



SUBJECT: Proposal #25-GA-240821 - Roofing Material and Services

DATE: October 10th, 2024

BUDGET INFORMATION:

Aquatic Center Roof- \$199,977

AVITA Metal Fascia/Soffits- \$92,477

(X) RECOMMENDATION

() POLICY DISCUSSION

() STATUS REPORT

() OTHER

COMMISSION ACTION REQUESTED ON: October 21, 2024

PURPOSE: To request Commission approval to replace the roof at the Aquatic Center and the metal fascia/soffits on the AVITA building.

BACKGROUND / HISTORY: Both the AVITA and Aquatic Center roofs were evaluated by Garland engineers. Both roofs were assessed for wind, hail, moisture, and other damage. Four completed bids were sent for review. A local company, Capital Roofing, was the lowest bidder.

The FY24 CIP contained a combined \$276k for the Aquatic Center and AVITA roof projects. This leaves a -\$16,454 balance to complete these projects. The balance will be covered by savings on other projects.

FACTS AND ISSUES:

- A. Habersham County had asked Garland to manage the roofing projects at both the Aquatic Center and AVITA.
 - B. Because Garland supplies all materials, bidders only submitted proposals for their labor costs. This helped to streamline the process and eliminate variations in material costs.
 - C. The cost of both projects includes all materials and labor. There is no fee for Garland's management services because they will earn the sale of the materials.
 - D. The AVITA roof was graded a D (near failure) in an A-F system; however, the budget for replacement only covers the cost of the gutters and soffits which will include the damage in the carport.
 - E. Sloped roof areas of the Aquatic Center roof are in a failure state. The remaining roof portions are at end of life and near failure.
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OPTIONS:

- 1) Approve Proposal #25-GA-240821 - Roofing Material and Services with Garland to manage the roofing projects at the Aquatic Center and AVITA.
 - 2) Deny Proposal #25-GA-240821 - Roofing Material and Services with Garland to manage the roofing projects at the Aquatic Center and AVITA.
 - 3) Commission defined alternative for Proposal #25-GA-240821 - Roofing Material and Services.
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RECOMMENDED SAMPLE MOTION: Move to approve Proposal #25-GA-240821 - Roofing Material and Services with Garland to manage the roofing projects at the Aquatic Center and AVITA.

DEPARTMENT:

Prepared by:

Director _____

**ADMINISTRATIVE
COMMENTS:** _____

_____ **DATE:** _____
County Manager



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ROOFING MATERIAL AND SERVICES PROPOSAL

Habersham County

**Ruby C. Fulbright Aquatic Center
120 Paul Franklin Rd
Clarkesville, GA 30523**

**AVITA
196 Scoggins Drive
Demorest, GA 30535**

**Date Submitted: 07/31/2024
Proposal #: 25-GA-240821
MICPA # PW1925**

Georgia General Contractor License #: GCCO007844

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: Aquatic Center - Single-Ply Re-Cover Roof System (20 Yr Roof System)

Tear Off and Prep:

1. Tear out the existing wet roof areas identified in the moisture scan down to the metal decking and dispose of all debris.
2. Make needed repairs to deck if found. Work to be completed under unit cost provided and only permitted once verified as needed.
3. Clean, sweep, and remove all debris from the roof surface.

Insulation for Sectional Replacement:

4. Install the new 3.5" Poly-ISO in two layers over the metal deck and mechanically attach using specified plates and fasteners.

Roof Field:

5. Install the specified Insul-lock HR Primer over the entire roof area at the required .5 gal per sq.

6. Furnish and install new 60 mil Fleeceback PVC membrane over the existing roof system, fully adhered using the specified two-part kee-lock foam splatter adhesive, in accordance with Garland specifications.

