

Sites:

- District Office
- High School
- Helensview
- Shaver
- Sacramento
- Russell
- Wheatley

Project Description:

Current: Most district roofs need maintenance - See attached roof report

Proposed: Multi-site roof work under Cooperative Procurement - Omnia Partners

- Parkrose High School - section 2H: repairs and maintenance to 13,000 sqft of roof to fix current issues (including active leaking) and extend the life of that section by at least 15 years.
- Covered play area roofs at Sacramento (partial paint only for 2 structures), Shaver (section 7SE 5,500 sqft), Wheatley (section 4WE 5,500 sqft), Helensview (section 6HV 5,500 sqft), and Russell (section 4RE 5,500 sqft): restore metal roofs and support structure. This is important and urgent to prevent needing full roof replacement as recently done at Sacramento.
- District Office (two buildings): restore roofs to fix current leaks and extend life by at least 15 years.

Schedule: The District Office may begin before summer 2022 and the rest of the project will occur during the summer of 2022. In order to get on the schedule and lock in cost, we must approve the proposal by 4/24/22.

Company 1: Northern Pacific Roofing & Construction (via Garland) = \$587,437*

Company 2: Century Construction (via Garland) = \$659,304**

Company 3: West Coast Roofing (via Garland): \$444,599 (Declined D.O.)

Company 4: LP Metal Works: DECLINED

* Proposal recommended by Parkrose Facilities Department

** Century didn't include painting of the play roof framing

*** Garland uses Omnia Partners for their pricing

Budget:

- \$229,225 - possibly ESSER funds pending ODE approval
- \$358,212 - Thompson Fund



Garland/DBS, Inc.
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ROOFING MATERIAL AND SERVICES PROPOSAL

Parkrose High School 2H
Parkrose District Office
12003 NE Shaver St.
Portland, OR 97220

Parkrose School District Playground Structures
Parkrose School District
14030 NE Sacramento St.
Portland, OR 97230

Parkrose District Office
Parkrose School District
10636 NE Prescott St
Portland, OR 97220

Date Submitted: 03/25/2022
Proposal #: 25-OR-220257
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: Parkrose High School: Roof 2H, Liquec Restoration

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/m²) over granule modified bitumen. Use a 1/4" 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/m²).
9. Install galvanized steel umbrellas over the existing site-screen pitch pans.

Garland/DBS Price Based Upon Local Market Competition:Parkrose HS Roof 2H

Northern Pacific Roofing & Construction	\$ 184,621
Century Construction, LLC.	\$ 224,069
West Coast Roofing	\$ 242,134
LP Metal Works	DECLINED

Scope of Work: Parkrose Play Structures: Shaver, Wheatley, Helensview, Russell

1. Check and clean out all gutters
2. Check all caulking at drains, counter-flashing, unit flashing, penetrations, coping and repair as needed with urethane caulking.
3. Replace all existing rusted fasteners with oversized fasteners and neoprene washers
4. Replace fiberglass skylight panels with like kind.
5. Power wash entire surface including flashing with TSP or Simple Green. Allow 24-48 hours for to roof to dry.
6. Reinforce panel laps with 3-course repair-utilizing high-performance urethane
7. Prime entire roof with Rust-Go Primer at .25 gal per 100 sq. ft. and let dry for 30 mins to 1 hour before coating.
8. Install 1 Coat of Garland White Knight Plus Base Coat at 1.5 Gal. per 100 sq. ft. Allow 24-48 hours to dry but no more than 72 hours.
9. Install 1 Coat of Garland White Knight Plus Top Coat at 1 Gal. per 100 sq.ft. Allow 24-48 hours to dry but no more than 72 hours

Garland/DBS Price Based Upon Local Market Competition:Parkrose Play Structures

West Coast Roofing	\$ 202,465
Northern Pacific Roofing & Construction	\$ 204,025
Century Construction, LLC.	\$ 230,480
LP Metal Works	DECLINED

Scope of Work: Parkrose District Office

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/m²) 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/m²).

Parkrose District Office: 1DO, 3DO, 4DO

1. Remove roof debris, dirt, and loose seam coating from the roof. Use hose to rinse debris. No, pressure washing will be used throughout this project
2. Remove all rust scale, loose rust, and loose paint or coatings.
3. Using Simple Green Oxy Solve in a 4:1 ratio to further clean the roof to remove any additional dirt and debris on all seams and laps
4. Thoroughly wash the roof surface to remove any Simple Green Oxy-Solve residue
5. Apply 4” wide strip on UniBond over all factory and blind seams once roof seams are completely clean and dry
6. Apply single coat White Knight Plus over the entirety UniBond seam, in a 4” wide strip with a paintbrush. At an application rate of 150 linear feet per gallon. Assure that edges of UniBond are covered with White Knight Plus.

Garland/DBS Price Based Upon Local Market Competition:Parkrose District Office 2DO

Northern Pacific Roofing & Construction	\$ 173,591
Century Construction, LLC.	\$ 204,755
West Coast Roofing	DECLINED
LP Metal Works	DECLINED

Garland/DBS Price Based Upon Local Market Competition: All Projects Combined

Northern Pacific Roofing & Construction	\$ 562,237
Century Construction, LLC.	\$ 659,304
West Coast Roofing	DECLINED
LP Metal Works	DECLINED

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 affect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
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,

Joe Mullen

Joe Mullen
Garland/DBS, Inc.
(216) 430-3635

High School roof section 2H



High School roof section 2H



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High School roof section 2H



High School roof section 2H

