

**CITY OF MIRAMAR
PROPOSED CITY COMMISSION AGENDA ITEM**

Meeting Date: May 20, 2026

Presenter's Name and Title: Daryll Johnson, Project Management Administrator on behalf of Support Services and-Alicia Ayum, Director, on behalf of Procurement

Prepared By: Daryll Johnson, Project Management Administrator, Support Services

Temp. Reso. Number: 8703

Item Description: Temp. Reso. #R8703 APPROVING THE PURCHASE OF ROOF REPLACEMENT SERVICES FOR THE SUNSET LAKES COMMUNITY CENTER, IN AN AMOUNT NOT-TO-EXCEED \$1,204,302.00, THROUGH THE PIGGYBACK METHOD OF PROCUREMENT, UTILIZING THE U.S. COMMUNITIES CONTRACT NO. MICPA #PW1925; AUTHORIZING THE CITY MANAGER TO EXECUTE A PIGGYBACK AGREEMENT WITH GARLAND/DBS, INC., FOR THE ROOF REPLACEMENT SERVICES AND ALLOCATING A PROJECT CONTINGENCY OF \$50,000, FOR A TOTAL PROJECT COST OF \$1,254,302.00. *(Support Services Construction Administrator Division Director Daryll Johnson and Procurement Director Alicia Ayum)*

Consent Resolution Ordinance Quasi-Judicial Public Hearing

Instructions for the Office of the City Clerk: Contract Signing at the dais.

Public Notice – As required by the Sec. ____ of the City Code and/or Sec. ____, Florida Statutes, public notice for this item was provided as follows: on _____ in a _____ ad in the _____; by the posting the property on _____ and/or by sending mailed notice to property owners within _____ feet of the property on _____
(fill in all that apply)

Special Voting Requirement – As required by Sec. _____, of the City Code and/or Sec. _____, Florida Statutes, approval of this item requires a _____ (unanimous, 4/5ths etc.) vote by the City Commission.

Fiscal Impact: Yes No

REMARKS: Funding in the amount of \$1,254,302.00 is available in the City's Capital Improvement Program (CIP) Project No. 53040 – Facilities Capital Improvement, GL Account No's 395-55-800-519-000-606510-53040 (\$1,204,302.00) CIP-Construction; and GL Account No. 395-55-800-519-000-606520-53040 (\$50,000.00) CIP-Contingency.


Content:

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR8703**
 - **Exhibit A: Piggyback Agreement**
- **Attachment(s)**
 - **Attachment 1: US Communities Contract No. MICPA # PW1925**
 - **Attachment 2: Garland/DBS, Inc. Proposal**



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM**

TO: Mayor, Vice Mayor, & City Commissioners

FROM: Dr. Roy Virgin, City Manager 

BY: Daryll Johnson, Project Management Administrator, Support Services

DATE: May 14, 2026

RE: Temp. Reso. No. 8703 Approving the purchase of Roof Replacement Services for the Sunset Lakes Community Center in the amount of \$1,204,302.00

RECOMMENDATION: The City Manager recommends approval of Temp. Reso 8703, approving the purchase of roof replacement services for the Sunset Lakes Community Center through piggybacking the US Communities Contract No. MICPA # PW1925, and authorizing the City Manager to execute a piggyback agreement with Garland/DBS, Inc. in an amount not-to-exceed \$1,204,302.00; and allocating the City's contingency allowance of \$50,000, for a total cost of \$1,254,302.00.

ISSUE: The City seeks to procure the Roofing Services of Garland/DBS, Inc. to replace the existing Roofing System at the Sunset Lakes Community Center.

City Commission approval is required for expenditures exceeding \$75,000 in accordance with City Code Section 2-412 (a)(1).

BACKGROUND: On September 29, 2025, The City Commission approved the FY2026 Budget which included funding for complete Roof Replacement Services at the Sunset Lakes Community Center.

On April 1, 2026, the City received bid package results from Garland/DBS, Inc., in an amount not-to exceed \$1,204,302.00 for the complete Roof Replacement Services.

PROCUREMENT: Pursuant to Section 2-450 of the City's Code, the City has the authority to piggyback the US Communities Contract No. MICPA # PW1925 for roofing replacement services for the Sunset Lakes Community Center. After review of Garland/DBS, Inc.'s bid proposal, the City deemed Garland/DBS's bid proposal in the amount of \$1,204,302.00 acceptable in accordance with US Communities Contract guidelines.

