



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
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ROOFING MATERIAL AND SERVICES PROPOSAL

Joliet Township
West & Central Highschool
401 N. Larkin Ave.
Joliet, IL 60435

Date Submitted: 4/10/2026
Proposal #: 25-IL-260333
MICPA # PW1925

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 Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). The line item pricing breakdown from Attachment C: Bid Form should be viewed as the maximum price an agency will be charged under the agreement. 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. Power wash entire roof section, including flashings and walls with Simple Green or TSP and thoroughly rinse. Be sure to rinse low areas and drains several times to ensure all cleaning residue is removed. Hot Steam washing is permitted. Ensure all moisture has been dried prior to applying any coating.
2. All necessary field and flashing repairs must be done according to good construction practices, including the removal of all wet insulation and defective materials as identified through a moisture detection survey such as an infrared scan and replacement with like -materials.
3. All roof areas must promote positive drainage. Ensure roof is dry before prior to restoration application.
4. Apply Garla Block Primer to any newly installed modified bitumen membrane at a rate of 0.5 GAL/SQ.
5. Apply base coat of Liquitec at a rate of 4.5 GAL/SQ on previously coated surfaces to cover entire roof.
6. Embed 40" wide Grip Polyester Soft into base coat by rolling over the fabric surface to fully saturate and encapsulate, ensuring no wrinkles, voids, or vertical fibers.
7. Allow base coat to cure but no longer than 72 hours.
8. Apply Liquitec top coat at an additional 2 gal/100 sq. ft. to cover entire roof. NOTE: Vertical flashings require multiple coats to obtain proper coverage.
9. Ensure Plumbing stacks are a minimum of 12" above roof height and wrapped in 4lb lead or Liquid Flashing (three course).

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 included.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is included to which it obtains to the scope of work.
6. Interior Temporary protection is excluded.
7. Prevailing Wages are included.
8. 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,

Nathan Parker

Nathan Parker
Garland/DBS, Inc.
(216) 302-3791