

Finance

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 11557-2024

INTRODUCED BY: MAYOR ORCUTT

P/C 9/1/24
CA 9/8/26
1st R SP Council 9/8/26
2nd R _____
3rd R _____

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH GARLAND COMPANY AS A GENERAL CONTRACTOR AND SUPPLIER TO OVERSEE WORK TO BE PERFORMED ON THE BROOK PARK RECREATION CENTER ROOF, AND DECLARING AN EMERGENCY

WHEREAS, five of the seven Polyurethane Foam roofs of the Brook Park Recreation Center are in desperate need of replacement due to damage left behind from the August 6, 2024 tornado; and

WHEREAS, the City of Brook Park is a registered member of the Equalis Group; and

WHEREAS, all Equalis Master Agreements are established through rigorous and transparent competitive solicitations conducted in accordance with public procurement guidelines to ensure member compliance;

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: The Mayor is hereby authorized to enter into a contract with Garland/DBS, Inc. for the work related to the Five of the Seven Roofs Replacement Project in accordance with Exhibit "A" for an amount estimated not to exceed \$2.2 million.

SECTION 2: The Garland Company will be the supplier of materials for the replacement of the Recreation Center Roof.

SECTION 3: The Garland Company will oversee the company Building Tech, which will perform all the work of the replacement of the Recreation Center Roof.

SECTION 4: The money needed for the aforesaid transaction shall be paid from Fund 553, the Recreation Center Renovation Fund, and from Fund 282, the American Rescue Plan Act Fund, theretofore appropriated for said purposes.

SECTION 5: The Equalis Group is a cooperative purchasing organization that provides contract competitively solicited by public agencies for an array of products and services;

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SEP 01 2026

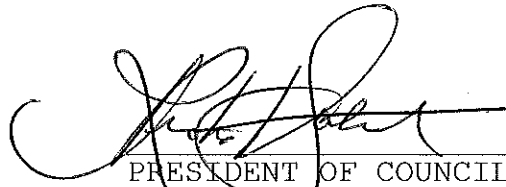
BROOK PARK CITY COUNCIL

SECTION 6: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 7: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare in the City, and for the further reason to hire Garland Company as the General Contractor and pay for such costs with Funds 282 and 553, therefore provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately from and after its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED:

September 8, 2026


PRESIDENT OF COUNCIL

ATTEST:


Clerk of Council

APPROVED:


MAYOR

9/9/26

DATE

CERTIFICATE

Carol Johnson, Clerk of Council, of the City of Brook Park, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ordinance/Resolution No. 11557-2026 passed on the 8 day of September 2026 by said council.


Clerk of Council

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS.


DIRECTOR OF LAW

	Yea	Nay
Gonzalez	☒	☐
Mencini	☒	☐
Roberts	☒	☐
Scott	☒	☐
McCorkle	☒	☐
Boindexter	<u>Excluded</u>	
Dufour	☒	☐



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



ROOFING MATERIAL AND SERVICES PROPOSAL

City of Brook Park
Brook Park Recreation Center
17400 Holland Road
Brook Park OH 44142



Date Submitted: 11/08/2024
Proposal #: 91-OH-240083
RFP # COG-2133

OHIO General Contractor License #: NOT REQUIRED

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 Cooperative Purchasing Agreement with Cooperative Council of Governments and Equalis Group. Garland/DBS, Inc. administered a competitive solicitation for obtaining localized pricing.

