

**Parkrose School District #3**

**Agenda Item # \_\_\_\_\_**

<b>SUBMITTED BY:</b> Sharie Lewis	( ✓ )	<b>DATE</b>
<b>APPROVED BY:</b> Building Administrator	( )	
Superintendent Michael Lopes Serrao	( X )	
Director of Business Services Sharie Lewis	( X )	

**TOPIC: RESOLUTION TO APPROVE Roof Replacement at Helensview/Knott Site**

**PURPOSE OF AGENDA ITEM: [Why are you asking for Board review]:**

Information \_\_\_\_ Policy Change \_\_\_\_\_ Action/Approval  X  Presentation/Special Request \_\_\_\_\_

**BACKGROUND:** Attachments: Y \_\_\_\_ N \_\_\_\_ **LIST:**

**RATIONALE/DISCUSSION:**

Current: There is ~43,000 sq ft of roof at Helensview currently in poor condition with perimeter metal edge failure, field failure that includes splits, granule loss, UV damage, failed soffit, and a history of leaks. Given the age, slope, and condition this roof has been identified as a qualified candidate to be restored utilizing a fluid-applied membrane and avoiding the cost of tear-off, new insulation, and other costs associated with a tear-off. Ultimately, this 20-year warranted solution saves the district ~\$400k-\$500k compared to other options.

There is ~22,000 sq. ft. of roof at Knott Creek that are in perilous condition and require immediate attention to preserve and prolong the current roofing assembly. The sections identified show signs of regular wear and tear including delamination of metal flashings, mole-runs, significant granule loss, UV damage, and blisters. Given the overall condition, acting now ultimately saves the district the significant cost that would come when these roof sections are no longer viable candidates for the fluid-applied membrane.

**Garland/DBS performed competitive bid services in coordination with District staff on our behalf yielding the following results:**

- Company 1: North Pacific Roofing (via Garland)=\$1,143,805\*
- Company 2: All American Roofing (via Garland)=\$1,214,142
- Company 3: Arrow Roofing (via Garland)= \$1,357,784
- Company 4: West Coast Roofing (via Garland)= \$1,371,945

**FINANCIAL IMPLICATIONS:**

Funding is allocated as follows:

➤ **\$1,143,805 – ESSER III Fund**

**RELATION TO GOALS:**

Parkrose Board of Education goals are supported by the regularly maintained and operational learning spaces we provide.

**ACTION REQUESTED:**

Hereby resolved; award contract to North Pacific Roofing for the roof replacement for an amount of \$1,143,805..

Site: Helensview & Knott Creek

**Project Description:**

**Current:** There is ~45,000 sq ft of roof at Helensview currently in poor condition with perimeter metal edge failure, field failure that includes splits, granule loss, UV damage, failed soffit, and a history of leaks. Given the age, slope, and condition this roof has been identified as a qualified candidate to be restored utilizing a fluid-applied membrane and avoiding the cost of tear-off, new insulation, and other costs associated with a tear-off. Ultimately, this 20-year warranted solution saves the district ~\$400k-\$500k compared to other options.

There is ~22,000 sq. ft. of roof at Knott Creek that are in perilous condition and require immediate attention to preserve and prolong the current roofing assembly. The sections identified show signs of regular wear and tear including delamination of metal flashings, mole-runs, significant granule loss, UV damage, and blisters. Given the overall condition, acting now ultimately saves the district the significant cost that would come when these roof sections are no longer viable candidates for the fluid-applied membrane.

**Proposed:** The solutions provided includes a thermal scan to identify any wet insulation, replacement of those areas, repair and reinforcement of identified issues, pressure washing and cleaning the existing surface, and the application of a high-performance polyurea fully reinforced fluid-applied membrane backed with a 20-year warranty.

