boots with Garla Flex Sealant.
8. Installation of the Revitalizer system is accomplished in basic steps:
repair, preparation, prime with Garla-Prime making sure that no more than 24 hrs passes before the first application of Revitalizer, application of Grip Polyester Firm reinforcement with Revitalizer, application of Revitalizer finish coats, application of minerals or reflective coating and Inspection.
9. (a) Repair - All necessary repairs must be done according to good construction practices. Revitalizer should not be applied over roofing, insulation, or related materials that are saturated with moisture. All necessary repairs must be done according to good construction practices.
10. (b) Preparation - Revitalizer must have a clean, dry surface to adhere to. All dirt, debris, oils and contaminants that can interfere with adhesion of coatings must be removed by the most effective method possible. High pressure water (2000 psi minimum is the preferred method when appropriate. When high-pressure water washing is used, it should be done at a pressure suitable to remove embedded dirt and contaminants without damaging the substrate that is being cleaned. Care must also be taken to make sure that water does not intrude into the building. After cleaning with TSP or Simple Green ponding areas should be rinsed at least twice to be sure all contaminants are removed to prevent adhesion issues. A tape test should be used to determine acceptability of the cleaned surface for coating application. This is done by applying duct tape to the surface to be coated and then peeling off the tape. If the adhesive side of the tape shows contaminants that will interfere with the adhesion of the coatings, then further cleaning or use of a primer may be necessary.
11. (c) Priming - After dust, dirt and debris has been removed, surfaces should be primed with Garla-Prime immediately after cleaning to prevent surface contaminants. Garla-Prime should be applied at the rate of 1/2 gallon per 100 square feet (.10 to .21 l/m²) over the entire roof.
12. (d) Application of Grip Polyester Firm Reinforcement with Revitalizer - Before application of Revitalizer, verify that the surface to be coated is cleaned and prepared properly. If the roof surface becomes contaminated with dirt, dust or other materials that will interfere with adhesion of the coatings. All required materials must be applied at a specified wet film thickness. When calculating material requirements for a particular project, consideration must be given to overspray and/or applicator variance.

13. (E) Applying Grip Polyester Firm Reinforcement and Revitalizer to the field to be covered:
 1. After embedding Grip Polyester Firm reinforcement into the Revitalizer Base Coat of 3 gallons per square, apply additional Revitalizer to completely saturate the fabric at the minimum application rate of 3.5 gallon per 100 ft. on the Top Coat
 2. This saturation coat should be applied as soon as possible after embedding the reinforcement into the Revitalizer. Allow to dry for a minimum of 30 days before applying reflective coatings. While everything is still wet immediately apply standard roofing granules into the Top Coat.

*NOTE: Total Revitalizer used to embed and saturate the Grip Polyester Firm reinforcement should be a minimum of 6.5 gallons per 100 ft.
14. (f) Application of Garla Brite Reflective Coating - once the Revitalizer system has cured a minimum of 30 days.
15. Aluminize all lead boots and rusted metal and modified Flashing walls to match the roof.
16. Paint all gas lines yellow and drain caps blue.

Garland/DBS Price Based Upon Local Market Competition:

Porter Roofing Contractors	\$ 758,451
Jessie Bryant Roofing	\$ 995,513
B Four Plied, Inc.	\$ 999,140
Jonesboro Roofing Co. Inc.	\$ 1,268,671

Pricing Breakdown:

Labor/Non Garland Material	\$ 330,893
Bonding	\$ 5,938
Insurance	\$ 3,443
Shipping and Handling Allowance	\$ 9,500
Overhead and Profit and Admin Fees	\$ 55,520
Material Allowance:	\$ 321,783
Material Tax Allowance:	\$ 31,374
Total:	\$ 758,451

Scope of Work:

1. Seal a Pore Prep: All surfaces to be treated must be free of dirt, excess mortar, loose particles and all foreign materials. Remove salt deposits from previous efflorescence by washing with diluted muriatic acid and flush with water. Grease and oil stains must be removed using high strength detergents or cleaning solvents. Rinse with water. Repoint all joints with loose mortar or where mortar is missing. Repair all hairline cracks or larger cracks and holes.

2. Seal a Pore HP Application: Apply Seal-A-Pore HP continuously, ensuring no pinholes or gaps are left on the substrate. Do not allow the material to puddle. Spray apply with a low pressure, solvent resistant, airless or pump sprayer equipped with a fan nozzle orifice of 0.025" to 0.030" at 0.5 gpm. The optimum spray pattern is an 8" to 12" (20.32 cm to 30.48 cm) fan. Hold sprayer tip 8" to 12" (20.32 cm to 30.48 cm) from the surface of the concrete. Begin application at the bottom, working your way up while allowing a 6" to 12" (15.24 cm to 30.48 cm) run down. Excessive run down or over application can cause discoloration of the substrate. Directly after spraying back roll surfaces using a short nap (1/4" max) solvent and shed resistant roller. Allow 6" (15.24 cm) minimum run down. Maximum run down is 12" (30.48 cm). Excessive run down or over application can cause discoloration of the substrate. Material is usually dry after 1 (one) hour at 72°F (22°C) with 50% R.H. When using a brush for application, dab or splash the material on the surface. Seal-A-Pore HP is a thin, low viscosity liquid and does not brush out like paint.
3. Dig our grind out all control joints in the brick, replace any and all bad backer rod. Then refill all joints with a urethane sealant (Tuff Stuff) ensuring that no joint is deeper than 1 1/4"

Garland/DBS Price Based Upon Local Market Competition:

Western Specialty Contractors	\$	29,041
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Pricing Breakdown:

Labor/Non Garland Material	\$	22,217
Bonding	\$	262
Insurance	\$	132
Shipping and Handling Allowance	\$	300
Overhead and Profit and Admin Fees	\$	3,373
Material Allowance:	\$	2,512
Material Tax Allowance:	\$	245
Total:	\$	29,041

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. Proposal pricing valid 60 days from proposal date listed above.

Clarifications/Exclusions:

1. Sales and use taxes are included.
2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Interior Temporary protection is excluded.
7. 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,

Steve Rojek

Steve Rojek
Garland/DBS, Inc.
(216) 430-3613