Scope of Work: Section 4A & 4B

1. Tear all roofing down to metal deck.
2. Repair / replace metal deck at a pre-determined per sq ft cost.
3. Remove all obsolete items on the roof; pate rails, curbs, unfunctional lighting, etc.
4. Ductwork & electrical disconnect and reconnect, raising / fitting HVAC curbs to be done by "others".
5. Mechanically fasten 2.6" of polyisocyanurate insulation to the metal deck per wind uplift fastening patterns.
6. Adhere subsequent layer of 2.6" polyisocyanurate insulation using Insulock HR per wind uplift ribbon spacing patterns.
7. Saddles to be installed between drains and in corners.
8. Adhere ½' wood fiber board insulation using Insulock HR per wind uplift ribbon spacing patterns.
9. Adhere Flexbase 80 with Weatherking membrane adhesive at a rate of 2.5 gal per
10. Adhere Stressply with Weatherking membrane adhesive at a rate of 2.5 gal per square.
11. Flood coat the entire roof with Black Knight at a rate of 5 gal per square in gravel at a rate of 400 lbs per square.
12. Flashings to be coated with Stratamax (1 gal per square / two coats).
13. New metal counterflashing, slip metal counterflashing and new coping to be installed throughout.

Scope of Work: Section 5

1. Tear all roofing down to wood deck.

2. Repair / replace wood deck at a pre-determined per sq ft cost.
3. Remove all obsolete items on the roof; pate rails, curbs, unfunctional lighting, etc.
4. Ductwork & electrical disconnect and reconnect, raising / fitting HVAC curbs to be done by "others".
5. Loose lay red rosin paper to wood deck.
6. Mechanically fasten 2" of polyisocyanurate insulation to the metal deck per wind uplift fastening patterns.
7. Adhere 1/8" tapered polyisocyanurate insulation using Insulock HR per wind uplift ribbon spacing patterns. Saddles to be installed where necessary.
8. Adhere 1/2' wood fiber board insulation using Insulock HR per wind uplift ribbon spacing patterns.
9. Adhere Flexbase 80 with Weatherking membrane adhesive at a rate of 2.5 gal per square.
10. Adhere Stressply with Weatherking membrane adhesive at a rate of 2.5 gal per square.
11. Flood coat the entire roof with Black Knight at a rate of 5 gal per square in gravel at a rate of 400 lbs per square.
12. Flashings to be coated with Stratamax (1 gal per square / two coats).
13. New metal counterflashing, slip metal counterflashing and new coping to be installed throughout.

Scope of Work: Section 5A

1. Tear all roofing down to metal deck.
2. Repair / replace metal deck at a pre-determined per sq ft cost.
3. Remove all obsolete items on the roof; pate rails, curbs, unfunctional lighting, etc.
4. Ductwork & electrical disconnect and reconnect, raising / fitting HVAC curbs to be done by "others".
5. Mechanically fasten 2.6" of polyisocyanurate insulation to the metal deck per wind uplift fastening patterns.
6. Adhere subsequent layer of 2.6" polyisocyanurate insulation using Insulock HR per wind uplift ribbon spacing patterns.
7. Adhere 1/2' wood fiber board insulation using Insulock HR per wind uplift ribbon spacing patterns.
8. Adhere Flexbase 80 with Weatherking membrane adhesive at a rate of 2.5 gal per square.
9. Adhere Stressply with Weatherking membrane adhesive at a rate of 2.5 gal per square.
10. Flood coat the entire roof with Black Knight at a rate of 5 gal per square in gravel at a rate of 400 lbs per square.
11. Flashings to be coated with Stratamax (1 gal per square / two coats).
12. New metal counterflashing, slip metal counterflashing and new coping to be installed throughout.
13. Skylight to be replaced and included in roofers number.

Scope of Work: Sections 6 & 7

1. Tear all roofing down to metal deck.
2. Repair / replace metal deck at a pre-determined per sq ft cost.
3. Remove all obsolete items on the roof; pate rails, curbs, unfunctional lighting, etc.
4. Ductwork & electrical disconnect and reconnect, raising / fitting HVAC curbs to be done by "others".
5. Mechanically fasten 2.6" of polyisocyanurate insulation to the metal deck per wind uplift fastening patterns.
6. Adhere subsequent layer of 2.6" polyisocyanurate insulation using Insulock HR per wind uplift ribbon spacing patterns.