Roof Flashings:

7. Flash parapet walls using 60mil PVC membrane fully adhered using PVC bonding adhesive per Garland specifications.
8. Terminate the top of all base flashings as shown in the details with waterblock behind the membrane and termination bar. Membrane to cut off even with the t-bar and then sealed with the specified Tuff Stuff sealant.
9. Along the 3 interior walls, install a sacrificial 3' wide section of membrane over the field sheet. This sheet should start under the base flashings and extend out 3' from the wall.
10. Install TPO pitch pans on all details and fill with specified pitch pan filler Seal-Tite.

Details, Specifics, and Misc.

11. Install approved details/flashings to all plumbing stacks, roof drains, tie-offs, and penetrations according to the details provided.
 - a. Plumbing Stacks – see provided detail for installation instructions.
 - b. Scupper – see provided details for specified install instructions.
 - c. All Other Penetrations – see provided details for installation instructions.
12. Flash all vent curbs, HVAC curbs, and miscellaneous roof penetrations per Garland specifications.
13. Install pre-fabricated corners on all corners. Install T-patches on all joint intersections.
14. Stacks & Pipes – All rooftop stacks & pipes will be field flashed per Garland specifications using PVC form flashing or be fitted with a prefabricated boot.
15. Apply a PVC Walk Pad at the roof access point and service side of all units. The walk pads should be adhered to the roof using structural sealants. Include 10' Inft per roof
16. Replace all wood sleepers with new generic rubber sleepers as needed.
17. Install new counter flashing metal as needed around curbs and walls using Kynar Coated Flat Stock.
18. Remove and replace all existing coping metal with new Pre-Fabricated coping from the system manufacturer.
19. Install new storm collars and metal clamps.
20. Contractor is responsible for applicable business license, roof permits, dumpsters, portable toilets, and hoisting equipment.
21. Enlarge the current thru-wall scuppers, to be 12" wide, then Install new thru-wall scuppers formed using PVC coated metal. If the conductor head needs to be removed for access, the contractor is responsible for re-hanging and re-sealing, according to Garlands requirements.
22. Install new scupper face plates using Kynar Coated Flat Stock.
23. On three interior walls, modify the metal gutter above the roof area currently attached to the metal roof, by cutting the front face off and disposing of it. The back and bottom flanges to remain.
24. Clean up and dispose of all roof-related debris at an approved landfill.
25. Provide a 5 yr labor warranty from the contractor installing the roof system.

Aquatic Center - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.05	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Mineral Surfacing - Metal Deck	\$ 3.52	2,000	SF	\$ 7,040
17.01.01	FULLY ADHERED SINGLE-PLY ROOF SYSTEMS: METAL DECK - SINGLE-PLY APPLICATION INSULATION OPTION: Mechanically Fasten Polyisocyanurate / Adhere 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) with Insulation Adhesive to Provide an Average R-Value of 20	\$ 6.99	2,000	SF	\$ 13,980
4.08	Insulation Recovery Board & Insulations Options: RECOVERY BOARD TYPE 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) Installed Over an Existing Roof Adhered with Insulation Adhesive	\$ 3.70	10,550	SF	\$ 39,035
17.05.08	FULLY ADHERED SINGLE-PLY ROOF SYSTEMS: ROOF CONFIGURATION: Fully Adhered Single-Ply Roof System Installed Over Prepared Surface or Insulation SINGLE-PLY ROOF TYPE: ASTM D 4434 - Poly Vinyl Chloride (PVC) - 60 Mil Thickness	\$ 8.28	12,550	SF	\$ 103,914
20.04.08	NEW FLASHINGS FOR ROOFING SYSTEMS & RESTORATION OPTIONS: Single-Ply Flashings - Fully Adhered Single-Ply Roof Flashings Installed on Corresponding Single-Ply Roof Systems ROOF MEMBRANE OPTION: ASTM D 4434 - Poly Vinyl Chloride (PVC) - 60 Mil Thickness	\$ 14.76	2,000	SF	\$ 29,520
	Metal Stretch-Out: 22 Gauge Kynar Coping Cap with Six (6) Bends	\$ 38.73	240	LF	\$ 9,295
	Sub Total Prior to Multipliers				\$ 202,784
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	%	\$ 20,278
	Total After Multipliers				\$ 223,063

