



# CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: RECREATION AND PARKS  
SUBMITTED BY: MIKE PERRY  
DATE: AUGUST 10, 2015

**I. AGENDA ITEM TITLE:** ROOF REPAIR/REPLACEMENT AND WALL RESTORATION AT MULTIPLE CITY FACILITIES

**II. RECOMMENDATION:**

Please award a contract for the repair/replacement of roofs and wall restorations at multiple city facilities to Garland/DBS, Inc. (under the competitively procured US Communities contract #14-5903) in the amount of \$226,397 and authorize the Mayor to execute all necessary documents.

**III. BUDGET IMPLICATIONS:**

- |   |  |
|---|--|
| <input type="checkbox"/> NON-BUDGETED ITEM                                | <input type="checkbox"/> NO FISCAL IMPACT                        |
| <input checked="" type="checkbox"/> INCLUDED IN CURRENT FY CAPITAL BUDGET | <input type="checkbox"/> INCLUDED IN CURRENT FY OPERATING BUDGET |

TOTAL PROJECT COST: \$226,397

INTERNAL FUNDING SOURCES:

DESCRIPTION	ACCOUNT NUMBER	DOLLAR AMOUNT
Parks and Recreation Roof Repair/Replacement:	30161150-541300-C1229	\$181,456
Public Safety Roof Repair/Replacement:	30131150-541300-C1229	32,000
Public Safety Security Camera Expansion (\$ reallocation):	30131150-542400-C1205	12,941
		<b>\$226,397</b>

As noted above, the Public Safety Department is requesting a reallocation of available funding within the Security Camera Expansion project to cover its portion of the roof repair/replacement plan for 2016. After this reallocation, the Department will have sufficient funds remaining in the Security Camera Expansion project to meet its project goals.

**IV. REPORT IN BRIEF:**

The award of this contract is for roof repair/replacement and wall restoration at multiple city facilities and includes the following summarized scopes-of-work:

**Recreation and Parks Facilities**

- **EPDM Roof Restoration**  
Alpharetta Community Center (20,000 sq.ft.; 10-year warranty)
- **Shingle Roof Replacements and Wood Facade Restoration**  
Wills Park - Baseball Concessions at Fields A-D (1 structures; 3,000 sq.ft.; 30-year warranty)  
Wills Park - Tennis Restrooms (1 structures; 3,000 sq.ft.; 30-year warranty)  
Wills Park – Lions Club Pavilions (1 structures; 3,000 sq.ft.; 30-year warranty)
- **Masonry Wall Repair and Restoration**  
North Park – Adult Activity Center (4,000 sq.ft.; 10-year warranty)  
North Park – Adult Arts and Crafts Center (3,000 sq.ft.; 10-year warranty)  
Wills Park – Wacky World Restrooms (1,500 sq.ft. masonry; 10-year warranty)
- **Metal Roof Repair and Maintenance**  
North Park – Maintenance Facility (2,000 sq.ft.)

Webb Bridge Park – Maintenance Facility (2,000 sq.ft.)

- **Shingle Roof Replacement and Exterior Wood Façade Rehabilitation (Alternate)**

Wills Park – Wacky World Restrooms (1,100 sq.ft. roof; 30-year warranty) (1,000 sq.ft. wood wall; 10-year warranty)

**Public Safety Facilities**

- **Roof Repair and Maintenance to all PVC and Metal Roof Segments**

Fire Station 1 (17,000 sq.ft.; warranty compliance on PVC (through 2024); Function of metal repair is to extend life until roof replacement scheduled for 2020

Fire Station 2 (17,000 sq.ft.; warranty compliance on PVC (through 2024); Function of metal repair is to extend life until roof replacement scheduled for 2021

Fire Station 3 (17,000 sq.ft.; warranty compliance on PVC (through 2024); Function of metal repair is to extend life until roof replacement scheduled for 2021

Fire Station 4 (17,000 sq.ft.; warranty compliance on PVC (through 2024); Function of metal repair is to extend life until roof replacement scheduled for 2022

A synopsis of the requested repairs/replacements as well as detailed scopes-of-work has been attached hereto.

While the age of the roofing sections vary by location, many have experienced leaking and moisture infiltration and need corrective measures. The goal is to address these moisture issues now while they are relatively minor and have not resulted in significant damage (e.g. large areas of wet insulation and interior damage) which increase repair costs dramatically and can result in unsafe playing conditions within our recreation facility.

This project is being awarded to Garland/DBS Inc. under the U.S. Communities program (cooperative purchasing alliance). US Communities is a nonprofit instrumentality of government that assists local and state government agencies in reducing the cost of purchased goods/services through pooling the purchasing power of public agencies nationwide. This is accomplished by competitively solicited contracts for quality products/services through lead public agencies (e.g. city, county, or state agencies that issue the underlying formal solicitations). Cobb County GA, as lead public agency, competitively solicited the Garland contract and made it available under the terms of the U.S. Communities program.