The Project Manager for this project is Mr. Rohan Green.

DISCUSSION: The proposed Scope of Work includes (22,549sf. *Flat Built-Up Roofing*; 21,126sf. *Sloped Tile Roofing*) complete Roof Replacement Services for Sunset Lakes Community Center.

Participation Plan: 60% of Garland/DBS, Inc. roofing scope of work will be performed by a firm that is certified as an CBE – Construction.

ANALYSIS: Funding in the amount of \$1,254,302.00 is available in the City's Capital Improvement Program (CIP) Project No. 53040 – Facilities Capital Improvement, GL Account No's 395-55-800-519-000-606510-53040 (\$1,204,302.00) CIP-Construction; and GL Account No. 395-55-800-519-000-606520-53040 (\$50,000) CIP-Contingency.

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4/16/26
5/13/26

**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, APPROVING THE PURCHASE OF ROOF REPLACEMENT SERVICES FOR THE SUNSET LAKES COMMUNITY CENTER, IN AN AMOUNT NOT TO EXCEED \$1,204,302.00, THROUGH THE PIGGYBACK METHOD OF PROCUREMENT, UTILIZING THE U.S. COMMUNITIES CONTRACT NO. MICPA #PW1925; AUTHORIZING THE CITY MANAGER TO EXECUTE A PIGGYBACK AGREEMENT WITH GARLAND/DBS, INC., FOR THE ROOF REPLACEMENT SERVICES AND ALLOCATING A PROJECT CONTINGENCY OF \$50,000, FOR A TOTAL PROJECT COST OF \$1,254,302.00.; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City seeks to procure the roofing services of Garland/DBS, Inc. to replace the existing roofing system at Sunset Lakes Community Center; and

WHEREAS, City Commission approval is required for expenditures exceeding \$75,000 in accordance with City Code Section 2-412 (a)(1); and

WHEREAS, on September 29, 2025, City Commission approved the Fiscal Year2026 Budget that included funding for the complete Roof Replacement Services at the Sunset Lakes Community Center; and

WHEREAS, On April 1, 2026, the City received bid results from Garland/DBS, Inc., in an amount not-to exceed \$1,204,302.00 for roof replacement services at the Sunset Lakes Community Center; and

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WHEREAS, pursuant to Section 2-450 of the City's Code, the City has the authority to piggyback the US Communities Contract No. MICPA # PW1925 for roofing services for the Sunset Lakes Community Center.; and

WHEREAS, the City Manager recommends that the City Commission approve the purchase of Roof Replacement services from GARLAND/DBS, Inc. through the utilization of the US Communities Contract No. MICPA # PW1925 in an amount of \$1,204,302.00 and allocating the City's Contingency Allowance of \$50,000.00 for a total cost of \$1,254,302.00; and

WHEREAS, the City Commission deems it to be in the best interest of the citizens and residents of the City of Miramar to approve the purchase of Roof Replacement services from GARLAND/DBS, Inc., through the utilization of the US Communities Contract No. MICPA # PW1925 in an amount of \$1,204,302.00 and allocating a contingency allowance of \$50,000.00 for a total project cost of \$1,254,302.00; and

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**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF
MIRAMAR, FLORIDA AS FOLLOWS:**

Section 1: That the foregoing “**WHEREAS**” clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

Section 2: That approves the purchase and installation of roofing materials and related products for the Sunset Lakes Community Center, by utilizing the procurement services of Garland/DBS, Inc., through the US Communities Contract No. MICPA # PW1925.

Section 3: That the City Manager is authorized to execute the proposed piggyback agreement with Garland/DBS, Inc., in an amount not-to-exceed \$1,204,302.00, and allocating the City’s Contingency Allowance of \$50,000.00, for a total cost of \$1,254,302.00, in the form attached hereto as Exhibit “A,” together with such non-substantive changes as are deemed acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4: That the appropriate City Officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

Section 5: That this Resolution shall take effect immediately upon adoption.

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4/16/26
5/13/26

PASSED AND ADOPTED this _____ day of _____, _____.

