



**CITY of NOVI CITY COUNCIL**

**Agenda Item G  
September 14, 2015**

**SUBJECT:** Approval to award the Ice Arena mechanical roof replacement at the Novi Ice Arena facility to Garland/DBS, Inc., in the amount of \$57,906.94 based on U.S. Communities cooperative purchasing program.

**SUBMITTING DEPARTMENT:** Parks, Recreation & Cultural Services/Facilities Management

**CITY MANAGER APPROVAL:** 

<b>EXPENDITURE REQUIRED</b>	<b>\$57,906.94</b>
<b>AMOUNT BUDGETED</b>	<b>\$44,000</b>
<b>APPROPRIATION REQUIRED</b>	<b>None (due to savings in other projects)</b>
<b>LINE ITEM NUMBER</b>	<b>590-000.00-969.000</b>

**BACKGROUND INFORMATION:**

The Novi Ice Arena mechanical roof is located at the east end of the facility and holds most of the HVAC equipment. Over the years the roof has become dilapidated causing numerous water penetrations.

The proposed scope calls for the removal of the existing roof system down to the deck, the installation of 2" of insulation (Adding and estimated r-20 for increased energy savings), and the new built-up roofing system. The work will be completed by Garland/Design-Build Solutions (DBS) with construction scheduled to be completed by the end of September.

The pricing is based on the U.S. Communities cooperative purchasing program and the roof carries a 20-year warranty.

**RECOMMENDED ACTION:** Approval to award the Ice Arena mechanical roof replacement at the Novi Ice Arena facility to Garland/DBS, Inc., in the amount of \$57,906.94 based on U.S. Communities cooperative purchasing program.

	1	2	Y	N
<b>Mayor Gatt</b>				
<b>Mayor Pro Tem Staudt</b>				
<b>Council Member Casey</b>				
<b>Council Member Markham</b>				

	1	2	Y	N
<b>Council Member Mutch</b>				
<b>Council Member Poupard</b>				
<b>Council Member Wrobel</b>				



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

City of Novi  
Ice Arena Roof Replacement  
Date Submitted: 08/25/2015  
Proposal #: 25-MI-150474  
MICPA # 14-5903

**Please Note:** The following estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

### **Scope of Work: Roof Replacement**

- 1 Remove existing roof system down to metal decking. Inspect and repair damaged metal decking where needed with prior approval from owner. Existing roof system compromised of fully adhered EPDM, cover board and polyisocyanurate insulation.
- 2 The contractor is to inspect metal decking for deficiencies and replace at unit cost with approval from owner.
- 3 Mechanically fasten 2" of polyisocyanurate insulation in two layers, staggering joints, throughout.
- 4 Mechanically fasten ½" pre-primed SecuRock recovery board and new insulation per the fastener pattern provided in the wind up-lift calculations.
- 5 Install (cold applied) VersiPly 40 base sheet and StressPly FR mineral cap sheet throughout field of roof in cold-process adhesive. Install in a shingle fashion from low to high point of the roof slope to promote positive drainage.
- 6 Install VersiPly 40 base sheet (cold applied) and StressPly FR Mineral cap sheet to all flashings in cold-process Flashing Adhesive.
- 7 All flashings to receive three-course at vertical and horizontal seams using mastic and reinforcement fabric.
- 8 Apply two coats of aluminized coating to entire roof surface once mastic has cured. (30 days).
- 9 Existing gas lines to be primed and receive two coats of "Safety Yellow."
- 10 New pitch-pans to be installed at screen wall supports. Coat with aluminized coating. (quantity of 2).

### Line Item Pricing

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.11	Tear-off & Dispose of Debris: SYSTEM TYPE Single-Ply W/ Insulation - Metal Deck	\$ 1.45	1700	SF	\$ 2,465
6.16.01	Roof Deck and Insulation Option: METAL 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 In Compliance FM 1-90 Requirements	\$ 3.22	1700	SF	\$ 5,474
4.23	Insulation Recovery Board & Insulations Options: RECOVERY BOARD TYPE 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Metal Deck	\$ 1.35	1700	SF	\$ 2,295
12.12.02	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 Modified Base Sheet Adhered in Cold Process Modified Asphalt: BASE PLY OPTION: - ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 220 lbf/in tensile	\$ 3.83	1700	SF	\$ 6,511
12.32.02	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 Mineral Surfaced Cap Sheet Adhered in Cold Process Modified Asphalt: ROOFING MEMBRANE OPTION: - ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile	\$ 4.69	1700	SF	\$ 7,973
20.11.02	NEW FLASHINGS FOR ROOFING SYSTEMS & RESTORATION OPTIONS: ROOF FLASHINGS FOR MODIFIED & COAL TAR PITCH ROOF SYSTEMS: Minimum 1 Ply of Base Flashing and Mineral Cap Sheet Installed in Hot ASTM D 312 Type III or IV Asphalt:FLASHING OPTION: - BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 215 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 220 lbf/in tensile	\$ 14.66	700	SF	\$ 10,262

