



Hamilton County Board of Commissioners RESOLUTION

No. 1222-18

A RESOLUTION ACCEPTING THE PROPOSALS FROM GARLAND/DBS, INC. FROM THE OMNIA PARTNERS PUBLIC SECTOR PURCHASING COOPERATIVE FOR THE REPLACEMENT OF EXISTING ROOFS AT VARIOUS DESIGNATED COUNTY BUILDINGS, IN AN AMOUNT NOT TO EXCEED \$1,525,000.00 FOR THE HAMILTON COUNTY PARKS AND RECREATION DEPARTMENT AND AUTHORIZING THE COUNTY MAYOR TO SIGN ANY CONTRACTS NECESSARY TO IMPLEMENT THIS RESOLUTION.

WHEREAS, proposals were received from Garland/DBS, Inc. for the replacement of existing roofs at the Chester Frost Park Smokemont Shelter and multiple buildings at McDonald Farm from the Omnia Partners Public Sector Purchasing Cooperative for the Hamilton County Facilities Maintenance Department; and,

WHEREAS, the Hamilton County Procurement Rules Section 3.6. C allows for purchasing goods or services under other governmental cooperative purchasing contracts; and,

WHEREAS, Garland/DBS, Inc. is under current contract number PW1925 with Omnia Partners Public Sector Purchasing Cooperative; and,

WHEREAS, pricing from the Omnia Partners Public Sector contract amounting to \$60,391.00 for the Chester Frost Park Smokemont Shelter and \$1,353,949.00 for multiple buildings at McDonald Farm is considered economically fair; and,

WHEREAS, the total not to exceed cost includes an Owner's Contingency of \$110,660.00 due to fluctuating materials costs; and,

WHEREAS, the total purchase will be funded by Hamilton County ARP funds initially approved by the Capital Outlay Plan in Resolution 722-52.

NOW, THEREFORE, BE IT RESOLVED BY THIS COUNTY LEGISLATIVE BODY, IN SESSION ASSEMBLED:

That the proposals received from Garland/DBS, Inc. for the replacement of existing roofs at various designated County buildings from the Omnia Partners Public Sector Purchasing Cooperative in an amount not to exceed \$1,525,000.00 for the Hamilton County Parks and Recreation Department is

hereby accepted, and authorizing the County Mayor to sign any contracts necessary to implement this resolution.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION

Approved:



Rejected:

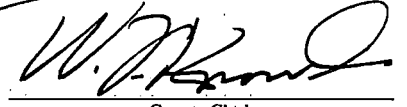


Approved:



Vetoed:




County Clerk


County Mayor

December 21, 2022

Date

WESTON WAMP
COUNTY MAYOR



JOHN A. AGAN, P.E.
DIRECTOR
ENGINEERING &
FACILITIES MAINTENANCE

HAMILTON COUNTY, TENNESSEE

November 16, 2022

Jerald Carpenter
Director of Procurement & Fleet Management
455 North Highland Park Avenue,
McDaniel Building
Chattanooga, TN 37404

**Subject: Garland Company Proposal 25-TN-220727, MICPA PW1925,
Smokemont Shelter - 2277 Gold Point Circle N - Roof Replacement**

Dear Mr. Carpenter:

Engineering and Facilities Maintenance has technically reviewed the attached proposal from the Garland Company under the Master Intergovernmental Cooperative Agreement (MICPA). The proposal is for Chester Frost Park - Smokemont Shelter roof replacement with a new 24 gauge kynar coated R-Mer Loc metal roof system with a 30 Year Warranty.

The attached proposal describes the work that will be completed on the structure.

The Garland Company is a licensed general contractor in the state of Tennessee, and is qualified to complete the work. The proposal to accomplish the work for \$60,391 with a contract construction duration of 25 days is recommended for further approval action by Procurement.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Agan".

John A. Agan, PE

cc: Christina H Cooper, J.D., Administrator of General Services
Todd E. Leamon, PE, Administrator of Public Works and County Engineer

Attachment(s)



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THE GARLAND COMPANY, INC.

HIGH-PERFORMANCE BUILDING ENVELOPE SOLUTIONS

3800 EAST 91ST. STREET • CLEVELAND, OHIO 44105-2197

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NATIONWIDE: 1-800-321-9336

www.garlandco.com

Hamilton County Parks & Recreation

Smokemont Shelter

Chester Frost Park

2277 Gold Point Circle N

Chattanooga, TN 37343

Date Submitted: 11-15-2022

Proposal #: 25-TN-220727

MICPA #: PW1925

Garland/DBS, Inc., developed a scope of work and specifications for a new standing seam metal roof system with a thirty (30) year warranty for the Smokemont Shelter located in Chester Frost Park at 2277 Gold Point Circle N Chattanooga, TN 37343 under the direction of Hamilton County Parks & Recreation Department.

