



**Garland/DBS, Inc.**  
**3800 East 91<sup>st</sup> Street**  
**Cleveland, OH 44105**  
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## **ROOFING MATERIAL AND SERVICES PROPOSAL**

**City of Grand Prairie**  
**The Summit - Phase 2**  
**2975 Esplanade Drive**  
**Grand Prairie, TX 75052**

**Date Submitted: 05/16/2025**  
**Proposal #: 25-TX-250202**  
**OMNIA Partners # 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). 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: Base Bid - Phase 2 (Entire Conference Center/Kitchen Roofs)**

#### **Fully Reinforced 2 Part Polyurea Coating System (20 Year Option)**

1. All necessary field repairs must be completed according to good construction practices.
2. Remove and replace all penetration flashings and remove equipment determined by the owner to be obsolete down to deck and replace decking and roof assembly to match like kind and quality.
3. Install new crickets between drains/scuppers by cutting area down to deck (concrete deck areas) or by attaching through existing assembly (metal deck areas) and installing new membrane stripped into existing.
4. Ensure all equipment curbs and flashings are minimum 8" above finished roof height.
5. Fabricate and install new 24 ga. stainless steel through-wall overflow scuppers. Weld joints and strip in with membrane.
6. Power wash all roof surfaces with greater than 2,000 psi pressure, being sure not to force water into the roof system.
7. Treat areas of algae, mildew or fungus with a solution of three quarts of warm water and TSP or Simple Green Solution. Rinse at least twice to be sure all cleaning agents or contaminants are completely removed to prevent adhesion issues.
8. If the roof surface becomes contaminated with dirt, dust or other particles at any time during the application of the restoration system, cleaning measures must be taken to restore the surface to a suitable condition.
9. Ensure roof is dry prior to application.

10. Apply gray base coat in a uniform manner at 3.0 gal/sq over entire roof surface and flashings using 1/4" notched squeegee to spread and roller to ensure uniform minimum coverage.
11. Embed 40" wide polyester ensuring full saturation and backroll overlapping rolls 4".
12. Apply white top coating in perpendicular direction over the base coat at 2.0 gal/sq in same manner no later than 72 hours after base coat.
13. In areas requiring non-slip surfacing, mask and apply gray base coat at 1.0 gal/sq and immediately broadcast dry roofing granules and backroll to set within. Must be done within 72 hours of top coat application.
14. Fabricate and install new 22 ga. kynar coated galvanized steel slip counterflashing on all mechanical curbs, coping cap, counterflashing trim etc.
15. Roofing contractor to coordinate with mechanical contractor on-site for any roof related mechanical work.
16. Roofing Contractor to provide 5 year workmanship warranty.
17. Coating manufacturer to provide 20 year NDL warranty.
18. Payment and Performance bond included in the project and will be provided upon award.
19. All vertical flashings over 18" tall to receive metal wall panels to match existing in HVAC Well over pool. Install hat channels per manufacturer instructions. Contractor to break own metal using 24 gauge pre-finished flat stock. Flash skylights in per manufacturers instructions.
20. Contractor to preserve all copper flashings and coping cap. All existing coping cap to remain.
21. Contractor to sub contract lightning protection re installation and certification.

**Base Bid - Phase 2:**

<b>Proposal Before Payment and Performance Bond:</b>	<b>\$ 614,725.00</b>
<b>Cost of Payment and Performance Bond:</b>	<b>\$ 5,220.00</b>
<b>Proposal Price Based Upon Market Experience:</b>	<b>\$ 619,945.00</b>

**Garland/DBS Price Based Upon Local Market Competition (Base Bid):**

<b>Tri-Lam Roofing &amp; Waterproofing</b>	<b>\$ 619,945</b>
<b>F.W. Walton</b>	<b>\$ 662,388</b>
<b>Crawford Roofing</b>	<b>Declined to Bid</b>

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. Please issue a Tax Exempt Certificate.
2. Permits are excluded.
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.
8. Payment and Performance bonds included.

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

Respectfully Submitted,

*Matt Egan*

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(216) 430-3662