

INDEPENDENT SCHOOL DISTRICT NO. 709

Duluth Public Schools
713 Portia Johnson Drive
Duluth, Minnesota 55811
218-336-8738



MEMORANDUM

To: Simone Zunich, Executive Director of Business Services
From: Cathy Holman, Purchasing Coordinator
Subject: RFP – 330 ROOF REPLACEMENT PROJECT – STOWE
Date: October 3, 2025

RFP is for a 2026 Roof Replacement to include materials and services.

Five (5) vendors were involved, three (3) responded with the following results:

<u>VENDOR</u>	<u>TOTAL</u>
GARLAND/DBS INC.	\$3,484,090.00
w/PALMER WEST CONSTRUCTION COMPANY INSTALL	
BERWALD ROOFING COMPANY INC	\$4,286,292.00
MCDOWALL COMPANY	\$5,579,976.00
AW KUETTEL & SONS INC	NO BID SUBMITTED
JAMAR COMPANY	NO BID SUBMITTED

The Facilities Department reviewed the submitted bids from Omnia Partners.

Bryan Brown, Manager of Facilities, recommends accepting and rewarding the RFP meeting specifications as submitted by GARLAND/DBS INC for the amount of **\$3,484,090.00**.

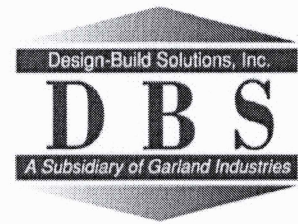
Program: Facilities

Fund Custodian: Bryan Brown, Manager of Facilities

Kelly Durick Eder, Board Chair



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
Stowe Elementary School
715 101st Ave W
Duluth, MN 55808

Date Submitted: 09/30/2025
Proposal #: 26-MN-250026
MICPA # PW1925

RFP #330 - 26' Roof Replacement Project - Stowe 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: All Roof Sections

Flat Roofs

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' scupper sumps to ensure positive drainage throughout the entire roof area. Crickets and saddles shall slope twice that of the field of the roof, ¼" per foot. Mechanically fasten insulation according to Factory Mutual standards including perimeter & corner enhancements. Contractor to submit insulation shop drawings upon request.
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.

Standing Seam

1. Remove the existing sheet metal trim pieces & roof panels. Also remove any existing underlayment not adhered to the underlying substrate. Insure a smooth clean substrate upon completion.
2. 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.
3. Install the new 16" standing seam roof system as specified using bearing plates at all clip locations.
4. 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:	\$ 3,484,090
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Garland/DBS Price Based Upon Local Market Competition (BASE BID):

Palmer West Construction Company, Inc.	\$ 3,484,090
Berwald Roofing Company, Inc.	\$ 4,286,292
McDowall Company	\$ 5,579,976
AW Kuettel & Sons, Inc.	No Bid Submitted
Jamar Company	No Bid Submitted

Skylight Work:

Proposal Price Based Upon Market Experience:	\$ 72,237
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Garland/DBS Price:

W.L. Hall Co.	\$ 72,237
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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