



November 27, 2023

M E M O R A N D U M

TO: Jim Murdaugh, Ph.D.
President

FROM: Barbara Wills, Ph.D.
Vice President for Administrative Services and Chief Business Officer

SUBJECT: Gorman (GOR) Building No. 46 Roofing

Item Description

This item requests approval of the attached roofing material and services proposal No. 25-FL-230981 for the Gorman (GOR) Building No. 46 Roof Hugger Framing System.

Overview and Background

The roof of Building #46 on the main campus, the Gorman Building, is in need of structural improvements and requires repairs.

Garland/DBS, Inc. (Florida General Contractor License#CGC1517248) administered a competitive process on behalf of the College to receive quotes for the project and the following local companies provided responses:

- ACME Roofing & Sheet Metal Co., Inc.
- Burnette Roofing & Construction
- Crawford Roofing, Inc.
- Ferrara Consultants & Space Age Roof

Ferrara Consultants & Space Age Roof of Tallahassee was selected to perform the work.

The attached proposal no. 25-FL-230981 in the amount of \$735,900.00 received from Garland/DBS, Inc. is recommended for all roofing materials and labor required for the roof repairs. This proposal is provided under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA # PW1925) with OMNIA Partners, a purchasing cooperative available to state and local governments, including Florida State Colleges.

Funding/ Financial Implications

Funds for this project are provided from the College's local funds.

Past Actions by the Board

None

Recommended Action

Approve the attached proposal no. 25-FL-230981 from Garland/DBS, Inc. as presented.



Garland/DBS, Inc.
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Cleveland, OH 44105
Phone: (800) 762-8225
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ROOFING MATERIAL AND SERVICES PROPOSAL

Tallahassee Community College
GOR Building
109 Century Park Dr.
Tallahassee, FL 32304

Date Submitted: 10/17/2023
Proposal #: 25-FL-230981
MICPA # PW1925
Florida General Contractor License #: CGC1533467

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:

Roof Hugger Framing System

1. Install Flat Stock 22 gauge metal over existing skylight prior to installing any materials
2. Mark the purlins on the top side of the roof
 - a. Spacing must not exceed Garland Engineering Wind Uplift Spacing
3. Do not remove any existing panels or clips
4. Install roof hugger system by aligning above roof framing with the existing purlin system
5. Press the roof hugger system down firmly and align with previously marked purlins
6. Fasten down hugger system using TFC ¼-14 DP3 fastener or approved equal
7. Fasteners must be attached to the purlin, connection to existing roof panel is not acceptable
8. Fasteners should be place in pre-punched holes
9. Cross webbing maybe required in zone 2 and zone 3 per engineer drawing (provided by Roof Hugger).

R-Mer Span Panel Installation (Gutter Box should be installed prior to panels)

****Shop Drawing must be ordered prior to the start of work****

1. Identify the center line for the area of work
 - a. Work may proceed in two directions from the centerline
 2. Remove all film from the panel daily
 3. Install eave trim cleat
 - a. Fasten every 12" o.c.
 4. Install eave trim
 - a. Fasten every 12" o.c.
 - b. Minimum 3" away from roof edge
 - c. Eave foam installed over fasteners
 5. Prior to installing panel the top end must be folded using the "pan end tool"
 6. Clips on eave and ridge will be inset 8"
 7. Follow clip spacing per Garland Uplift (maximum)
 - a. Zone One- 5' o.c
 - b. Zone Two(e)- 5' o.c
 - c. Zone Three (e)- 5' o.c
 8. Install clip using 2 fasteners per clip
 - a. Fasteners must be TFC 1/4-14 DP3
 - b. Fasteners must be attached to roof hugger
 - c. Drill bit extenders must be used to ensure fasteners are "not" driven at an angle
 9. Use 6" step over clamps to hold clips in place while fastening
 - a. Use caution not to damage panel finish with clamp
 10. Before securing panel install two rows of butyl sealant over foam
 11. Panel must overhang eave edge by 1.5" to allow for thermal expansion and contraction
 12. Install two rows of butyl sealant on inside of rib before installing the subsequent panel
 13. Anchor centerline panel using a #30 drillbit and #44 1/8' pop rivets
 14. Install subsequent panels
- Panel alignment should be checked every 3 to 4 panels

a.

- 15. Install gable clips 1" from roofs edge
 - 16. Trimming the panel will likely be required to fit
 - 17. Seam Cap will be installed
 - a. Factory applied butyl has already been installed
 - b. Ensure proper positioning before allowing solid contact
 - c. 3/4" overhang is require on eave edge
 - d. Hand crimp the top, bottom, and all clip locations of seam cap
 - 18. Install edge stiffener
 - a. Hold in place using small step over clamps
 - b. Rivet into place using Garland color match rivets
 - 19. Ridge cap should be test fit and proper location marked on the panel rib
 - 20. Install factory provided head closure
 - a. These detail cannot be field fabricated
 - b. Fasten into place with 1/8" pop rivets
 - c. Caulk the backside of head closure
 - 21. Installing ridge cap
 - a. Install butyl tape over the head closure
 - b. Install ridge cleat fastening to head closure every 6" o.c.
 - 22. Gable end rake edge install
 - a. Dry fit rake edge to mark location for rake edge cleat
 - b. Field modify rake edge to ensure proper fit
 - c. Instruction will be located in the FT Section of the Shop Drawings
 - 23. Mechanically seam clip
 - a. Fold down 3/4" over hang with duck bill vice grip
 - b. Tap flush with rubber mallet
- Install new gutter and downspouts
- 1. Install new gutters box
 - 2. Install new downspouts
 - a. Tie into ground level plumbing where existing
- *If clip spacing and Roof Hugger discrepancies occur the most aggressive spacing will prevail*

Proposal Price Based Upon Market Experience: \$ 735,900.00

Garland/DBS Price Based Upon Local Market Competition:

Ferrara Consultant / Space Age Roofing	\$ 735,900.00
Burnette Roofing	\$ 740,855.82
ACME Roofing & Sheet Metal	\$ 867,874.07
Crawford Roofing, Inc.	\$ 1,162,024.68

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.
2. Permits are excluded. If permits are required this will be addressed via change order.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is included to which it obtains to the scope of work.
6. Interior Temporary protection is excluded.
7. Prevailing Wages are excluded.
8. Hurricane Demobilization is excluded.
9. 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