

needs structural improvements and requires repairs.  
January 21, 2025

**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:** Support Services (SS) Building#17 Roofing

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**Item Description**

This item requests approval of the attached roofing material and services proposal No. 25-FL-240988 for the Support Services (SS) Building#17 Metal Roofing System.

**Overview and Background**

The roofing system on Site 1 - Main Campus, Support Services (SS) Building#17, needs structural improvements and requires repairs.

The roofing system on Site 1 - Main Campus, Plant Operations Warehouse/Surplus (PO) Building #56, needs 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:

- Burnette Roofing
- Roof Control Services
- Crawford Roofing
- Teamcraft Roofing

Burnette Roofing of Tallahassee, Florida was selected to perform the work.

The attached proposal no. 25-FL-240890 in the amount of \$682,757 was received from Garland/DBS, Inc. and is recommended for all roofing materials and labor required for the repairs to Plant Operations Warehouse/Surplus (PO) Building #56.

The attached budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA # PW1925) with Racine County, WI and OMNIA Partners, a purchasing cooperative available to state and local governments, including Florida State Colleges. 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.

**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-240988 from Garland/DBS, Inc. as presented.



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

**Tallahassee State College  
Support Services Building 17  
444 Appleyard Dr.  
Tallahassee, FL 32304**

**Date Submitted: 12/17/2024  
Proposal #: 25-FL-240988  
MICPA # PW1925  
Florida General Contractor #: 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: Intelliframe Framing System**

1. Mark the purlins on the top side of the roof
  - a. Spacing must not exceed 5' at any point notify owner representative if this condition exist
2. Do not remove any existing panels or clips
3. Install Intelliframe system by aligning above roof framing with the existing purlin system
4. Press the Intelliframe system down firmly and align with previously marked purlins
5. Fasten down hugger system using TFC ¼-14 DP3 fastener or approved equal
6. Fasteners must be attached to the purlin, connection to existing roof panel is not acceptable
7. Fasteners should be place in pre-punched holes
8. Cross webbing in zone 2 and zone 3 will be required per engineer drawing

### **Scope of Work: Insulation Installation**

1. Install two (2) layers of 2.2" thick polyisocyanurate insulation between Intelliframe members.
2. Install R-Mer Seal over polyisocyanurate and Intelliframe

## Scope of Work: R-Mer Span Panel Installation

**\*\*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
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- Continuous Clips (20' lengths)
  - b. Zone Two(e)- 3'11" o.c
  - c. Zone Three (e)- 2'10" o.c
  - d. Zone Four- 5' o.c
  - e. Zone Five- 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 Intelliframing
  - 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
  - a. Panel alignment should be checked every 3 to 4 panels
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

**Scope of Work: Install new gutter and down spouts**

1. Install new gutters box
2. Install new downspouts
  - a. Tie into ground level plumbing where existing
3. Install KEE Membrane set in KEE Foam spatter spray.
  - a. Membrane will extend up and over parapet wall on the front side of the coping
  - b. Termination bar will be installed under the original roof panel system.
    - i. GreenLock XL sealant will be installed on the top side of the termination bar.

**Scope of Work: Install R-Mer Wall System**

Install new R-Mer Wall system in the elevation change from highest elevation of standing seam and lower elevation of standing seam.

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**Addendum #1**

All wall panels will be changed out on the fascia and the dormers. R-Mer Wall system will be installed in these areas. (Application Guideline Included) Additional order form must be completed to include all components for the wall system. Intelliframe quote is included in this addendum. This is for you to understand the quantity of material to be installed. Internal drain will be lined with KEE-Stone Membrane set in spatter foam. Elevation change wall panels will be removed and replaced with R-Mer Wall wall panel system. Application guidelines are included.

**Attachment C: Bid Form - Line Item Pricing Breakdown**

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
14.01.05	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): INSULATION OPTIONS FOR ARCHITECTURAL STANDING SEAM ROOF INSTALLATION OVER SUBSTRATE: INSULATION OPTION: Structural Application Over Open Framing; Over Retrofit Framing; Over an Existing Roof Using Steel Furring - No Insulation	\$ 3.66	13,500	SF	\$ 49,410.00
14.05.03	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Flat Seam Metal Roof System - 8' Wide / 30 Gauge: UNDERLAYMENT OPTION: Add Install 40 mil self-adhesive membrane as an Underlayment	\$ 3.40	13,500	SF	\$ 45,900.00
14.02.07	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 - 22 Ga, 18" - 19" Wide Panels	\$ 10.94	13,500	SF	\$ 147,690.00
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	\$ 0.96	13,500	SF	\$ 12,960.00
14.02.34	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 Retrofit Framing System Below 3:12 Slope	\$ 23.26	13,500	SF	\$ 314,010.00
21.02.04	METAL WALL PANEL SYSTEMS: WALL SYSTEM Concealed Fastener Wall Panel System - 12" Wide Panels THICKNESS OPTION: Bare Galvalume Coated Steel or Equal Panel Price - 22 Ga	\$ 10.56	440	SF	\$ 4,646.40
21.02.05	METAL WALL PANEL SYSTEMS: WALL SYSTEM Concealed Fastener Wall Panel System - 12" Wide Panels COLOR OPTION: Add for Standard Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	\$ 1.38	440	SF	\$ 607.20
21.02.17	METAL WALL PANEL SYSTEMS: WALL SYSTEM Concealed Fastener Wall Panel System - 12" Wide Panels PANEL INSTALLATION & INSULATION OPTION: Over Plywood; No Insulation	\$ 11.75	440	SF	\$ 5,170.00

	<b>Sub Total Prior to Multipliers</b>				<b>\$ 580,393.60</b>
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	580,393.60	%	\$ 58,039.36
22.12	MULTIPLIER - ROOF IS CONSIDERED NON-STANDARD ARCHITECTURE Multiplier is applied when labor production is effected because the roof area is not a box- or rectangular-shaped. Situations considered to be non-standard architecture can include, but are not limited roof areas that contains sharp angles and/or curves, have multiple roof area dividers or expansion joints, long and narrow	20	580,393.60	%	\$ 116,078.72
	<b>Total After Multipliers</b>				<b>\$ 754,511.68</b>

**Base Bid Total Maximum Price of Line Items under the MICPA: \$ 754,511.68**

**Proposal Price Based Upon Market Experience: \$ 682,757.00**

**Garland/DBS Price Based Upon Local Market Competition:**

<b>Burnette Roofing</b>	<b>\$ 682,757.00</b>
Crawford Roofing	\$ 762,840.83
Roof Control Services	\$ 991,815.00
Teamcraft Roofing	\$ 1,122,707.00

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. Plumbing, Mechanical, Electrical work is excluded.
2. Masonry work is included to which it obtains to the scope of work.
3. Interior Temporary protection is excluded.
4. Prevailing Wages are excluded.
5. 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,

*Anthony Kardum*

Anthony Kardum  
Garland/DBS, Inc.  
(216) 430-3555