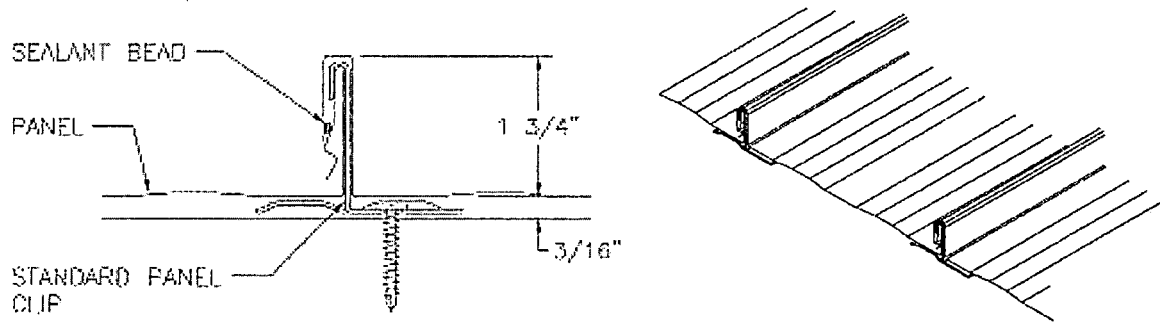
The designed roof system will be a total replacement of the existing roof system. All rotten wood decking will be removed and replaced to match the existing decking, and all rotten fascia will be removed and replaced to match the existing fascia wood. The building will receive a new self-adhering high temperature roofing underlayment to protect the existing wood deck structure. A new 24 gauge, kynar coated, standing seam, concealed fastener, R-Loc metal roof system will be installed in Cadet Grey. The new roof system will be installed on 18 gauge galvanized steel, one-piece, roof clips that will allow for unlimited thermal expansion and contraction.

Garland/DBS, Inc. selected pre-qualified local contractors to attend a pre-bid that was held on site to bid the project. The selected contractors bid the roof project per the scope of work. 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 found in the formal proposal (separate document) 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.

Hamilton County, TN will be contracting directly with Garland/DBS, Inc. JDH Company will be the subcontractor of Garland/DBS, Inc. and will perform the outlined scope of work.



Below you will find photo overview of the roof system, the competitive bid breakdown and general contractor license information for Garland/DBS, Inc.



Garland/DBS, Inc.
Tennessee General Contractor License #: 11220717 (348015)
ID #: 64020 BC-21 Unlimited

Purchase orders to be made out to: Garland/DBS, Inc.

Smokemont Shelter – 30 Year Warranty

Total Maximum Price of Line Items under the MICPA:	\$76,674.00
Proposed Price Based Upon Market Experience (Prior to Contingency):	\$54,901.00
Add 7% Contingency:	\$ 5,490.00
Proposed Price Based Upon Market Experience (Including Contingency):	\$60,391.00

Garland/DBS Price Base upon Local Market Competition:

JDH Company	\$54,901.00
Tri-State Roofing	\$63,296.00
Eskola Roofing & Waterproofing	\$70,248.00

***Please note the formal line item proposal for this project is attached as a separate document.





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



ROOFING MATERIAL AND SERVICES PROPOSAL

Hamilton County - Parks & Recreation
 Chester Frost Park - Smokemont Shelter
 2277 Gold Point Circle N
 Hixson, TN 37343

Date Submitted: 11/15/2022
 Proposal #: 25-TN-220727
 MICPA # PW1925

Tennessee General Contractor License #11220717 (348015) ID# 64020 BC-21 Unlimited

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: Smokemont Shelter

1. Replace all fascia on this structure using pressure treated 2 x 12.
2. Remove existing rolled roofing down to the wood decking.
3. Repair/replace and damaged or deteriorated decking.
4. Install R-Mer Seal (ice/watershield) underlayment over the entire field of the roof.
5. Install new 24 gauge kynar coated R-Mer Loc metal roof system according to attached details.

Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.29	Tear-off & Dispose of Debris: SYSTEM TYPE Dimensional/Architectural Shingle Roof - Wood Deck	\$ 1.16	1,900	SF	\$ 2,212
14.01.02	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): INSULATION OPTIONS FOR ARCHITECTURAL STANDING SEAM ROOF INSTALLATION OVER SUBSTRATE: INSULATION OPTION: Architectural Application - No Insulation - WOOD DECK: Class A Fire-Retardant Underlayment	\$ 4.58	1,900	SF	\$ 8,704

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	1,900	SF	\$ 11,930
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	1,900	SF	\$ 1,267
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	1,900	SF	\$ 2,294
14.02.30	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: Architectural Application - Installed Over a Deck Below 3:12 Slope	\$ 6.80	1,900	SF	\$ 12,913
Sub Total Prior to Multipliers					\$ 39,320
22.17	MULTIPLIER - ROOF SIZE IS GREATER THAN 1,000 SF, BUT LESS THAN 2,000 SF Multiplier is applied when Roof Size is greater than 1,000 SF, but less than 2,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a very small roof area resulting in fixed costs having a significant impact on the overall job costs	70	\$ 39,320	%	\$ 27,524
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	\$ 39,320	%	\$ 9,830
Total After Multipliers					\$ 76,674

Base Bid Total Maximum Price of Line Items under the MICPA: **\$ 76,674**

Proposal Price Based Upon Market Experience (Prior to Contingency):	\$ 54,901
Add 10% Contingency:	\$ 5,490
Proposal Price Based Upon Market Experience (Contingency Applied):	\$ 60,391

Garland/DBS Price Based Upon Local Market Competition:

JDH Company	\$	54,901
Tri-State Roofing	\$	63,296
Eskola Roofing & Waterproofing	\$	70,248

Unforeseen Site Conditions:

Decking Replacement	\$	21.66 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. 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. Prevailing Wages are 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,

