

Galion Middle School

Proposal Tabulation

Project: 2024 Roof Improvements Galion Middle School – Roof Restoration

PROPOSAL DATE & TIME: December 21st, 2023, at 12:00 P.M.

	Bond	Addenda Received	Base Bid (Roof 5)	Add Alternate (Roof's 3 & 4)	Deck Repair PER FOOT	Deck Replacement PER FOOT	Drain Collar Replacement	Roof Drain Replacement	Drain Insert	Wet Replacement PER FOOT	Work days
General Maintenance & Engineering	X	X	\$247,500	\$250,000	\$10.50	\$25.00	\$350	\$2500	\$500	\$12.50	90
Kalkrueth Roofing & Sheet Metal	X		\$195,345	\$208,411	\$7.00	\$18.00	\$400	\$2000	\$900	\$10	45
Heartland Construction			NO BID SUBMITTED								
Harold J. Becker Company, Inc.	X		\$223,500	\$227,000	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED	N/A
Progressive Roofing	X	X	\$205,386	\$215,876	\$12.50	\$17.75	\$128	\$1141	\$832	\$15.01	15
Cotterman & Company, Inc.	X	X	\$165,995	\$177,000	\$8	\$16	\$950	\$3500	\$1300	\$27	20

TOTALS: GENERAL MAINTENANCE - \$497,500
 KALKRUETH - \$403,756
 BECKER - \$450,500
 PROGRESSIVE - \$421,262
 COTTERMAN - \$342,995

SCOPE OF WORK:

2024 Roofing Improvements

Galion City Schools

Base Proposal – Roof 5

Add Alternate Proposal – Roofs 3 & 4



December 2023

Owner:

Galion City Schools

470 Portland Way N

Galion, Oh 44833

Galion MS – AEPA Certified Prop. No OH-#021D-350361.

Proposals due to Owner by 12:00 PM on December 21st, 2023

Scope of Work: AlphaGuard BIO Liquid Roof above Single Ply

Permitting:

Contractor shall be responsible for acquiring all necessary permits and approvals for project work including all site work, crane work, equipment, etc.

Preparation:

1. Wet Roofing Removal:

- a. A Moisture Analysis has been completed and designated wet areas have been confirmed.
 - i. Remove roof membrane and insulation down to metal decking.
 - 1. Secure new dry ISO Insulation to Metal deck at rate of one fastener per every 2 square feet.
 - 2. Adhere next layer of ISO insulation in Tremco Low Rise Foam Insulation Adhesive.
 - 3. Adhere 1/4" gypsum cover board in Tremco Low Rise Foam Insulation adhesive on Roof's 3 & 5
 - a. **Ensure new insulation height meets or exceeds the height of existing.**
 - ii. Replace membrane over new insulation and tie-in to existing system.
 - 1. If new membrane does not weld to old, secure edges of new membrane to existing using plates and fasteners.
 - 2. Strip in the tie in of new membrane to old using 6" EPDM Semi-Cured cover tape if welding old to new is not achievable.
- b. **Include 500 Square Feet of wet replacement in Base proposal.**
- c. **Include 400 Square Feet of wet replacement in Add Alternate proposal.**

2. Cleaning:

- a. Pressure Wash entire roof and flashing surfaces with minimum 2,000 psi pressure sprayer.
 - i. Move water off roof to eliminate pooling of dirty water on roof surface.
 - 1. Residual dirt and grime left from pressure spraying shall be removed prior to any coating work.

3. Repairs:

- a. Re-secure delaminated parapet wall flashings using plates and fasteners.
 - i. **Include 50 Linear Feet in Base proposal.**
 - ii. **Include 50 Linear Feet in Add Alternate proposal.**
- b. Caulking:
 - i. Re-caulk all exposed caulking on termination bars, draw bands, counter flashings, control joints, etc.

4. Drains:

- a. Remove drain bolts and collar – put drain bolts back in place to avoid filling bolt holes with liquid products.
 - i. Prime drain and flange with AlphaGuard M-Prime. Prime Single Ply membrane with AlphaGuard WB Primer.