Mayor, Wayne M. Messam

Vice Mayor, Carson "Eddy" Edwards

ATTEST:

City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved
this RESOLUTION as to form and legal
sufficiency:

City Attorney,
Austin Pamies Norris Weeks Powell, PLLC

<u>Requested by Administration</u>	<u>Voted</u>
Commissioner Maxwell B. Chambers	_____
Commissioner Avril Cherasard	_____
Commissioner Yvette Colbourne	_____
Vice Mayor Carson "Eddy" Edwards	_____
Mayor Wayne M. Messam	_____

Reso. No. _____



**AGREEMENT BETWEEN
 CITY OF MIRAMAR
 AND
THE GARLAND/DBS, INC.
 FOR
**ROOFING SERVICES FOR THE SUNSET LAKES COMMUNITY CENTER
 (Piggyback Competitive Award)****

THIS PIGGY BACK AGREEMENT (the “Agreement”) is made effective on the last date of execution herein by and between the **CITY OF MIRAMAR**, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 2300 Civic Center Place, Miramar, Florida 33025 (the “City”), and **GARLAND/DBS, INC.**, a foreign profit corporation authorized to conduct business in the State of Florida, with its principal place of business located at 3800 East 91st Street, Cleveland, Ohio 44105 (the “Contractor”).

WITNESSETH

WHEREAS, the City wishes to enter into this Agreement with the Contractor to provide roofing services, including but not limited to, the purchase and installation of roofing materials, related products and services for the Sunset Lakes Community Center (the “Services”); and

WHEREAS, the City and Contractor (the “Parties”), wish to incorporate the terms and conditions of US Communities Contract MICPA # PW1925 (the “Contract”); and

WHEREAS, pursuant to Section 2-450 of the City Code, the City has the authority to Piggy Back the Contract; and

NOW THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

Section 1. Recitals. The foregoing Recitals are true and correct and are incorporated and made a part of this Agreement.

Section 2. Term. The term of this Agreement shall commence upon the last date of execution hereof and shall remain in effect until acceptance of the Goods and/or Services by the City, unless terminated earlier as provided in the Contract provisions.

Section 3. Contract Terms. The Contractor agrees to provide the City with the Services in accordance with the Contract provisions, and the Contractor’s proposal, (the “Proposal”) attached hereto as **Attachment 2**. The exhibits are incorporated into this Agreement for all purposes, and are a part of the “Contract Documents” representing the entire agreement between the Parties. In the event of conflict between or among the

Contract Documents, the order of priority shall be: this Agreement, the Contract, and the Contractor's Proposal.

Section 4: Scope of Work

The following provisions are included:

- A.** Contractor shall perform the Services, as set forth in the Proposal, attached hereto as "Attachment 2."
- B.** In consideration of the Services to be provided by the Contractor, the City agrees to pay Contractor in an amount not to exceed One Million Two Hundred Four Thousand Three Hundred and Two Dollars (\$1,204,302.00). For these purposes, Rohan Green shall be the City Representative and may be reached at 954-602-3352.
- C.** The City shall be substituted for Racine County with regard to any and all provisions of the Contract and the Contractor's Proposal, including by example and not limitation, with regard to bond requirements, insurance, indemnification, licensing, termination, default and ownership of documents. All recitals, representations, and warranties of Contractor made in those documents are restated as if set forth fully herein, made for the benefit of the City, and incorporated herein.
- D.** Contractor shall not commence Services unless and until the requirements for insurance have been fully met by Contractor and appropriate evidence thereof, in the City's sole discretion, has been provided to and approved by the City, and/or with a Notice to Proceed provided by the City.

Section 5: Public Records. Public Records: Contractor shall comply with The Florida Public Records Act as follows:

1. Keep and maintain public records in the Contractor's possession or control in connection with the Contractor's performance under this Agreement, that ordinarily and necessarily would be required by the City in order to perform the Service.
2. Upon request by City's records custodian, provide City with a copy of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement.
4. Upon completion of this Agreement or in the event of termination of this Agreement by either party, any and all public records relating to this Agreement in the possession of Contractor shall be delivered by the Contractor to the City, at no cost to the City, within seven days. All records stored electronically by the Contractor shall be delivered to the City in a format that is compatible with the City's information technology systems.

Once the public records have been delivered to the City upon completion or termination of this Agreement, the Contractor shall destroy any and all duplicate public records that are exempt or confidential and exempt from public record disclosure requirements.

5. Contractor's failure or refusal to comply with the provisions of this Section shall result in the immediate termination of this Agreement by the City.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 954-602-3011, dagibbs@miramarfl.gov OR BY MAIL: City Of Miramar – City Clerk's Office, 2300 Civic Center Place, Miramar, FL 33025.

- A. Ownership of Documents: Unless otherwise provided by law, any and all reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of the City. Any compensation due to the Contractor shall be withheld until all documents are received as provided herein.