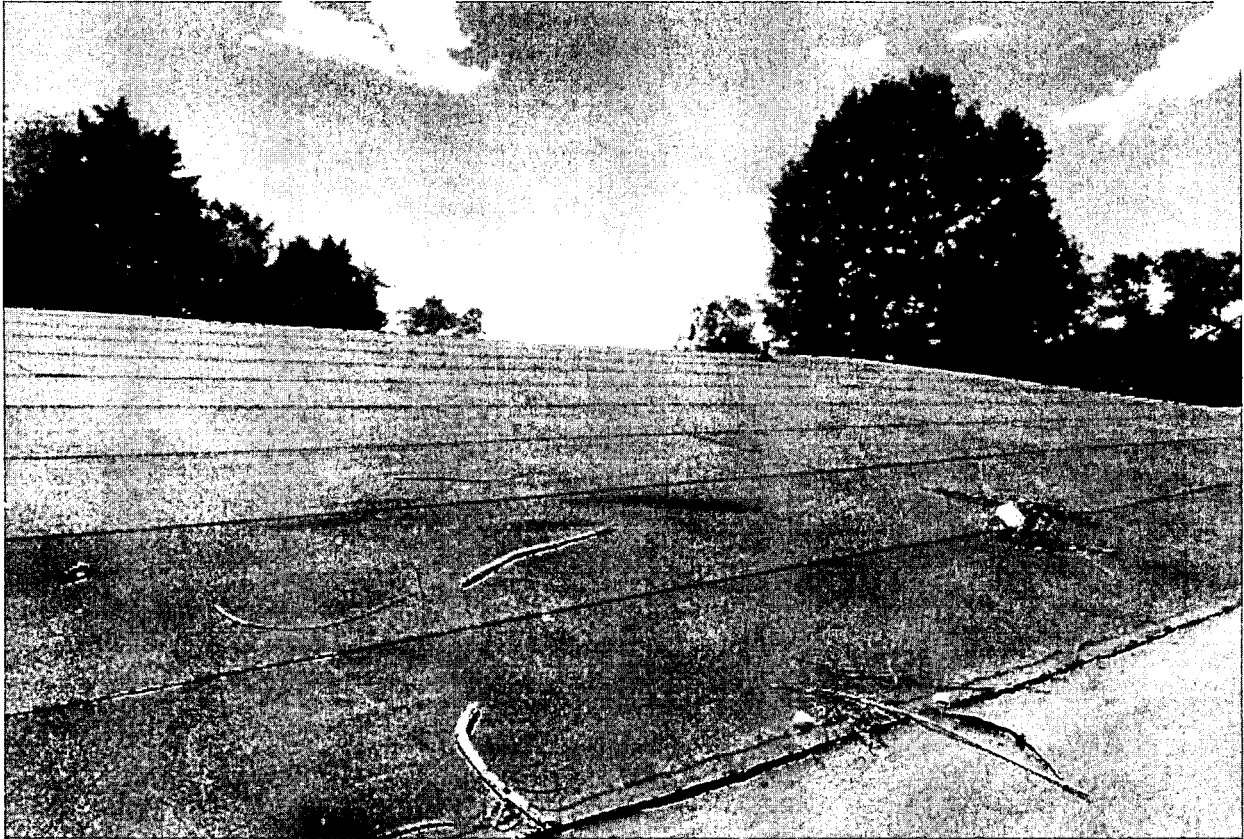
Joshua Perry

Joshua Perry
Garland/DBS, Inc.
(216) 430-3635

Smokemont Shelter – Chester Frost Park

Proposed Price Base upon Market Experience (Including Contingency): \$60,391.00

Approximate Square Footage: 1,900 Price Per Square Foot: \$31.78



Above is the Existing Roof Makeup



Above is the Proposed Roof Makeup



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Hamilton County Government
Parks & Recreation
2277 North Gold Point Circle
Hixson, TN 37343

RE: Smokemont Shelter Roof Replacement Calendar Working Days

To Whom It May Concern:

The term of the CONTRACT shall begin on the Effective Date established by the HAMILTON COUNTY GOVERNMENT, and shall be completed 25 days thereafter, unless sooner terminated as permitted herein, or unless extended by agreement of the parties set forth in writing. The work shall commence within thirty (30) days from the date that GARLAND/DBS, INC. receives a copy or original of the fully executed CONTRACT, which receipt shall be considered Notice to Proceed. GARLAND/DBS, INC. is required to submit to the HAMILTON COUNTY GOVERNMENT a Certificate of Insurance and Performance and Payment bonds prior to commencing work. In addition, the work shall be scheduled as agreed upon by the parties.

Should there be any questions or concerns, please feel free to contact me at any time.

Sincerely,

Tyson Elliott

Tyson Elliott
The Garland Company, Inc.
423-413-5061



WESTON WAMP
COUNTY MAYOR



JOHN A. AGAN, P.E.
DIRECTOR
ENGINEERING &
FACILITIES MAINTENANCE

HAMILTON COUNTY, TENNESSEE

November 18, 2022

Jerald Carpenter
Director of Procurement & Fleet Management
455 North Highland Park Avenue,
McDaniel Building
Chattanooga, TN 37404

**Subject: Garland Company Proposal 25-TN-220731, MICPA PW1925,
McDonald Farms – 16705 Coulterville Rd - Roof Replacements**

Dear Mr. Carpenter:

Engineering and Facilities Maintenance has technically reviewed the attached proposal from the Garland Company under the Master Intergovernmental Cooperative Agreement (MICPA). The work for the roofs at the McDonald Farms site is outlined in the attached proposal. Work will be conducted at the following buildings: main barn, combine barn, horse barn, caretaker house, pump houses, and main house.