5.31	Coat New Roofing With Elastomeric Coating: ROOF SYSTEM TYPE Apply an Aluminum Coating per Specifications (1 Gallon per Square per Coat - 2 Coats Required) - Smooth or Mineral Surfaced Modified	\$ 1.54	1700 SF	\$ 2,618
<b>Sub Total Prior to Multipliers</b>				<b>\$ 37,598</b>
22.42	JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - ROOF SIZE IS GREATER THAN 1,000 SF, BUT LESS THAN 2,000 SF Multiplier Applied when Roof Size is Less than 2,000 SF, but Greater than 1,000 SF Fixed Costs: Equipment, Mobilization, Demobilization, Disposal, & Set-Up Labor are Not Completely Absorbed Across Roof Area		85% %	\$ 31,958
<b>Sub-Totals After Multipliers</b>				<b>\$ 69,556</b>

**Base Bid Total Maximum Price of Line Items under the MICPA:** \$ 69,556  
**Proposal Price Based Upon Market Experience:** \$ 57,906

**Competitive Bid Results:**

W.M Molnar Roofing Co., Inc. \$ 57,906  
Schena Roofing & Sheet Metal Co., Inc. \$ 90,012  
Bloom Roofing Systems, Inc. \$ 137,215

**Unforeseen Site Conditions:**

Wood Blocking Replacemen \$ 2.85 Per LF  
Decking Replacement \$ 7.41 Per Sqft

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. Proposal pricing valid through 12/31/2015. **Taxes and permit costs are not included in this proposal pricing.**

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

*Jeff Kozak*

Jeff Kozak  
Garland/DBS, Inc.  
(216) 430-3518  
jkozak@garlandind.com

MASTER AGREEMENT

(CONTRACT)

Reference No. 14905

Scanned Date:

PAGE 1 OF 1 DATE:

MASTER AGREEMENT

OWNER: COBB COUNTY BOARD OF COMMISSIONERS

100 CHEROKEE STREET

MARIETTA, GA 30060

CONTRACTOR: GARLAND/DBS, INC.

3800 EAST 91<sup>ST</sup> STREET, CLEVELAND

OHIO 44105

WORK: ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES: The undersigned parties understand and agree to comply with and be bound by the entire contents of Sealed Bid # 14-5903 : ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES PROJECT MANUAL (aka, the Contractor's Bid Proposal submitted March 27,2014) which is incorporated here in by reference. Contractor understands and agrees that the bonds and insurance required by the Project Manual are to be kept current at all times through the length of each term and for 90 Days following completion of each term. Bonds and insurance must be renewed and presented to the owner at the time of each renewal term if Owner chooses to renew. Bonds and insurance shall be written by a firm acceptable to the Owner as specified in the Project Manual.

TERM: January 1, 2015 to December 31, 2017, with full renewal options per the Project Manual. Owner shall exercise renewal options by issuance and delivery to Contractor of a written notice to renew this Agreement.

PROJECT: ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES in accordance with the Project Manual.

PRICE: Price as stated for all schedules included in the Project Manual.

BILLING: All original invoices shall be submitted directly to the Cobb County Finance Department. Invoices shall bill only for Work completed during the period covered by the invoice and shall clearly identify such work in accordance with invoicing guidelines in the Project Manual.

IN WITNESS WHEREOF, this Agreement has been executed by Owner and accepted by Contractor to be effective as of the date first above written.



Cobb County Board of Commissioners

Cobb County... Expect the Best!

Garland /DBS, Inc.

100 Cherokee Street

East 91<sup>st</sup> Street

Marietta, GA 30060

Cleveland, Ohio 44195

Tim Lee, Chairman

DAVID SOKOL, PRESIDENT  
Date: 08/28/2014

Date: 9/22/2014

FEDERAL TAX ID NUMBER: 27-0288466

APPROVED AS TO FORM

COUNTY ATTORNEY'S OFFICE

APPROVED  
PER MINUTES OF  
COBB COUNTY  
BOARD OF COMMISSIONERS

7/22/2014