ICS / Garland

Duluth Public Schools

Every Student. Every Day.

2027 Roof Replacement Project

Ordean East Middle & Homecroft Elementary

Bid Schedule

Dates	Activities
October 7th, 2026	Pre-bid Meeting - Roofing Contractors Ordean East Middle at 10:00AM
October 28th, 2026	Omnia Proposal, Deliver to District 11:00am @ facilities office
November 9th, 2026	Finance Board, Review Proposal
November 17th, 2026	School Board Approval

Construction Schedule

Dates	Activities
June 11th, 2027	Roofing Work Begins
August 27th, 2027	Roofing Work 100% Completion
September 10th, 2027	Sheet Metal Work 100% Completion

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

ROOFING MATERIAL AND SERVICES PROPOSAL

Duluth Public Schools
Homecroft Elementary School
4784 Howard Gnesen Rd
Duluth, MN 55803

Date Submitted: 10/27/2026
Proposal #: 25-MN-261113
MICPA # PW1925

RFP #349 - Homecroft Elementary School

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). 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: Base Bid
Section A, B, E, F, G, H, M

1. Tear Off & Preparation – aall bidding contractors are responsible to field measure and verify existing core data as needed to accurately bid the project. Remove the existing roof system and sheet metal down to the top surface of insulation. Dispose of all debris in a certified landfill. Any wet insulation shall be replaced per the unit price found on the bid form. Proper change notice form must be submitted and signed for approval.
2. New Insulation - Install ½" wood fiber recovery board throughout the entire field of the roof. Mechanically fasten the insulation 1 fasteners per 2 square feet, include Factory Mutual requirements perimeter & corner enhancements. Roofing contractor must add wood nailers in order to meet or exceed flashing height requirements as detailed and in order to meet minimum manufacturer flashing requirements.
3. Install tapered saddles, crickets, 12'X12' drain sumps to ensure positive drainage throughout the entire roof area. Crickets and saddles shall slope twice that of the field of the roof, ½" per foot.
4. Install the new KEE Hybrid System as specified.
5. Install the new KEE Hybrid flashings as specified and detailed.

6. Install new 24ga. Prefinished sheet metal throughout the perimeter and projections as shown in the detailed drawings meeting or exceeding ANSI-SPRI requirements. Maximum allowable face is 8". All sheet metal must extend down to the field of the roof. NO EXPOSED FLASHINGS ALLOWED.

Section C, I, J, K, L, N, O, P

1. Tear Off & Preparation – all bidding contractors are responsible to field measure and verify existing core data as needed to accurately bid the project. Remove the existing roof system and sheet metal down to the top surface of insulation. Dispose of all debris in a certified landfill. Any wet insulation shall be replaced per the unit price found on the bid form. Proper change notice form must be submitted and signed for approval.
2. New Insulation - Calculate the R-value for the existing insulation. Install additional polyisocyanurate to meet or exceed R-35 (existing & new combined).
3. Install tapered saddles, crickets, 12'X12' drain sumps to ensure positive drainage throughout the entire roof area. Crickets and saddles shall slope twice that of the field of the roof, ½" per foot. Mechanically fasten insulation according to Factory Mutual standards including perimeter & corner enhancements. Contractor to submit insulation shop drawings for approval.
4. Install ½" wood fiber recovery board set into solid moppings of Type III hot asphalt. Stagger all insulation joints from underlying layers.
5. Install the new modified bitumen roof system as specified.
6. Install the new modified bitumen flashings as specified.
7. Install the new flood coat and gravel surfacing at specified.
8. Install new 24ga. Prefinished sheet metal throughout the perimeter and projections as shown in the detailed drawings meeting or exceeding ANSI-SPRI requirements. Maximum allowable face is 8". All sheet metal must extend down to the field of the roof. NO EXPOSED FLASHINGS ALLOWED.

Section D / Standing Seam

1. Tear Off & Preparation - Remove the existing roof system and sheet metal down to the top surface of polyisocyanurate insulation. Dispose of all debris in a certified landfill. Any wet insulation shall be replaced per the unit price found on the bid form. Proper change notice form must be submitted and signed for approval.
2. New Insulation – Install one layer of ½" high density polyisocyanurate insulation throughout the entire field of the roof.
3. Prime the field of the roof with Carlisle CCW-702 primer. Install one layer of Rmer Seal self adhering underlayment throughout the entire field of the roof.
4. Install the new 16" standing seam roof system as specified using bearing plates at all clip locations.
5. Install new 24ga. Prefinished sheet metal throughout the perimeter and projections as shown in the detailed drawings meeting or exceeding ANSI-SPRI requirements. Maximum allowable face is 8". All sheet metal must extend down to the field of the roof. NO EXPOSED FLASHINGS ALLOWED.

BASE BID:

Proposal Price Based Upon Market Experience:	**$ 1,897,461**

Garland/DBS Price Based Upon Local Market Competition (BASE BID):

AW Kuettel & Sons, Inc.	**$ 1,897,461**
Palmer West Construction Company, Inc.	**$ 3,109,599**
Berwald Roofing Company, Inc.	**$ 3,426,629**
McDowall Company	**$ 3,469,412**
Jamar Company	**No Bid Submitted**
Peterson Bros. Roofing & Construction, Inc.	**No Bid Submitted**

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. Mechanical and Electrical work is excluded.
2. Masonry work is excluded.
3. Interior Temporary protection is excluded.
4. Prevailing Wages are included.
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

Kelly Durick Eder, Board Chair