



Garland/DBS, Inc.
3800 East 91st Street
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ROOFING MATERIAL AND SERVICES PROPOSAL

Lake County Jail
Lake County
18 S County Street
Waukegan, IL 60085

Date Submitted: 02/13/2018
Proposal #: 25-IL-180118
MICPA # 14-5903

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 Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: Option 1 - Remove (8) exhaust fans from Babcock East 2nd floor Section 3, remove (1) exhaust fan from Babcock West 2nd floor Section 4 and (4) exhaust fan vents approximately 2'x2' on the Lake County Corners Building.

1. At (8) existing exhaust fans, remove fans and cut out roof curbs and dispose of as needed. All electrical and interior disconnects to be completed by others prior to the removal. Exhaust fans to be removed shall be marked by others prior to removal, unit numbers indicated at time of inspection as follow: Babcock East 2nd Floor: 25, 26, 27, 32, 33, 34, 35, & 36, Babcock West 2nd Floor: 42 and (4) exhaust fan vents on the Corners Building.
2. Cover over opening in the roof deck with 16 ga. galvanized steel secured to the existing roof decking.
3. Build up roofing assembly in the areas that are removed with new insulation filler approximately equal thickness as the existing roof system, then seal with base sheet and Johns Manville white granulated modified bitumen.
4. Remove roofing debris after the repair is completed.

Scope of Work: Option 2 - Install 60 MIL PVC over the flat portion of the existing stone on the Southeast side of the building approximately 2,200 square feet.

1. Adhere the PVC membrane to the concrete stone along the east section.

2. Install metal drip edge and counter flashing as needed to terminate the new membrane installed.
3. Install metal batten bar along the east by the windows and seal the area with NP-1 Sealant as needed.
4. Remove debris after the repair is completed.

Scope of Work: Option 3 - Apply White Knight Plus coating over the flat portion of the existing stone on the Southeast side of the building approximately 2,200 square feet.

1. Power wash the concrete stone along the Southeast section, removing dust, dirt and debris.
2. Tape off the metal trim of the window and light fixtures to protect the areas from the coating being applied.
3. Apply NP-1 Sealant to larger cracks in the existing sealant to prevent the coating from seeping inside.
4. Apply one layer of White Knight Plus coating at a rate of 2 gallons per square over the area.
5. Remove debris after the repair is completed.

Scope of Work: Option 4 - Investigate a leak on the EPDM fully adhered roof system, leaking at a conduit piping just outside the west access door to the Work Release roof Section 1.

1. Remove pavers over the area near the (2) conduits and inspect the roof system for defective areas.
2. Repair any deficiencies found in the EPDM roof system as needed and replace the pavers.
3. Inspect the remaining roof system in the area and repair any deficiencies found as needed.
4. Inspect the sealants around the large Rooftop unit in the area and apply new sealants as needed.
5. Remove roofing debris after the repair is completed.

Option 1

Waukegan Roofing	\$ 22,530
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Option 2

Waukegan Roofing	\$ 25,565
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Option 3

Waukegan Roofing	\$ 25,758
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Option 4 - Hourly Rate

Waukegan Roofing	\$177 Per Hour
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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. Proposal pricing valid through 12/31/2018.

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. 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,

Steve Rojek

Steve Rojek
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