7. Install ½" saddles between drains and in corners.
8. Adhere ½' wood fiber board insulation using Insulock HR per wind uplift ribbon spacing patterns.
9. Adhere Flexbase 80 with Weatherking membrane adhesive at a rate of 2.5 gal per square.
10. Adhere Stressply with Weatherking membrane adhesive at a rate of 2.5 gal per square.
11. Flood coat the entire roof with Black Knight at a rate of 5 gal per square in gravel at a rate of 400 lbs per square.
12. Flashings to be coated with Stratamax (1 gal per square / two coats).
13. New metal counterflashing, slip metal counterflashing and new coping to be installed throughout.

Scope of Work: Section 8

1. Tear all roofing down to metal deck.
2. Repair / replace metal deck at a pre-determined per sq ft cost.
3. Remove all obsolete items on the roof; pate rails, curbs, unfunctional lighting, etc.
4. Ductwork & electrical disconnect and reconnect, raising / fitting HVAC curbs to be done by "others".
5. Mechanically fasten 2" of polyisocyanurate insulation to the metal deck per wind uplift fastening patterns.
6. Glue subsequent layer of 1.5" of polyisocyanurate insulation using Insulock HR per wind uplift ribbon spacing patterns.
A) Normally, we would install 2 layers of 2.6" to achieve an R Value of 30, however due to flashing height restraints, a variance must be given.
7. Install ½" saddles between drains and in corners.
8. Adhere ½' wood fiber board insulation using Insulock HR per wind uplift ribbon spacing patterns.
9. Adhere Flexbase 80 with Weatherking membrane adhesive at a rate of 2.5 gal per square.
10. Adhere Stressply with Weatherking membrane adhesive at a rate of 2.5 gal per square.
11. Coat the entire roof surface with Stratamax at a rate of 1gal per square (2 coats).
12. New metal counterflashing, slip metal counterflashing and new coping to be installed throughout.

Proposal Price Based Upon Market Experience: Section 4A & 4B	\$ 422,190
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Garland/DBS Price Based Upon Local Market Competition:

Building Technicians Corp	\$ 422,190
AW Farrell Roofing	\$ 491,634
Warren Roofing	\$ 600,969
A-Star Roofing	\$ 637,123

Proposal Price Based Upon Market Experience: Section 5 & 5A	\$ 577,837
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Garland/DBS Price Based Upon Local Market Competition:

Building Technicians Corp	\$ 577,837
AW Farrell Roofing	\$ 692,190
Warren Roofing	\$ 777,825
A-Star Roofing	\$ 937,342

Proposal Price Based Upon Market Experience: Section 6 & 7	\$ 317,334
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Garland/DBS Price Based Upon Local Market Competition:

AW Farrell Roofing	\$	317,334
Building Technicians Corp	\$	321,297
Warren Roofing	\$	424,346
A-Star Roofing	\$	433,544

Proposal Price Based Upon Market Experience: Section 8	\$ 755,784
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Garland/DBS Price Based Upon Local Market Competition:

Building Technicians Corp	\$	755,784
AW Farrell Roofing	\$	788,860
A-Star Roofing	\$	935,704
Warren Roofing	\$	955,705

Line Item Pricing:

Add \$20,000 Contingency for additional engineering stamps
Add 5% Contingency on awarded amount

Building Technicians Corp Unforeseen Site Conditions:

Wood Blocking (Nailer) Replacement	\$	7 per Ln. Ft.
Decking Repair- Metal	\$	6 per Sq. Ft.
Decking Replacement Metal	\$	21 per Sq. Ft.
Drain Insert	\$	928 per Unit
Drain Replacement	\$	4,060 Per Unit
Wood Deck Replacment	\$	19 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. Permits are excluded.
2. Plumbing, Mechanical, Electrical work is excluded.
3. Masonry work is excluded.
4. Interior Temporary protection is excluded.
5. 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

