

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: **BID 1341 26' ROOF REPLACEMENT PROJECT – DNT BUILDING**
Date: October 3, 2025

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

Three (3) vendors were involved, with the following results:

<u>VENDOR</u>	<u>TOTAL</u>
GARLAND/DBS INC.	\$1,298,436.00
w/MCDOWALL COMPANY INSTALL	
BERWALD ROOFING COMPANY INC	\$1,416,384.00
PALMER WEST CONSTRUCTION COMPANY	\$1,521,060.00

The Facilities Department reviewed the submitted bids from Omnia Partners.

Bryan Brown, Manager of Facilities, recommends accepting and rewarding the bid meeting specifications as submitted by GARLAND/DBS INC for the amount of **\$1,298,436.00**.

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
DNT Building
424 West First Street
Duluth, MN 55802

Date Submitted: 09/30/2025
Proposal #: 25-MN-250956
MICPA # PW1925

Package # 1341 - 26' Roof Replacement Project - DNT Building

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:

1. **Tear Off & Preparation** – all bidding contractors are responsible to field measure and verify existing core data as needed to accurately bid the project.
 - a. **Section A,B,C,F,H** - Remove the existing roof system and sheet metal down to the deck. Dispose of all debris in a certified landfill. Sweep deck clean of all debris.
 - b. **Section D,E,G** – Remove the existing roof system down to the top surface of insulation. Replace any wet insulation per the unit price found on the bid form with matching type & thickness.
2. **New Insulation** – All roof sections must have a minimum R-35. All insulation shall be mechanically fastened to the deck to Factory Mutual standards including perimeter and corner enhancements.
 - a. **Section A,B,C,H** – Install new tapered polyisocyanurate insulation at a minimum slope of 1/8" per foot throughout the entire field of the roof.
 - b. **Section F** – Install new flat polyisocyanurate insulation throughout the entire field of the roof. Install wood back-nailers 8' on center. Nailers shall be set flush with the top surface of polyisocyanurate.
 - c. **Section D,E** – Install additional flat polyisocyanurate insulation in order to meet or exceed R-35, existing & new combined.

- d. Section G – Install an additional tapered polyisocyanurate insulation at a minimum slope of 1/8" per foot throughout the entire field of the roof to meet or exceed R-35, existing & new combined.
3. **Taper / Sumps / Crickets** – All interior roof drains must have a minimum sump of 12'x12' for single bowls and 12'x16' for double bowl applications. All tapered crickets must slope twice that of the field of the roof and carry a 2 to 1 length to width size ratio. All curbs in excess of 24"x24" must have crickets on the high side.
4. **Recovery Board** - Install ½" wood fiber recovery board set into solid moppings of hot asphalt. Stagger all insulation joints from underlying layers.
5. **Roof System** - Install the new modified bitumen roof system & flashings as specified.
 - a. Section F – This section must be installed using Type IV hot asphalt & back nailing requirements.
 - b. Section A,B,C,D,E,G,H – These sections must be installed using Type III hot asphalt.
6. **Surfacing** - Install the new flood coat and gravel surfacing at specified.
7. **Sheet Metal** - 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 exterior face is 8". All sheet metal must extend down to the field of the roof. NO EXPOSED FLASHINGS ALLOWED.

Proposal Price Based Upon Market Experience:	\$ 1,298,436
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Garland/DBS Price Based Upon Local Market Competition:

McDowall Company	\$ 1,298,436
Berwald Roofing Company, Inc.	\$ 1,416,384
Palmer West Construction Company, Inc.	\$ 1,521,060

Unforeseen Site Conditions:

Wet Insulation Replacement	\$	4.56	per Bd. Ft.
Wood Decking Replacement	\$	17.10	per Sq. Ft.
Metal Decking Replacement	\$	34.20	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. 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