The Garland Company is a licensed general contractor in the state of Tennessee, and is qualified to complete the work. The proposal to accomplish the work for \$1,353,949.00 with a contract construction duration of 162 days is recommended for further approval action by Procurement.

Sincerely,


John A. Agan, PE

cc: Christina H Cooper, J.D., Administrator of General Services
Todd E. Leamon, PE, Administrator of Public Works and County Engineer

Attachment(s)



THE GARLAND COMPANY, INC.

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**Hamilton County, TN
Parks & Recreation
The McDonald Farm
16705 Coulterville Road
Sale Creek, TN 37373**

Date Submitted: 11-15-2022

Proposal #: 25-TN-220731

MICPA #: PW1925

Garland/DBS, Inc., developed a scope of work and specifications for a new standing seam metal roof system with a thirty (30) year warranty for the main barn, combine barn, horse barn, two pump houses, and the caretaker's house, as well as a scope of work and specifications for a thirty (30) year warranty covering a ten (10) year algae resistant period and up to 110 mph wind warranty for the main house and pool house on The McDonald Farm located at 16705 Coulterville Road Sale Creek, TN 37373 under the direction of Hamilton County Parks & Recreation Department.

The designed roof systems will be a total replacement of the existing shingle roof systems. All rotten tongue and groove wood decking will be removed and replaced with the same thickness tongue and groove wood. All rotten fascia will be removed and replaced to match the existing fascia wood. Each building will receive a new self-adhering high temperature roofing underlayment to protect the existing wood deck structure.

A new .040 Aluminum standing seam, concealed fastener, R-Mer Span metal roof system will be installed in Cadet Grey on the main barn, combine barn, horse barn, and the caretaker's house, while the pump houses will be in Emerald Green. The new roof system will be installed on stainless steel, one-piece roof clips that will allow for unlimited thermal expansion and contraction. New .040 aluminum 7" box gutters and downspouts will be fabricated in Cadet Grey and will be installed around the perimeter.

The main house and pool house will receive a new self-adhering high temperature roofing underlayment to protect the existing wood deck structure. A CertainTeed Landmark shingle in Moire Black, will be installed across the entire roof structure in accordance with the manufacturer's details. All buildings will receive new pipe penetrations boots as well as all new fabricated counter flashing around exhaust hoods. New 22 gauge 7" box gutters



and downspouts will be fabricated in regal white and will be installed around the perimeter.

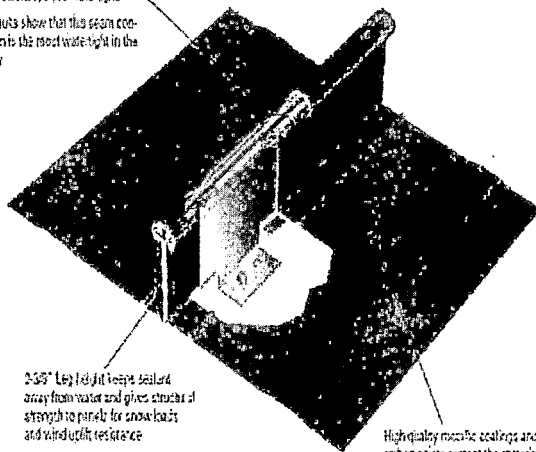
Garland/DBS, Inc. selected pre-qualified local contractors to attend a pre-bid that was held on site to bid the project. The selected contractors bid the roof project per the scope of work. The pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). The line item pricing breakdown found in the formal proposal (separate document) 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.

Hamilton County, TN will be contracting directly with Garland/DBS, Inc. Tri-State Roofing Contractors will be the subcontractor of Garland/DBS, Inc. and will perform the outlined scope of work.

Below you will find photo overview of the roof system, the competitive bid breakdown and general contractor license information for Garland/DBS, Inc.

(Main Barn, Combine Barn, Horse Barn, Pump Houses, Caretaker's House)

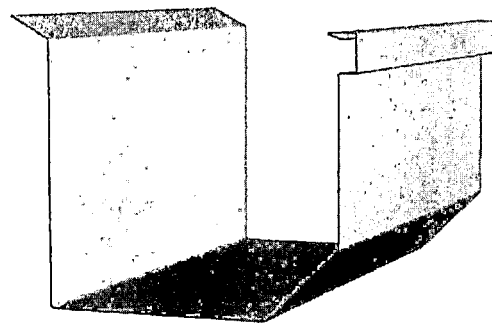
41 gsm "zip channel" presens the sealant that keeps you watertight. Test results show that this seam construction is the most watertight in the industry.