**Company 1: North Pacific Roofing (via Garland) = \$1,143,805\***

Company 2: All American Roofing (via Garland) = \$1,214,142

Company 3: Arrow Roofing (via Garland) = \$1,357,784

Company 4: West Coast Roofing (via Garland) = \$1,371,945

\* Proposal recommended by Parkrose Facilities Department

\*\* Garland uses Omnia Partners for their pricing and Duro Last uses The Interlocal Purchasing System (TIPS)



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



## **ROOFING MATERIAL AND SERVICES PROPOSAL**

**Parkrose School District**  
**Helensview School**  
**8678 NE Summer St**  
**Portland, Oregon 97220**

**Knott Creek School**  
**11456 NE Knott St**  
**Portland, Oregon 97220**

**Date Submitted: 12/28/2022**  
**Proposal #: 25-OR-221086**  
**MICPA # PW1925**

**OREGON General Contractor License #: 192939**

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. Provide general housekeeping including, but not limited to, removal all loose minerals, dirt, debris, organic growth etc.
2. Remove existing failed base flashings around the perimeter, penetrations, and vertical areas. Base flashings that are in fair condition to be reinforced with 3-course application of mastic and mesh.
3. Cut out, remove, and backfill any wet insulation as identified. Patch to be made with 2-ply SBS assembly with cold-applied adhesive.
4. Apply Garla-Block primer @ .25 gallons / 100 sq. ft. over all asphalt based repairs.
5. Start with drains and flashings, including walls and curbs before proceeding to field installation. Apply a base coating of LiquiTec Base at 4.0 gal./100 sq. ft. (1.64 l/m<sup>2</sup>) over granule modified bitumen. Use a ¼" notched squeegee to spread coating and roller apply for uniform minimum coverage.
6. Immediately embed 40" wide Grip Polyester Soft reinforcement into wet coating by rolling over the fabric surface to fully saturate and encapsulate, ensuring there are no wrinkles, voids or vertical fibers.
7. Lap adjacent rolls of reinforcement 3 in. (75 mm) on side and end laps. Ensure the roller is fully saturated with coating when backrolling over the reinforcement surface to wet it out completely. Allow to cure thoroughly, but no more than 72 hours.
8. Apply a top coating of LiquiTec coating over the reinforced base coat at 2.0 gal./100 sq. ft. (0.82 l/m<sup>2</sup>).
9. Furnish and supply 2 piece 24ga soffit on the south side as identified by the district. (Helensview School Only)

**Total Price - Helensview School**

<b>Proposal Price Based Upon Market Experience:</b>	<b>\$ 769,270</b>
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**Garland/DBS Price Based Upon Local Market Competition:**

<b>1 North Pacific Roofing</b>	<b>\$ 769,270</b>
2 All American Roofing	\$ 809,636
3 West Coast Roofing	\$ 888,101
4 Arrow Roofing	\$ 894,041

**Total Price - Knott Creek School**

<b>Proposal Price Based Upon Market Experience:</b>	<b>\$ 388,427</b>
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**Garland/DBS Price Based Upon Local Market Competition:**

<b>1 North Pacific Roofing</b>	<b>\$ 388,427</b>
2 All American Roofing	\$ 420,336
3 Arrow Roofing	\$ 477,103
4 West Coast Roofing	\$ 499,074

**Total Price - Helensview and Knott Creek Combined**

<b>Proposal Price Based Upon Market Experience:</b>	<b>\$ 1,143,805</b>
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**Garland/DBS Price Based Upon Local Market Competition:**

<b>1 North Pacific Roofing</b>	<b>\$ 1,143,805</b>
2 All American Roofing	\$ 1,214,142
3 Arrow Roofing	\$ 1,357,784
4 West Coast Roofing	\$ 1,371,945

**Unforeseen Site Conditions:**

Additional Insulation Replacement	\$ 28.50 per Sq. Ft.
Decking Replacement	\$ 25.08 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 excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Interior Temporary protection is excluded.
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,

*Jarod Miller*

Jarod Miller  
Garland/DBS, Inc.  
(216) 430-3606



# Site Map



Not to scale – contractor responsible for field measurements



THE GARLAND COMPANY INC.  
3800 E 91<sup>ST</sup> ST. | CLEVELAND, OH 44105-2197  
PHONE (216)641-7500 | FAX (216)641-0633



# Site Map



**Parkrose**  
School District

Helensview

THE GARLAND COMPANY INC.  
3800 E 91<sup>ST</sup> ST. | CLEVELAND, OH 44105-2197  
PHONE (216)641-7500 | FAX (216)641-0633



Parkrose SD

February 2021  
Travis Cox  
tcox@garlandind.com  
503-522-7626

Not to scale - contractor responsible for field measurements

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## Total Sq. Per Roof Section

• 1HV	23000
• 2HV	1200
• 3HV	3800
• 4HV	15500
• 5HV	1500
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Total sq. ft.	45,000