Section 6. Scrutinized Companies.

- A. Contractor certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor or its subcontractors are found to have submitted a false certification; or if the Contractor, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.
- B. If this Agreement is for more than one million dollars, the Contractor certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor, its affiliates, or its subcontractors are found to have submitted a false certification; or if the Contractor, its affiliates, or its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.
- C. The Contractor agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.

- D. As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

Section 7. Assignment. Neither party may assign its rights or obligations under this Agreement without the consent of the other.

Section 8. Notice. Notice hereunder shall be provided in writing by certified mail, return receipt requested, or customarily used overnight transmission with proof of delivery, to the following parties, with mandatory copies, as provided below:

For City: City of Miramar
Dr. Roy Virgin, City Manager
2300 Civic Center Place
Miramar, Florida, Florida 33025
Telephone: (954) 602-3115
Fax: (954) 602-3672
Email: rvirgin@miramarfl.gov

Copy to: Austin Pamies Norris Weeks Powell, PLLC.
City Attorney
401 NW 7th Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 768-9770
Email: miramarcityattorney@apnwplaw.com

For Contractor: Garland/DBS, Inc.
Mark Humbaugh
3800 East 91st Street
Cleveland, Ohio 44105
Telephone: (850) 544-7991
Email: mhumbaugh@garlandind.com

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

Section 9: Severability. This Agreement sets forth the entire agreement between the Contractor and the City with respect to the services of this Agreement. This Agreement supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, between the Parties regarding the services described herein. This Agreement may not be modified, except by the Parties' mutual agreement set forth in writing and signed by the Parties.

IN WITNESS WHEREOF, the Parties hereto have accepted, made and executed this Agreement upon the terms and conditions above stated on the day and year set forth below.

CITY OF MIRAMAR:

GARLAND/DBS, INC.:

By: _____
City Manager
Dr. Roy Virgin

By: _____
General Manager
Brian Lambert

This ____ day of _____, 2026.

Date: _____

ATTEST:

Denise A. Gibbs, City Clerk

Approved as to form and legal sufficiency
for the use of and reliance by the City of
Miramar, Florida only:

City Attorney
Austin Pamies Norris Weeks Powell, PLLC.



**ROOFING SUPPLIES AND SERVICES,
WATERPROOFING, AND RELATED
PRODUCTS AND SERVICES CONTRACT 2019**

This Contract made and entered into this 27 day of September, 2019, by and between Racine County, Wisconsin, 730 Wisconsin Avenue, Racine, Wisconsin 53403 (hereinafter referred to as "COUNTY") and Garland/DBS, Inc., 3800 East 91st Street, Cleveland, Ohio 44105 (hereinafter referred to as "CONTRACTOR").

WITNESSETH:

For good and valuable consideration, the parties agree as follows:

1. **WORK:** CONTRACTOR shall provide 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 # PW1925: ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES PROJECT MANUAL (aka, the Contractor's Bid Proposal submitted September 4, 2019) which is incorporated herein 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 COUNTY at the time of each renewal term if COUNTY chooses to renew. Bonds and insurance shall be written by a firm acceptable to the COUNTY as specified in the Project Manual.

2. **TERM:** October 15, 2019, to October 14, 2024, with full renewal of one (1) additional five (5) year term per the Project Manual. COUNTY shall exercise renewal options by issuance and delivery to CONTRACTOR of a written notice to renew this Agreement.
3. **PROJECT:** ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES in accordance with the Project Manual.
4. **PRICE:** Price as stated for all schedules included in the Project Manual.

5. **CANCELLATION:** This contract may be cancelled without penalty or obligation of any kind, by COUNTY by, for or on behalf of itself or its agencies, departments, officers, agents or employees immediately upon written notice to all parties that sufficient funds have not been budgeted by the County Board of Supervisors to pay the obligations under this agreement.

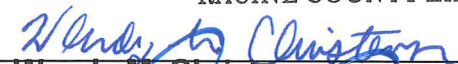
Either party may terminate the contract on the anniversary date in any subsequent year of the contract by providing the other party with written notice ninety (90) days prior to the anniversary date.

If the CONTRACTOR fails to maintain and keep in force required insurance, COUNTY shall have the right to cancel and terminate the contract without notice.