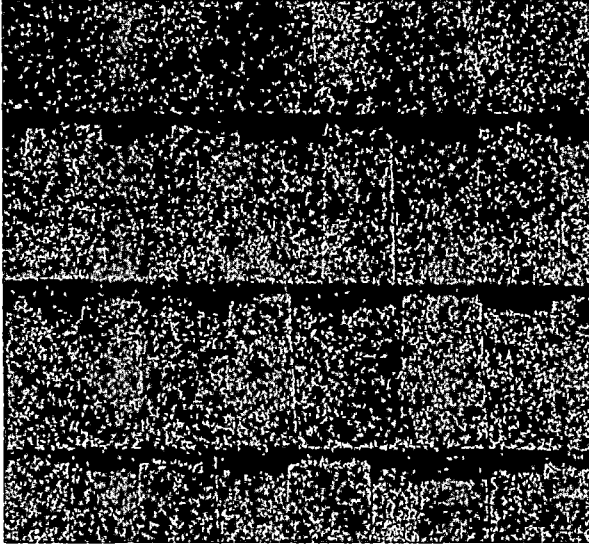
2x6" leg height keeps sealant away from water and gives structural strength to panels for snow loads and wind uplift resistance.

High quality machine coatings and fluorocarbon paints protect the materials that protect you.

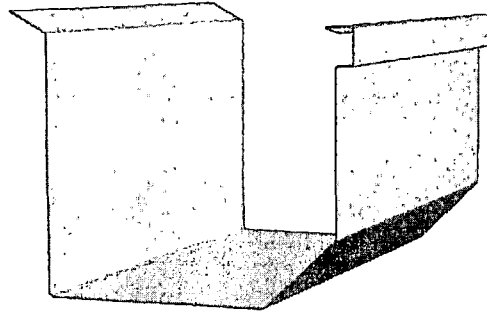
7" Commercial Box Gutter w/ Wing



(Main House and Pool House)



7" Commercial Box
Gutter w/ Wing



Garland/DBS, Inc.

Tennessee General Contractor License #: 11220717 (348015)

ID #: 64020 BC-21 Unlimited

Purchase orders to be made out to: Garland/DBS, Inc.

The McDonald Farm – 30 Year Warranty

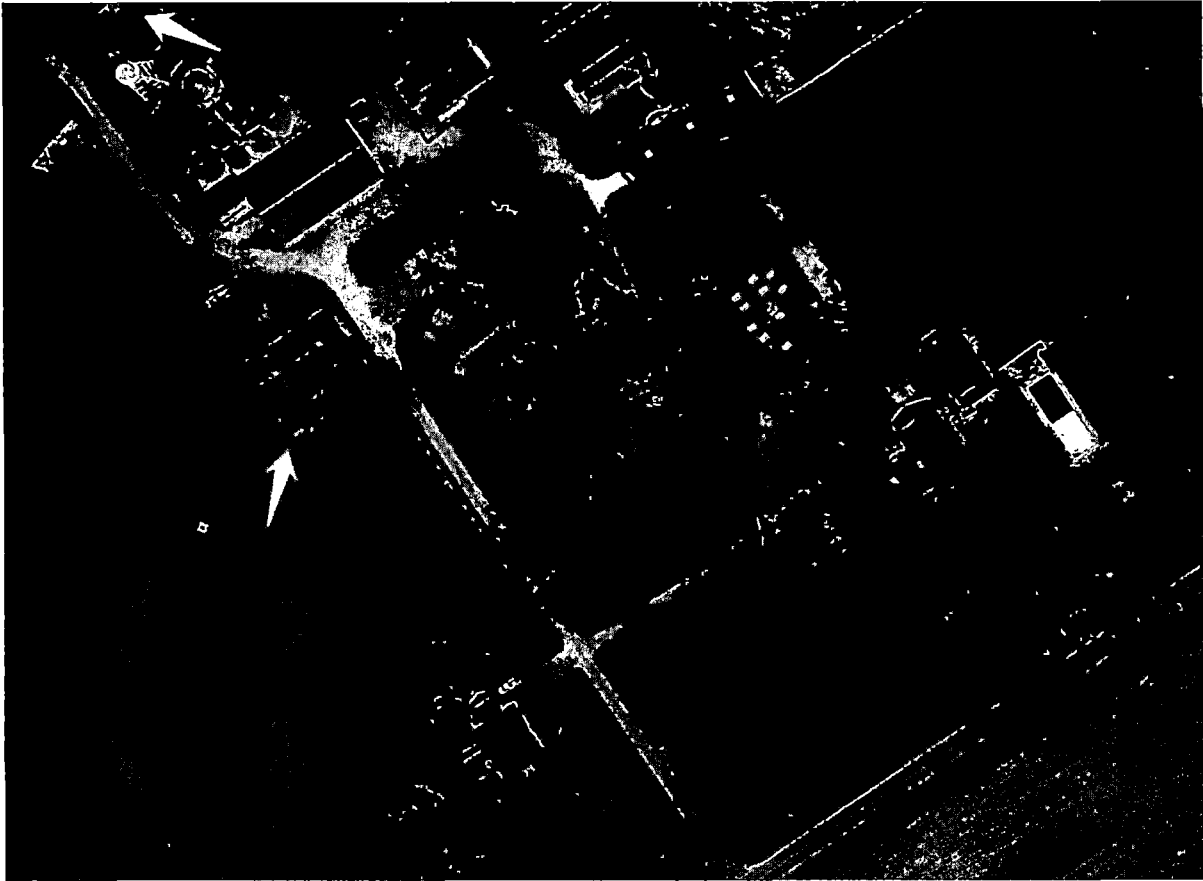
Total Maximum Price of Line Items under the MICPA:	\$1,311,217.00
Proposed Price Based Upon Market Experience (Prior to Contingency):	\$1,230,863.00
Add 7% Contingency:	\$ 123,086.00
Proposed Price Based Upon Market Experience (Including Contingency):	\$1,353,949.00