Aquatic Center - Single-Ply Re-Cover Roof System (20 Yr Roof System):

Total Maximum Price of Line Items under the MICPA: \$ 223,063

Proposal Price Based Upon Market Experience: \$ 199,977

Garland/DBS Price Based Upon Local Market Competition (Aquatic Center):

Capital Roofing	\$	199,977
Bone Dry Roofing	\$	247,268
Zurix Roofing Systems	\$	277,426
Innovative Roofing Group	\$	308,181
Edge Roofing		Declined to Bid

Unforeseen Site Conditions:

Wood Blocking (Nailer) Replacement	\$	28.50	per Ln. Ft.
Additional Roof Removal	\$	22.80	per Sq. Ft.

Scope of Work: AVITA - Shingle Roof System and Metal Fascia/Soffit (25 Yr Roof System)

Preparation:

1. Install all required site and roof safety equipment to include:
 - a. Ground tarps for debris and landscaping protection.
 - b. Vertical tarps for building protection. (Required even if forklift is used for debris removal)
 - c. Closure signs, flags, and perimeter containment barricades.
2. Tear off the existing shingles and underlayment down to the wood deck and dispose of all debris.
3. Make needed repairs to the wood deck if found. Work to be completed under unit cost provided and only permitted once verified by Owner or Owners' Rep as needed. Photos of bad decking are to be kept for records to receive payment.

Underlayment:

1. On all valleys, eaves, hips, rakes, ridges, wall transitions, and penetrations, install new self adhered high temp Rmer Seal Ice and Water shield according to the specifications and details provided.
2. On the roof field, install new Rmer Seal Self Adhered Shingle Underlayment per specifications and details provided.

Roof Field:

1. Install new GAF Architectural Shingles on all roof areas according to the specifications, details provided, and the NRCA installation guidelines. (Roof Areas include all shingle areas per building)
2. Install using the specified nails in the proper fastening pattern per the manufacturer's specifications.
3. Install new shingle components per manufacturer's guidelines to include the hip and ridge shingles, ridge vent, starter shingles, and penetration flashing boots.

Flashing, Details and Misc.:

1. On all walls, head walls, and other areas where metal counter flashing is to be used, install new step flashings and/or new shop fabricated metal fabricated from 24 g Kynar coated metal in a standard color to match.
 - a. In areas with siding:
 - i. Ensure the siding is cut if needed to ensure a minimum 1 ½" clearance from the roof.
 - ii. Install new pre-fabricated step flashings on all walls, chimneys, and elevation changes.

2. Install approved details/flashings to all plumbing stacks and penetrations according to the details provided.
 - a. Plumbing Stacks – see provided detail for installation instructions using new boots.
 - b. All Other Penetrations – see provided details for installation instructions.
3. Replace all damaged storm collars and metal clamps as necessary.
4. Install all new metal edge around the building using pre-fabricated shingle edge metal. Metal to match the current metal edge color. Metal to be installed on rakes and eaves.
5. Install new 6" Kynar coated Aluminum K-Style gutters to all eaves. Attachment to be new hangars (spikes not accepted).
6. Install new 3x4" corrugated aluminum downspouts on all gutters. One (1) downspouts is required every 900 sqft of roof area.

Metal Fascia and Soffit:

1. Remove the gutter and components.
2. Fabricate and install new furring and framing around the perimeter of the building according to fascia/soffit specifications, for approved substrates.
3. Install new Imetco metal fascia panels around the perimeter of the building per specifications and details. New panels, should start at the eave height and continue down to the same coverage as the current Frieze trim.
4. Install new Imetco metal soffit panels around the perimeter of the building per specifications and details. Soffit to align with the bottom of the current Frieze trim.
5. Install all trim, details, and requirements needed for the fascia/soffit per details and specifications.
6. Provide a 5 yr labor warranty from the contractor installing the roof system, fascia, and soffit components.

