



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/19/2025

PRESENTER: Jayson Ramirez, Director of General Services

TITLE: Award a contract for roof surface reconditioning at The Summit to Garland/DBS Inc for \$650,942 through a Master Cooperative Agreement with OMNIA Partners

REVIEWING COMMITTEE: (Reviewed by the Finance and Government Committee on 08/05/2025)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Garland/DBS Inc		\$650,942

PURPOSE OF REQUEST:

The roof surfaces at The Summit are deteriorating due to age resulting in increased repair and maintenance expenses. Reconditioning of the roof surface has been deemed necessary to maintain the integrity of the structure. Garland/DBS Inc has submitted a proposal through their OMNIA Partners contract #PW1925 to replace the existing roof surface system with a fully reinforced 2-part polyurea coating system.

The project(s) consist of:

- Equipment & Labor - **\$614,725**
- Bond Fee - **\$5,220**
- Contingency of 5% - **\$30,997**

Total – \$650,942

Garland offers design-build solutions by providing total project delivery and manages the competitive bid process through their network of authorized installers across the DFW area.

This project represents Phase II of III in the roof reconditioning effort at the Summit facility. Garland solicited bids from multiple authorized installers of their product, resulting in the following responses:

- Crawford Roofing (Kaufman, TX): No Bid
- F.W. Walton (Dallas, TX): \$662,388
- Tri-Lam Roofing and Waterproofing (Everman, TX): \$619,945

In addition, this phase of the project includes a twenty (20) year material warranty and a five (5) year workmanship warranty as part of the resurfacing/reconditioning scope.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. In lieu of competitive bidding, items and services may be purchased through such agreements as the agreements have already been bid by the sponsoring entity or agency. The City of Grand Prairie has master cooperative agreements with various entities, including OMNIA Partners.

The City approved a Cooperative Agreement with OMNIA Partners; whereby, the City could make use of all that entity's agreement(s).

PROCUREMENT DETAILS:

Procurement Method: ☒ Cooperative

Number of Responses: 3

RFQ #: administered by Garland/DBS, Inc.

Selection Details: ☒ Low Bid

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name: MFAC CIP Fund	405090 – 63010 – 02403803
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If Capital Improvement:					
Total Project Budget	\$650,942	Proposed New Funding:	\$0	Remaining Funding:	\$0

ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Bid Summary