Garland/DBS Price Base upon Local Market Competition:

Eskola Roofing & Waterproofing	\$1,230,863.00
Tri-State Roofing	\$1,411,430.00
JDH Company	\$1,550,024.00

***Please note the formal line item proposal for this project is attached as a separate document.





Buildings Outlined in Red - .040 Standing Seam Aluminum Roof Panels in Cadet Grey

Yellow Arrows – Identify Two Small Pump Houses - .040 Standing Seam Aluminum Roof Panels in Emerald Green

Buildings Outlined in Blue - CertainTeed Landmark Shingle in Moire Black



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



ROOFING MATERIAL AND SERVICES PROPOSAL

Hamilton County - Parks & Recreation
The McDonald Farm
16705 Coulterville Rd.
Sale Creek, TN 37373

Date Submitted: 11/15/2022
Proposal #: 25-TN-220731
MICPA # PW1925

Tennessee General Contractor License #: 11220717 (348015) ID# 64020 BC-21 Unlimited

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: Main Barn

1. Remove existing shingles and underlayment down to the existing wood plank decking and properly dispose.
2. Install 2 x 4 wood slats over the existing wood decking every two (2) feet on center.
3. Install new 5/8 plywood decking fastened to the new 2 x 4 slats.
4. Install new R-Mer Seal underlayment over the new plywood decking.
5. Install .040 aluminum 16" R-Mer Span metal roof system according to the attached details.
6. Install new .040 aluminum termination trim details according to the attached details.
7. Install new .040 aluminum, 7" box gutters along the perimeter.
8. Pressure wash the 3 cupolas on the barn and prime with Rust-Go primer at a rate of ½ gallon per 100 square feet.
9. Once the cupolas are primed, coat with two coats of Rust-Go gray top coat at a rate of ½ gallon per 100 square feet per coat.
10. Pressure wash the entire exterior of the main barn.
11. Include 20% of the total square footage of the barn walls to be replaced in the base bid.
12. Paint the exterior of the barn using a direct to wood exterior paint.

Scope of Work: Combine Barn

1. Remove existing shingles, underlayment, and wood decking down to the barn rafters and properly dispose.
2. Install new 5/8 plywood decking fastened to the rafters.
3. Install new R-Mer Seal underlayment over the new plywood decking.
4. Install .040 Aluminum 16" R-Mer Span metal roof system according to the attached details.
5. Install new .040 Aluminum termination trim details according to the attached details.
6. Install new .040 Aluminum, 7" box gutters along the perimeter.
7. Pressure wash the entire exterior of the combine barn.
8. Include 20% of the total square footage of the barn walls to be replaced in the base bid.
9. Paint the exterior of the barn using a direct to wood exterior paint.

Scope of Work: Horse Barn

1. Remove existing shingles, underlayment, and wood decking down to the barn rafters and properly dispose.
2. Install new 5/8 plywood decking fastened to the rafters.
3. Install new R-Mer Seal underlayment over the new plywood decking.
4. Install .040 Aluminum 16" R-Mer Span metal roof system according to the attached details.
5. Install new .040 Aluminum termination trim details according to the attached details.
6. Install new .040 Aluminum, 7" box gutters along the perimeter.
7. Replace the siding on the three sides of the barn with new metal siding wall panels.

Scope of Work: Caretaker House

1. Remove existing shingles and underlayment down to the wood decking.
2. Replace/Repair any damaged or deteriorated decking with same like and kind.
3. Install new R-Mer Seal underlayment over the new plywood decking.
4. Install .040 Aluminum 16" R-Mer Span metal roof system according to the attached details.
5. Install new .040 Aluminum termination trim details according to the attached details.
6. Install new .040 Aluminum, 7" box gutters along the perimeter.

Scope of Work: Pump House (2)

1. Remove existing shingles and underlayment down to the wood decking.
2. Replace/Repair any damaged or deteriorated decking with same like and kind.
3. Install new R-Mer Seal underlayment over the new plywood decking.
4. Install .040 Aluminum 16" R-Mer Span metal roof system according to the attached details.
5. Install new .040 Aluminum termination trim details according to the attached details.

Scope of Work: Main House

1. Remove existing shingles and underlayment down to the structural decking.
2. Inspect decking and replace or repair any damaged or deteriorated decking with same like and kind. (Five 4' x 8' plywood sheets included in base price).
3. Install new R-Mer Seal, ice & watershield self-adhering underlayment over entire roofing deck.
4. Install new 30 year architectural, mold-resistant shingles (CertainTeed Landmark shingle in Moire Black)

5. All shingle ridge vents must be replaced with new shingle ridge vents that match the replacement shingles.
6. All galvanized edge metal must be replaced with new black shingle trim metal.
7. Step flashing must be installed along all vertical walls.
8. Replace all gutters and downspouts with new 7", 22-gauge kynar coated metal box gutters (Garland Cadet Gray).
9. Replace all drip, rake, hip, and eave metal trim pieces to match in cadet gray.
10. Remove the low slope roof section and properly dispose.
11. Mechanically fasten a 2" layer of polyiso and a ½" dens deck prime over the wood decking using insulation plates and fasteners. (These may be fastened together.)
12. Prime the cover board using SA primer at a rate of ½ gallon per 100 square feet.
13. Install one ply of HPR Self-Adhering base sheet over the cover board.
14. Install one ply of StressPly Self-Adhering FR Mineral surface cap sheet.
15. Primer, base sheet and cap sheet must all be installed the same day.
16. Allow roof system to cure for 30 days.
17. Install Garla-Brite coating over the mineral surface in a two coat process at a rate of ½ gallon per 100 square feet per coat.
18. Clean and remove all trash and debris from jobsite and properly dispose.

Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
Main House - Architectural Mod Bit Roof System					
2.29	Tear-off & Dispose of Debris: SYSTEM TYPE Dimensional/Architectural Shingle Roof - Wood Deck	\$ 1.16	6,000	SF	\$ 6,984
3.08	Removal & Replacement of Roof Deck: DECK TYPE Large Areas of Wood Deck Replacement (Replacement areas averaging greater than 1 square)	\$ 10.98	160	SF	\$ 1,757
16.02	INSTALLATION OF SHAKE, TILE, OR SHINGLE ROOF SYSTEMS: REPLACING ARCHITECTURAL SHINGLE ROOF SYSTEM - New Dimensional Shingle Roof System with Base Sheet as an Underlayment, Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys	\$ 7.16	6,000	SF	\$ 42,987
16.07	INSTALLATION OF SHAKE, TILE, OR SHINGLE ROOF SYSTEMS: ADD/DEDUCT TO INSTALL SELF- ADHERING UNDERLAYMENT OVER ENTIRE ROOF - Install Self-Adhering Underlayment on Entire Roof Deck	\$ 2.15	6,000	SF	\$ 12,903
2.06	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Mineral Surfacing - Wood / Tectum Deck	\$ 2.66	800	SF	\$ 2,131

6.07.01	Roof Deck and Insulation Option: WOOD ROOF DECK - COLD PROCESS APPLICATION INSULATION OPTION: Mechanically Fasten Polyisocyanurate / Adhere High Density Asphalt Coated Wood Fiber with Insulation Adhesive to Provide an Average R-Value of 20	\$ 4.52	800	SF	\$ 3,618
4.24	Insulation Recovery Board & Insulations Options: INSULATION SUBSTITUTION OPTION Substitute 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) in Place of the Wood Fiber or Perlite - Adhered with Insulation Adhesive	\$ 0.77	800	SF	\$ 616
12.04.01	2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY) PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION 1 Ply of Self-Adhering Base Installed Using Self-Adhering Backing: BASE PLY OPTION: SBS Modified Asphalt-Based, Polyester OR Fiberglass/Polyester OR Fiberglass Reinforced Self-Adhering Base Sheet - Minimum of 50 lbf/in tensile	\$ 3.20	800	SF	\$ 2,560
12.13.01	2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY) PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION 1 Ply of Mineral Surfaced, Self-Adhering Cap Sheet Installed Using Self-Adhering Backing: ROOF CONFIGURATION OPTION: ASTM D 6161 (Polyester) OR 6162 (Fiberglass/Polyester) OR 6163 (Fiberglass) Self-Adhering Reinforced Modified Bituminous Sheet Material Type III - Minimum of 130 lbf/in tensile	\$ 5.26	800	SF	\$ 4,208
5.10	Coat New Roofing With Elastomeric Coating: ROOF SYSTEM TYPE Apply an Aluminum Coating per Specifications (3/4 Gallon per Square per Coat - 2 Coats Required) - Smooth or Mineral Surfaced Modified	\$ 2.25	800	SF	\$ 1,800
	Gutters & Downspouts - 7" Width 22 ga Kynar	\$ 15.17	400	LF	\$ 6,068
R-Mer Span System					
2.29	Tear-off & Dispose of Debris: SYSTEM TYPE Dimensional/Architectural Shingle Roof - Wood Deck	\$ 1.16	20,000	SF	\$ 23,280
14.01.03	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): INSULATION OPTIONS FOR ARCHITECTURAL STANDING SEAM ROOF INSTALLATION OVER SUBSTRATE: INSULATION OPTION: Architectural Application - Minimal Insulation - WOOD OR METAL DECK: Must Have 1/2" Treated Gypsum Board with Glass-Mat (e.g. DensDeck / Securock / Equal); & 40 mil Self-Adhering Underlayment	\$ 5.08	20,000	SF	\$ 101,660