Damaged Front Drive Thru Exterior:

1. On both sides of the drive-thru, located along each beam line, make repairs using the following:
 - a. Remove the sheetrock and dispose of.
 - b. Raise the bottom clearance of the beam, by removing some of the existing framing. New height to match the rear drive thru where this has been completed.
 - c. Install new exterior ceiling/siding using fiber cement panels and fasten to the building. Install all required trims. Seal all joints, fasteners, etc using new sealants.
2. Install new paint to all repaired areas, to match the existing as close as possible.

AVITA - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.29	Tear-off & Dispose of Debris: SYSTEM TYPE Dimensional/Architectural Shingle Roof - Wood Deck	\$ 1.54	10,314	SF	\$ 15,884
16.07	INSTALLATION OF SHAKE, TILE, OR SHINGLE ROOF SYSTEMS: ADD/DEDUCT TO INSTALL SELF-ADHERING UNDERLAYMENT OVER ENTIRE ROOF - Install Self-Adhering Underlayment on Entire Roof Deck	\$ 2.84	10,314	SF	\$ 29,292
16.02	INSTALLATION OF SHAKE, TILE, OR SHINGLE ROOF SYSTEMS: REPLACING ARCHITECTURAL SHINGLE ROOF SYSTEM - New Dimensional Shingle Roof System with Base Sheet as an Underlayment, Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys	\$ 9.48	10,314	SF	\$ 97,777
21.02.01	METAL WALL PANEL SYSTEMS: WALL SYSTEM Concealed Fastener Wall Panel System - 12" Wide Panels THICKNESS OPTION: Bare Aluminum Panel Price - 0.032" Aluminum Thickness	\$ 9.55	1,400	SF	\$ 13,370
21.02.03	METAL WALL PANEL SYSTEMS: WALL SYSTEM Concealed Fastener Wall Panel System - 12" Wide Panels THICKNESS OPTION: Bare Galvalume Coated Steel or Equal Panel Price - 24 Ga	\$ 9.29	2,100	SF	\$ 19,509
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	3,500	SF	\$ 4,830
21.02.16	METAL WALL PANEL SYSTEMS: WALL SYSTEM Concealed Fastener Wall Panel System - 12" Wide Panels PANEL INSTALLATION & INSULATION OPTION: Over Girts; Mechanically Attach Batten Fiberglass Insulation with an Average R-Value of 19 Installed Between Girts	\$ 11.18	3,500	SF	\$ 39,130
	Sub Total Prior to Multipliers				\$ 219,791

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	\$ 219,791	%	\$ 21,979
Total After Multipliers					\$ 241,770

AVITA - Shingle Roof System and Metal Fascia/Soffit (25 Yr Roof System):

Total Maximum Price of Line Items under the MICPA: \$ 241,770

Shingle Roof System:

Proposal Price Based Upon Market Experience (Capital Roofing): \$ 119,873

Metal Fascia/Soffit:

Proposal Price Based Upon Market Experience (Capital Roofing): \$ 92,477

Garland/DBS Price Based Upon Local Market Competition (Shingle & Metal Fascia/Soffit):

Capital Roofing	\$ 212,350
Zurix Roofing Systems	\$ 270,827
Innovative Roofing Group	\$ 300,127
Bone Dry Roofing	Declined to Bid
Edge Roofing	Declined to Bid

Unforeseen Site Conditions:

Rafter Framing Repair	\$ 28.50 per Ln. Ft.
Decking Replacement	\$ 68.40 per Sheet

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. Permits are excluded.
2. Plumbing, Mechanical, Electrical work is excluded.
3. Masonry work is excluded.
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,

Matt Egan

Matt Egan
Garland/DBS, Inc.
(216) 430-3662