Roof and Flashing Restoration:

5. Roof Membrane and Flashing:

- a. Prime all roof flashing and membrane with AlphaGuard WB Primer.
 - i. Prime at rate of 200 sq ft per gallon.
- b. Scarify metal surfaces with wire brush to prepare for liquid flashing material.
- c. Treat all flashing and roof membrane with AlphaGuard BIO Base Coat and Permafab Fabric three-course detail.
 - i. 3.0 gallons adhesive per 100 square feet.
 - ii. AlphaGuard BIO Base Coat must be primed with Geogard Primer when exposed for 72 hours or longer.
- d. Allow to cure a minimum of 24 hours.
- e. Coat all Base Coat with AlphaGuard BIO Top Coat.
 - i. Apply at rate of 2.0 gallons per 100 square feet.

6. Walkway Pads / Non-skid Surface

- a. The existing walkway paths shall be removed prior to starting restoration work.
 - i. Make repairs with EPDM tape as necessary if membrane is damaged during walkway path removal.
- b. Non-skid walkways shall be installed following same path as the existing.
 - i. Approximately 4 Feet wide.
 - 1. Use painters tape to outline for clean, finished lines.
 - ii. Non-skid surface shall be installed above the finished restoration system.
 - iii. 2 gallons of AlphaGuard BIO Top Coat with 20 pounds #11 granules cast in place and back rolled into Top Coat per 100 Square Feet.
 - iv. **Include 120 Linear Feet in Base proposal.**
 - v. **Include 25 Linear Feet in Add Alternate proposal.**

7. WARRANTY:

- a. Provide Owner Twenty (20) Year Tremco Manufacturer's Total System Warranty for roof membrane and accessories.
- b. Provide Two (2) Year Contractor Total System Warranty for roof membrane and accessories.



Base Bid- ■

Roof 5- approx. 8,800 sq. ft.

Add Alternate Bid- ■

Roof 3- approx. 8,200 sq. ft.

Roof 4- approx. 1,200 sq. ft.



Core Information:

Roof 5 -
Fully Adhered White Single Ply
1/4" Gypsum
1.5" ISO
2.0" ISO
Metal Deck

Roof 3-
Fully Adhered White Single Ply
1/4" Gypsum
1" ISO
2" ISO
Metal Deck

Roof 4-
Fully Adhered White Single Ply
1.5" ISO
1.5" ISO
Metal Deck

Location:

Galion City Schools -
Galion Middle School

Address:

474 Portland Way N
Galion, OH 44833

Drawn By:

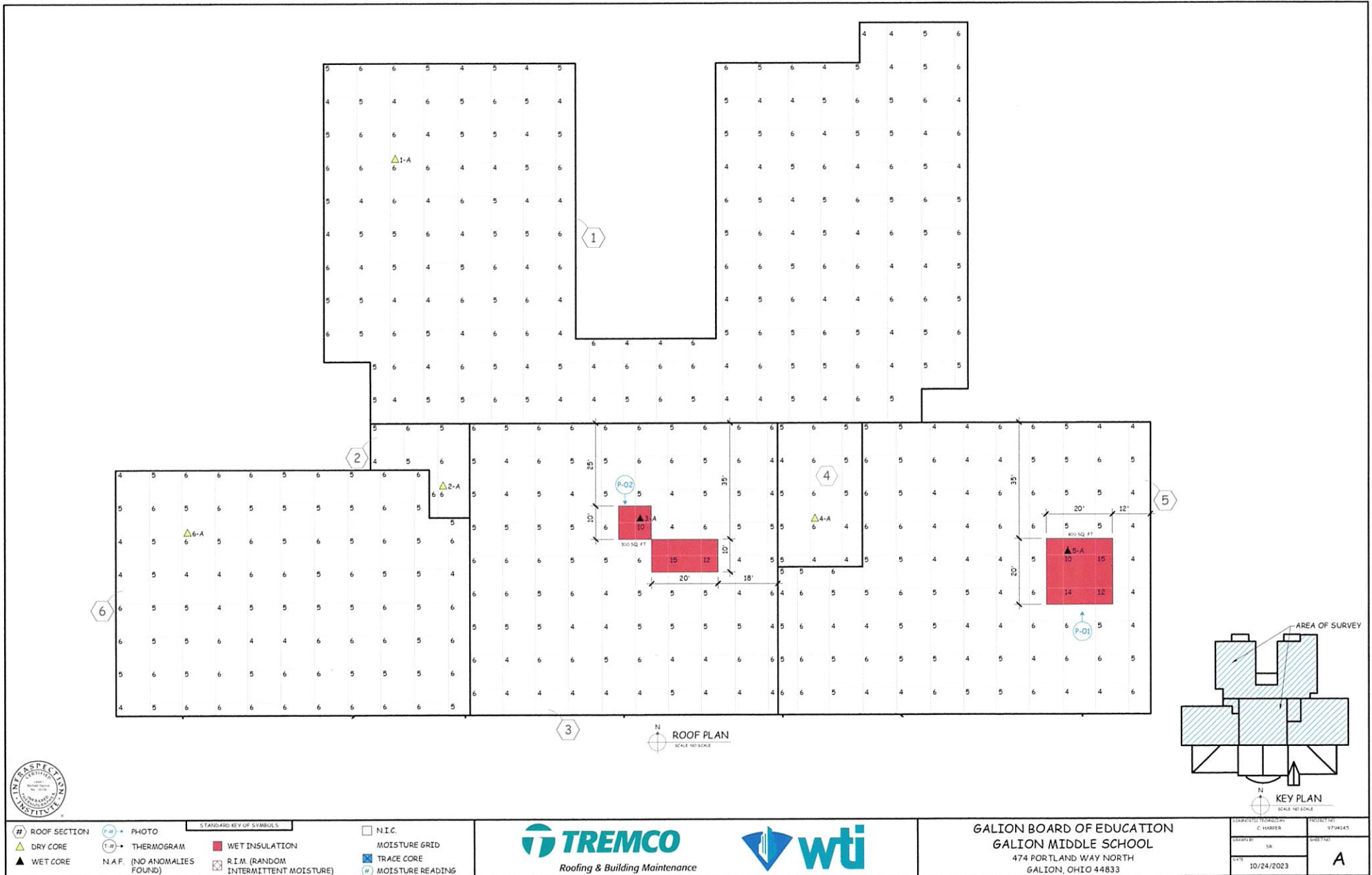
David Ramsey

Date:

12/6/2023



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[Copy and Paste to Company Letterhead]**AEPA ADMINSTRATIVE FEE CALCULATION****AEPA ADMINISTRATIVE FEE CALCULATION****IFB #021-D**

AEPA CUSTOMER PROPOSAL #(CPN): _____

CONTRACTOR: _____

CUSTOMER NAME: _____

ADDRESS: _____

CITY, STATE, ZIP _____

Customer Purchase Order Amount = Total Contract Value Including 2% Fee

		Calculation Example	
Customer Purchase Order Amount	_____	<u>\$100,000.00</u>	
Less Contingency	_____	<u>(\$10,000.00)</u>	
Less Bond Amount	_____	<u>(\$10,000.00)</u>	
Sub Total	_____	<u>\$ 80,000.00</u>	
Divide by 1.02	_____ 1.02	_____ 1.02	
Total Estimating Cost (T.E.C.)	_____	<u>\$ 78,431.37254</u>	Do Not Round
Multiply by .02	_____ x .02	<u>\$ 1,568.63</u>	Round to 2 decimals
AEPA Administrative Fee	<div style="background-color: green; width: 100px; height: 15px;"></div>	<u>\$ 1,568.63</u>	

Authorized Signature _____

Print name: _____

Title: _____

Date: _____

The authorized representative of the Contractor, by signing this document, agrees to pay Weatherproofing Technologies, Inc. (WTI) for the AEPA Administrative Fee. WTI will invoice the Contractor for the AEPA Administrative Fee and remit it to AEPA.