Benefits of the Garland contract under U.S. Communities include: (a) pricing competitiveness; (b) turnkey single source accountability (Garland is both the manufacturer and managing contractor for roof product installations) that ensures warranty integrity; and (c) speedy implementation using pre-qualified contractors. The city contracts directly with Garland as the contractor on the project. Garland is the supplier of roofing materials (pricing established through US Communities competitively solicited contract pricing) and manages roofing subcontractors (local pricing through sealed quotes).

Garland has solicited quotes from the following pre-qualified subcontractors.

	MOPAC Plant and Building Services	Roof Solutions LLC	SafeShield Roofing	Adair Construction
Recreation and Parks Facilities	\$ 167,510	\$ 185,249	\$ 209,566	\$ 210,944
Public Safety Facilities	44,941	48,097	62,115	109,516
Subtotal	\$ 212,451	\$ 233,346	\$ 271,681	\$ 320,460
Recreation and Parks Facilities (Alternate)	13,946			
Total	\$ 226,397			

Garland’s low-quote subcontractor is MOPAC Plant and Building Services.

The City has used Garland for multiple roof repair/replacement projects including roof restoration, wall restoration, shingle, and metal edge roof section repairs at multiple Parks and Recreation facilities (Crabapple Government Center, Wills Park Pool Concession, Equestrian Center, Wills Park Recreation Center and Arts/Crafts Center, etc.), roof replacements for Fire Stations 1, 3, and 4, and has found their work, products and responsiveness to be exceptional. Once a contract with Garland has been finalized and executed, completion of all three projects will take no longer than 45 days from Notice-to-Proceed. This timeframe includes the ordering and delivery of all materials.

**V. ALTERNATIVES:**

Repair roof leaks as they occur which will increase costs due to wet insulation and interior building damage.

**VI. ATTACHMENTS:**

- Roofing Material and Services Proposal (Bid Tabulation)
- Project Manual
- US Communities Garland Contract (#14-5903) Information



**GARLAND/DBS, INC**  
**3800 E. 91<sup>st</sup> STREET**  
**CLEVELAND, OH 44105**



## **ROOFING MATERIAL AND SERVICES PROPOSAL**

**City of Alpharetta**  
**Public Safety / Rec and Parks**  
**Date Submitted: 07-20-2015**  
**Proposal # 25-GA-150366**  
**MICPA# 14-5903**  
**Georgia General Contractors License: GCCO003281**

**Please Note:** The following proposal 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 proposal should be viewed as the maximum price an agency will be charged under the agreement.

### **PUBLIC SAFETY FACILITIES**

1. FIRE STATION 1: 2970 WEBB BRIDGE ROAD, ALPHARETTA, GA 30009
2. FIRE STATION 2: 3070 MARKET PLACE BLVD, ALPHARETTA, GA 30009
3. FIRE STATION 3: 9600 WESTSIDE PKWY, ALPHARETTA, GA 30009
4. FIRE STATION 4: 525PARK BRIDGE PKWY, ALPHARETTA, GA 30009

### **SCOPE OF WORK:**

**Roof Housekeeping, Repair and Maintenance to all PVC and Metal Roofs**

*Please Review Detailed Scope of Work for each location as Found in Project Specifications*

**Proposal Price Based Upon Market Experience: **\$ 44,941****

### **Competitive Bid Results:**

<b><u>MOPAC Plant and Building Services</u></b>	<b><u>\$ 44,941</u></b>
<b><u>Roof Solutions LLC</u></b>	<b><u>\$ 48,097</u></b>
<b><u>SafeShield Roofing</u></b>	<b><u>\$ 62,115</u></b>
<b><u>Adair Construction</u></b>	<b><u>\$ 109,516</u></b>

## REC AND PARKS FACILITIES

### SCOPE OF WORK:

#### **EPDM Roof Restoration: White Knight Plus Urethane System**

*Please Review Detailed Scope of Work for Each Location as Found in Project Specifications*

- 175 ROSWELL STREET, ALPHARETTA, GA 30009
    - ALPHARETTA COMMUNITY CENTER:
- 

### SCOPE OF WORK:

#### **Shingle Roof Replacements**

*Please Review Detailed Scope of Work for Each Location as Found in Project Specifications*

- WILLS PARK: 11925 WILLS ROAD, ALPHARETTA, GA 30009
    - TENNIS CONCESSIONS AT FIELDS A-D
    - TENNIS RESTROOMS
    - LIONS CLUB PAVILIONS
- 

### SCOPE OF WORK:

#### **Masonry Wall Repair and Restoration**

*Please Review Detailed Scope of Work for Each Location as Found in Project Specifications*

- NORTH PARK: 13450 GOGBURN ROAD, ALPHARETTA, GA 30004
  - ADULT ACTIVITY CENTER
  - ADULT ARTS AND CRAFTS
- WILLS PARK: 11925 WILLS ROAD, ALPHARETTA, GA 30009
  - WACKY WORLD RESTROOMS