14.02.02	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: Add for Bare Aluminum 0.040" Aluminum , 18" - 19" Wide Panels	\$ 8.28	20,000	SF	\$ 165,600
14.02.04	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 - Aluminum	\$ 0.67	20,000	SF	\$ 13,340
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	20,000	SF	\$ 24,150
14.02.31	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 Open Framing At or Above 3:12 Slope	\$ 8.07	20,000	SF	\$ 161,460
15.09	RESTORATIONS - RECOATING OF EXISTING ROOF SYSTEMS : COAT ROOF WITH HIGH PERFORMANCE FLUORPOLYMER PAINT SYSTEM FOR METAL ROOFS Prepare Metal Roof Surface by Scraping, Sanding, Wire Brushing or Blasting (USE SEPARATE LINE ITEM FOR BLASTING & WIRE BRUSHING); Clean with TSP or Simple Green, Prime at a Rate of (Primer 1/4" Gallon per Square); Wait; Install Base Coat and Top Coat at a Rate of 1/4 Gallon per Sq. per Coat According to Manufacturer's Specifications	\$ 5.21	1,000	SF	\$ 5,208
23.02	Cleaning & Caulking: Pressure Wash to Clean Vertical Surfaces	\$ 1.77	12,250	SF	\$ 21,695
	Professional Service - barn wall replacement	\$ 1.85	2,500	SF	\$ 4,625
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	14%	4,625	%	\$ 648
23.19	Cleaning & Caulking: Apply Coating (Paint) to Vertical Surface	\$ 5.37	12,250	SF	\$ 65,789
	Box Gutter Installed - 7" Width .040 Aluminum	\$ 14.19	1,200	LF	\$ 17,028
	Sub Total Prior to Multipliers				\$ 690,114

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	\$ 690,114	%	\$ 172,529
22.01	MULTIPLIER - DIFFICULT ROOF OR BUILDING ACCESS Multiplier is applied when labor production is effected by roof or building access. Situations that can cause roof access to be more difficult include, but are not limited to: no access for lifts or cranes, access is dependent upon road closure, access point requires the closure of a building entrance, roof level is not accessible from the ground, roof area is interior to adjacent roofs or roof materials and materials and equipment must be loaded to one roof area and carried to another roof area, roof materials and equipment must be carried to the roof through an interior building access point, no or limited staging areas on the ground, etc.	30	\$ 690,114	%	\$ 207,034
22.13	MULTIPLIER - ROOF HAS GREATER THAN 4/12 SLOPE Multiplier is applied when Roof Area has a Greater than 4/12 Slope, Steeper slope reduces overall labor production and requires additional safety precautions.	25	\$ 690,114	%	\$ 172,529
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	\$ 690,114	%	\$ 69,011
Total After Multipliers					\$ 1,311,217

Base Bid Total Maximum Price of Line Items under the MICPA: \$ 1,311,217

Proposal Price Based Upon Market Experience (Prior to Contingency): \$ 1,230,863

Add 10% Contingency: \$ 123,086

Proposal Price Based Upon Market Experience (Contingency Applied): \$ 1,353,949

Garland/DBS Price Based Upon Local Market Competition:

Eskola Roofing & Waterproofing \$ 1,230,863

Tri-State Roofing \$ 1,411,430

JDH Company \$ 1,550,024

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:

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. Prevailing Wages are excluded.
8. 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.
(216) 430-3635

The McDonald Farm



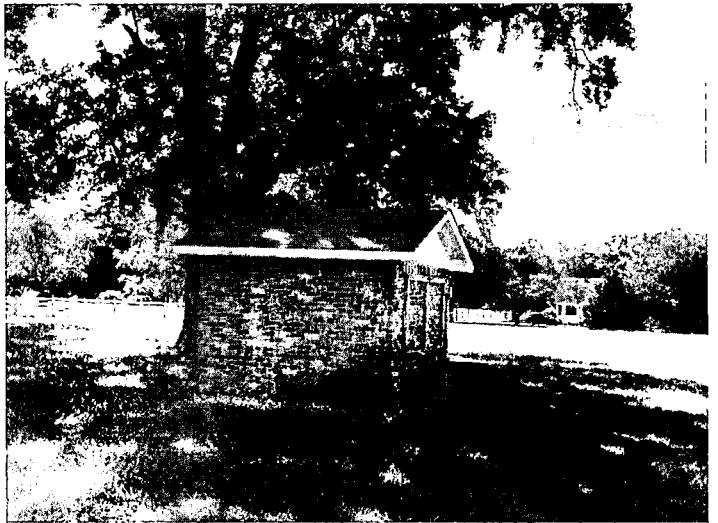
Main Barn



Combine Barn



Horse Barn



Pump House



Caretaker's House

Above are the Existing Roof Conditions



Above is the Proposed Roof Makeup



THE GARLAND COMPANY, INC.

HIGH-PERFORMANCE BUILDING ENVELOPE SOLUTIONS

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www.garlandco.com

Hamilton County Government
Parks & Recreation
16705 Coulterville Road
Sale Creek, TN 37373

RE: The McDonald Farm Roof Replacement Calendar Working Days

To Whom It May Concern:

The term of the CONTRACT shall begin on the Effective Date established by the HAMILTON COUNTY GOVERNMENT, and shall be completed 162 days thereafter, unless sooner terminated as permitted herein, or unless extended by agreement of the parties set forth in writing. The work shall commence within thirty (30) days from the date that GARLAND/DBS, INC. receives a copy or original of the fully executed CONTRACT, which receipt shall be considered Notice to Proceed. GARLAND/DBS, INC. is required to submit to the HAMILTON COUNTY GOVERNMENT a Certificate of Insurance and Performance and Payment bonds prior to commencing work. In addition, the work shall be scheduled as agreed upon by the parties.

Should there be any questions or concerns, please feel free to contact me at any time.

Sincerely,

Tyson Elliott

Tyson Elliott
The Garland Company, Inc.
423-413-5061