Notwithstanding any of the terms and conditions contained herein, the COUNTY and CONTRACTOR reserve the right to terminate the contract at any time for any reason by providing written notice of termination to the other party no less than ninety (90) days in advance of termination. In the event of said termination, CONTRACTOR shall not reduce its activities hereunder unless agreed in advance by COUNTY. The CONTRACTOR will pay according to the contract for services tendered through the date of termination.

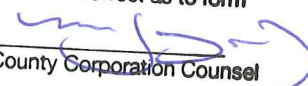
RACINE COUNTY


BY: 
JONATHAN DELAGRAVE
RACINE COUNTY EXECUTIVE

BY: 
Wendy M. Christensen
Racine County Clerk 9/25/19

GARLAND/DBS Inc.

BY: 
David M. Sokol, President

Date 7-27-19
Certified to be correct as to form
By 
Racine County Corporation Counsel

REVIEWED BY FINANCE DIRECTOR
 9/27/19
Sign Date

ROOFING SUPPLIES AND SERVICES, WATERPROOFING, AND RELATED PRODUCTS AND SERVICES CONTRACT 2019

AMENDMENT NO. ELEVEN (11)

This Amendment No. Eleven is effective December 15, 2023 and is to modify the ROOFING SUPPLIES AND SERVICES, WATERPROOFING, AND RELATED PRODUCTS AND SERVICES CONTRACT 2019 agreed upon by Racine County, Wisconsin, 730 Wisconsin Avenue, Racine, Wisconsin 53403 ("County") and Garland/DBS, Inc. 3800 East 91st Street, Cleveland, Ohio 44105 ("Contractor") (hereinafter each a "Party" and collectively referred to as "Parties") on September 27, 2019 ("Contract").

The Parties hereby agree to amend the Contract as follows:

TERM: The County is exercising the remaining renewal option for one (1) five (5) year term through October 14, 2029.

ALL OTHER PROVISIONS OF THE CONTRACT SHALL REMAIN IN THEIR ENTIRETY.

RACINE COUNTY

DocuSigned by:
BY: Jonathan Delagrave
7B676D90951B406...
Jonathan Delagrave
Racine County Executive

DATE: 1/3/2024

DocuSigned by:
BY: Wendy Christensen
FC1B3399B9654BD...
Wendy M. Christensen
Racine County Clerk

DATE: 1/3/2024

DocuSigned by:
Michael Lanzdorf
36F9231CFBA8401...
1/2/2024

DocuSigned by:
Kristopher Dement
9C4D377C9A344FA...
12/28/2023

GARLAND/DBS Inc.

DocuSigned by:
BY: Brian Lambert
5E6F57C5BFFF47E...

DATE: 12/28/2023



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

City of Miramar
Sunset Lake Community Center
2801 SW 186th Ave.
Miramar, FL 33029

Date Submitted: 4/20/2026
Proposal #: 25-FL-260035
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: LOW SLOPED ROOFS

REFERENCE : HVHZ Florida Product Approval NER-GRL-001.R13 , system S34

1. Existing roof will remain in place.
2. Lightly pressure wash to remove any mildew, dirt, etc.
3. Allow any/ all areas that indicated moisture on the survey to dry out in direct sunlight for 3 hours.
4. Install enrgy3 poly isocyanurate insulation where indicated on the drawing to increase slope to the drain. utilize a minimum thickness of 1.5" board.
5. Taper insulation at 1/8" on 12". install crickets as needed to eliminate ponding water.
6. Install .5" securrock cover-board by simultaneously fastening through all layers of insulation to the steel deck.
7. Follow the fastener density listed in the maximum design pressure calculations and noa. the insulation panels listed are minimum sizes and dimensions; if large panels are used, the number of fasteners shall be increased, maintaining the same fastener density.
8. Install 1 ply of flexbase 80 using hot asphalt.
9. Install 1 ply of the mineral surfaced cap sheet (refer to spec) using hot asphalt.
10. Install all new roxul cant strip around all curb and perimeter flashings.
11. Demolish all Flashings entierly.
12. Install 1 ply of specified base sheet and 1 ply of the specified mineral surfaced cap sheet for all flashings using flashing bond adhesive.
13. (3) Course all vertical flashing seams using flashing bond and granule.

