



CITY OF NOVI CITY COUNCIL
APRIL 17, 2023

SUBJECT: Consideration of approval to award Garland/DBS, Inc. \$284,882 for the roof restoration at Fire Station 4 using a competitively bid contract pricing under the Master Intergovernmental Cooperative Purchasing Agreements and Omnia Partners Public Sector Agreements and amend the budget.

SUBMITTING DEPARTMENT: Integrated Solutions – Facilities Division

EXPENDITURE REQUIRED	\$284,882.00
AMOUNT BUDGETED	\$175,050.00
APPROPRIATION REQUIRED	\$0.00 (BA between dept; net -0- effect on FB)
LINE ITEM NUMBER	101-265.00-976.083

BACKGROUND INFORMATION:

The original roof at Fire Station 4 was installed in 2002 as part of the new station's construction. This building has an 11,047 square-foot mechanically fastened PVC 60ml roof membrane. In 2015 an assessment was done of the roof condition and the membrane noting deterioration, missing caulking, punctured areas, and drainage issues. Since 2015, several repairs to the roof have been completed to address concerns about leaks and loose components. This proposed restoration includes repairs and cleaning to the existing roof membrane and metal flashing, followed by caulking and insulating, and a complete top coat sealing with a two-component polyurethane, extending the roof's life span an additional 10-15 years. A (3) year workmanship warranty is also included.

RECOMMENDED ACTION: Consideration of approval to award Garland/DBS, Inc. \$284,882 for the roof restoration at Fire Station 4 using a competitively bid contract pricing under the Master Intergovernmental Cooperative Purchasing Agreements and Omnia Partners Public Sector Agreements and amend the budget.

RESOLUTION

NOW, THEREFORE BE IT RESOLVED that the following Budget Amendment for the roof restoration at Fire Station 4 using a competitively bid contract pricing under the Master Intergovernmental Cooperative Purchasing Agreements and Omnia Partners Public Sector Agreements is authorized:

	INCREASE (DECREASE)
General Fund	
APPROPRIATIONS	
City Clerk	
Capital Outlay	(109,840)
IS: Facility Operations	
Capital Outlay	109,840
TOTAL APPROPRIATIONS	\$ -
Net Increase (Decrease) to Fund Balance	\$ -

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi at a regular meeting held on April 17, 2023

Cortney Hanson
City Clerk



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 Novi
Fire Station #4
49375 W. 10 Mile Rd.
Novi, MI 48374

Date Submitted: 03/15/2023
Proposal #: 25-MI-230177
MICPA # PW1925

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: Fire Station #4 - Section A, B & C

1. Complete infrared roof scan of all three roof sections; mark areas of saturated insulation for repair directly on roof surface.
2. Repair any existing ridges, splits, punctures or tears to the existing membrane roofing where necessary. All repairs should be made with cured, 60ml EPDM.
3. Roof surface and flashings to be cleaned using power washer (2,000 psi) and SimpleGreen solution. Soft bristle broom will be used to remove areas of heavy dirt, debris, oil and scale. Contractor to anticipate a minimum of two cleanings prior to the final rinse. If the roof surface becomes contaminated at any time during the application, additional cleaning will be required.
4. Existing lightening protection equipment should be temporarily removed from the field of the roof, salvaged and reinstalled using sealant upon completion of the restoration. Lightening protection attached to coping/flushing areas to be left in place.
5. Sealant at screen wall boots to be reapplied throughout.
6. Apply base coat of polyurea coating at a rate of 2.5 gallons per square throughout the field and flashings. Consult application guide for tips and ensure to work in small areas to ensure proper work time and coverage rate.
7. Immediately embed polyester firm reinforcement fabric, ensuring to saturate thoroughly, bushing/rolling into base coating while liquid. Special attention should be given to minimize wrinkles in the fabric during installation. Allow 48 hours to cure.

8. Apply top coat of polyurea at a rate of two gallons per square over all field and flashings. Allow 48 hours to cure. Shoe covers should be utilized when applying top coat to limit markings.
9. Remove/Replace existing wood pipe supports throughout.
10. Primary roofing manufacturer to provide routine quality inspections and weekly documentation throughout the duration of the project.
11. All Sections: Clean up all debris and/or damage done to grounds, building and roof top (if any). Contractor is responsible for any clean up and cost accrued.
12. Contractor to provide a written (3) year workmanship warranty to manufacturer/owner. The manufacturer is to provide warranty directly to owner.

Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
17.05.02	FULLY ADHERED SINGLE-PLY ROOF SYSTEMS: ROOF CONFIGURATION: Fully Adhered Single-Ply Roof System Installed Over Prepared Surface or Insulation SINGLE-PLY ROOF TYPE: ASTM D 4637 - Ethylene Propylene Diene Terpolymer (EPDM) - 60 Mil Thickness	\$ 5.82	100	SF	\$ 582
23.03	Cleaning & Caulking: Pressure Wash with TSP or Simple Green to Clean Horizontal Surfaces	\$ 1.27	10,800	SF	\$ 13,716
23.03	Cleaning & Caulking: Pressure Wash with TSP or Simple Green to Clean Horizontal Surfaces	\$ 1.27	10,800	SF	\$ 13,716
15.17	RESTORATIONS - RECOATING OF EXISTING ROOF SYSTEMS : RESTORATION OF A SINGLE-PLY ROOF OR SMOOTH-SURFACE BUR/MODIFIED BUR SYSTEMS WITH FULLY-REINFORCED, TWO-COMPONENT, LOW-ODER URETHANE Prepare Roof Surface by Cleaning with TSP or Simple Green, Use Portable Blowers to Clear the Roof Surface of Moisture; Reinforce Entire Roof Surface by Applying a Two-Component, Low-Oder Urethane 2 Gallons per Square / Reinforcement / 1 Gallon per Square (3 Gallons per Square Total Prior to Top Coat), Wait 24-48 Hours, Apply Two-Component, Low-Oder Urethane as a Top Coat at a Rate of 2 Gallons per Square Over the Entire Roof According to Manufacturer's Specifications.	\$ 16.01	10,800	SF	\$ 172,908
Sub Total Prior to Multipliers					\$ 200,922
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	%	\$ 50,231

22.08	MULTIPLIER - ROOF HEIGHT IS GREATER THAN 20 FT, BUT LESS THAN OR EQUAL TO 50 FT STORIES Multiplier is applied when labor production is effected by the roof height. This multiplier applies to roof heights that exceed an estimated 2 stories, but are less than or equal to an estimated 5 stories. Additional roof height can require increased safety requirements, larger lift equipment, tie-offs, etc.	25	\$ 200,922	%	\$ 50,231
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	\$ 200,922	%	\$ 20,092
Total After Multipliers					\$ 321,475

Base Bid Total Maximum Price of Line Items under the MICPA: \$ 321,475
Proposal Price Based Upon Market Experience: \$ 284,882

Garland/DBS Price Based Upon Local Market Competition:

Royal Roofing Co., Inc.	\$ 284,882
Lutz Roofing	\$ 295,308
Schena Roofing & Sheet Metal	\$ 350,071
Schreiber Corporation	\$ 392,360

Unforeseen Site Conditions:

Additional Insulation Replacement \$ 2.85 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 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. Permits are excluded.
2. Bonds are included.
3. Plumbing, Mechanical, Electrical work is excluded.
4. Masonry work is excluded.
5. Interior Temporary protection is excluded.
6. 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