



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
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ROOFING MATERIAL AND SERVICES PROPOSAL

Center Cass School District 66
Lakeview Junior High
701 Plainfield Road
Downers Grove, IL 60516

Date Submitted: 11/24/2025
Proposal #: 25-IL-251153
MICPA # PW1925

Illinois General Contractor License #: 104.015673
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:

1. Properly prepare existing modified bitumen roof sections for re-roofing. Cut all blisters and ensure new roofing assembly can lie flat on existing assembly.
2. Install .5" gypsum board in insulation adhesive directly to existing assembly.
3. Install 1xPly HPR Torch base directly to gypsum recovery board.
4. Install 1xPly Stressply IV Plus Mineral directly to HPR Torc Base as a cap sheet.
5. Coat entire roof with with Garlabrite at a rate of 2.5 gallons/square total in two coats.
6. Install new 24-ga. Kynar-coated steel copings in a standard color selected by building
7. Clean up and haul away all debris.

Proposal Price Based Upon Market Experience: \$ 1,243,975

Garland/DBS Price Based Upon Local Market Competition:

Malcor Roofing	\$ 1,243,975
Knickerbocker Roofing	\$ 1,324,701
Combined Roofing	\$ 1,346,504

Paint All Gas lines Yellow

Proposal Price Based Upon Market Experience: \$ 1,941

Garland/DBS Price Based Upon Local Market Competition:

Malcor Roofing	\$ 1,941
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Malcor Roofing - Unforeseen Site Conditions:

Drain replacement	\$	3,712.00	per Ln. Ft.
Additional Insulation Replacement	\$	9.86	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 excluded.
2. Permits are included.
3. Plumbing, Mechanical, Electrical work is excluded.
4. Masonry work is included to which it obtains to the scope of work.
5. Interior Temporary protection is excluded.
6. Prevailing Wages are included.
7. 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
Garland/DBS, Inc.
(216) 302-3791