14. On any wall greater than 36", install a termination bar to support the wall base and cap sheet. install a counter flashing with 3" flange to cover the termination bar, then install the upper ply over the flange of the termination bar. max distance is 36" for unsupported wall flashing.
15. Install 1 ply of rmer seal over the top of the parapet wall extending down 12" onto the tile roof.
16. Install shop fabricated coping; extend over the first row of tile.
17. Install a new wood nailer and rmer force coping where there is a traditional parapet wall.
18. Fabricate new pitch pockets out of stainless steel #4. fill the bottom half with gar_rock and the top half with seal -tite. fabricate umbrellas to cover the top of the pitch pan. refer to garland detail.
19. Garland to issue a 25-year warranty including labor and materials.
20. Contractor to issue 5-yr warranty to garland.

Scope of Work: PITCHED ROOFS

1. Set up any protection needed to keep the ground level free of falling debris.
2. Remove existing tile from the mansard roof sections.
3. Replace any rotten or damaged wood decking.
4. Contractor is to include 2,000 sq.ft of plywood in their base bid for replacement.
5. Contractor shall provide a cost per sheet of plywood replacement for any overages. if the allotted amount is not utilized, a credit will be issued to the owner based upon the cost per sheet.
6. Contractor is to refasten the plywood per current fbc requirements.
7. Contractor to prime wood deck in accordance with the miami dade noa.
8. Contractor to install one ply of the specified underlayment.
9. Contractor to install all new valley metal. refer to spec for details. (1) ply of modified bitumen is required in all valleys prior to underlayment.
10. Contractor is to install all new verrea clay tile. tile is to be set in foam adhesive. Color samples to be provided to the owner for approval prior to order. color to match adjacent building color as close as possible
11. Contractor is to install mortar where tile meets up to a vertical wall. this is not to be left void.
12. Contractor to install shop fabricated coping as specified. include 2 layers. Rmer seal underlayment. refer to details and specifications.
13. Contractor to install all new 032 aluminum kynar coated surface mounted counter flashing above all tile to wall transitions. surface mounted counterflashing to have a kick out.
14. All " I" flashing must be cut out and reinstalled with new. refer to spec.
15. Contractor is to replace all existing gutters and downspouts if present using 040 kynar aluminum.
16. Contractor shall include 100 lnft of fascia replacement in their base bid.
17. Contractor shall provide a cost per lnft for fascia replacement for any overages. if the allotted amount of fascia replacement is not utilized, a credit will be issued based up- on the cost per lnft to the owner.
18. Contractor shall provide the client with 100 sq.ft of replacement tiles at the end of the project.
19. Contractor is to provide a syr warranty for workmanship.
20. Tile manufacturer is to provide a minimum 20-year warranty.

Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
6.06.01	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	\$ 6.27	39,000	SF	\$ 244,471.50
4.28	Insulation Recovery Board & Insulations Options: INSULATION SLOPE OPTION Provide a 1/8" Tapered Polyisocyanurate Insulation System while Maintaining the Average R-Value; Adhered with Insulation Adhesive	\$ 11.51	39,000	SF	\$ 448,812.00
12.01.02	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 Hot ASTM D 312 Type III or IV Asphalt: BASE PLY OPTION: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 220 lbf/in tensile	\$ 4.96	39,000	SF	\$ 193,284.00
12.06.03	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 Hot ASTM D 312 Type III or IV Asphalt: ROOFING MEMBRANE OPTION: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile	\$ 7.51	39,000	SF	\$ 292,792.50
20.01.08	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 200 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 310 lbf/in tensile	\$ 23.59	2,000	SF	\$ 47,180.00

2.33	Tear-off & Dispose of Debris: SYSTEM TYPE Slate Tile Shingle Roof - Wood Deck	\$ 4.90	26,000	SF	\$ 127,491.00
16.05	INSTALLATION OF SHAKE, TILE, OR SHINGLE ROOF SYSTEMS: INSTALL NEW BARREL CLAY/CEMENT TILE ROOF SYSTEM - New Barrel Clay/Cement Tile Roof System with Base Sheet as an Underlayment; Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys	\$ 32.87	26,000	SF	\$ 854,490.00
Total After Multipliers					\$ 2,208,521.00

Base Bid Total Maximum Price of Line Items under the MICPA: \$ 2,208,521
Proposal Price Based Upon Market Experience: \$ 1,204,302

Garland/DBS Price Based Upon Local Market Competition:

Better Built Roofs	\$ 1,204,302
PSI Roofing	\$ 1,450,191
Campany Roofing	\$ 1,674,330

Contractor Name - Unforeseen Site Conditions:

Lowering Drains	\$ 4,620.00	Ea.
Decking Repair	\$ 48.00	per Sq. Ft.

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

Nathan Parker

Nathan Parker
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