## REC AND PARKS FACILITIES

### SCOPE OF WORK:

#### **Metal Roof Repair and Maintenance**

*Please Review Detailed Scope of Work for Each Location as Found in Project Specifications*

- **NORTH PARK: 13450 GOGBURN ROAD, ALPHARETTA, GA 30004**
  - **MAINTENANCE FACILITY**
  
- **WEBB BRIDGE PARK: 4780 WEBB BRIDGE ROAD, ALPHARETTA, GA 30005**
  - **MAINTENANCE FACILITY**

**Proposal Price Based Upon Market Experience: \$ 167,510**

### Competitive Bid Results:

<u><b>MOPAC Plant and Building Services</b></u>	<u><b>\$ 167,510</b></u>
<u><b>Roof Solutions LLC</b></u>	<u><b>\$ 185,249</b></u>
<u><b>SafeShield Roofing</b></u>	<u><b>\$ 209,566</b></u>
<u><b>Adair Construction</b></u>	<u><b>\$ 210,944</b></u>

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## ALTERNATE OPTION 1

### SCOPE OF WORK:

#### **Shingle Roof Replacement and Exterior Rehabilitation**

*Please Review Detailed Scope of Work for Each Location as Found in Project Specifications*

- **WILLS PARK: 11925 WILLS ROAD, ALPHARETTA, GA 30009**
  - **WACKY WORLD RESTROOMS**

**Proposal Price Based Upon Market Experience: \$ 13,946**

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.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

*Matt Egan*

Matt Egan  
Garland/DBS, Inc.  
(216) 430-3662

**OFFICIAL PROJECT MANUAL:**  
**2015 SUMMER PROJECT**

**Alpharetta**  
G E O R G I A U S A



**Sub-Contractor Quote Due Date:**

**To be determined.**

**TO: [DBSBIDS@GARLANDIND.COM](mailto:DBSBIDS@GARLANDIND.COM)**

**PROJECT NOTE:**

The City of Alpharetta is utilizing the US Communities Contract for this Turn-Key Project through Garland/DBS. This method provides the City a single point of contact for the contract, scheduling, project management, quality control, and overall liability.

Garland/DBS, Inc. is administering a competitive bid process for this project with the hopes of providing a lower market adjusted price whenever possible



## **SUBCONTRACTOR REQUIREMENTS**

**PLEASE KEEP COPY OF PROJECT MANUAL INCLUDING SPECIFICATION AND ANY ADDENDUMS WITH ROOFING CREW ON SITE AT ALL TIMES!!!**

- All OSHA guidelines to be followed at all times – NO EXCEPTIONS.
- Photos of posts, doorframes, and other sensitive areas should be taken by sub- contractor at pre-construction meeting for proof of pre-existing conditions.
- Sub-Contractors are expected to maintain a neat, uniform appearance with company designation.
- The City will be made aware of any changes to the scope or change orders before any notice to proceed will be given by Garland.
- Care will be taken to protect all electrical lines.
- Leading Edge markers consisting of caution tape and flags will be used to identify hazard of roofing work to the public and staff.
- There will be no smoking from any one on the job site at any time.
- There will be no vulgar language from any one on the job site at any time.



## **NOTES FOR BIDDING THIS DBS PROJECT**

- ✓ Bidders are reminded that the General Contractor (Design-Build Solutions/DBS) is purchasing the Garland roof system materials for this project. Bidders should adjust profit and overhead accordingly as they are not incurring the expense of the materials, but will still need to handle the materials and load the roof once the materials arrive to the site.
- ✓ Bidders are reminded that the freight for the DBS supplied materials will be paid for by DBS will not be an expense to the Bidder.
- ✓ Bidders are reminded that sales or use tax on DBS supplied materials will be paid for by the DBS and will not be an expense to the Bidder.
- ✓ Bidders are responsible for all materials not supplied by the DBS, as well as, the costs, freight, and sales or use taxes, if applicable.
- ✓ Bid Bonds are not required for this project. Performance and Payment Bonds will not be required if awarded the project. Performance and payment bonds will be provided by Garland/DBS, Inc.
- ✓ Bidders should use best efforts to identify potential latent or concealed site conditions and provide unit costs for them in the appropriate section of the bid documents as to establish pricing for what may be unforeseen site conditions upfront.



## **FIRE STATIONS 1, 2, 3, 4** **SCOPES OF WORK**

### **LOCATIONS:**

- FIRE STATION 1: 2970 WEBB BRIDGE ROAD, ALPHARETTA, GA 30009
- FIRE STATION 2: 3070 MARKET PLACE BLVD. ALPHARETTA, GA 30009
- FIRE STATION 3: 9600 WESTSIDE PKWY. ALPHARETTA, GA 30009
- FIRE STATION 4: 525 PARK BRIDGE PKWY. ALPHARETTA, GA 30009

### **PVC ROOFS: HOUSEKEEPING**

1. CLEAN PVC ROOFS BY LIGHTLY PRESSURE WASHING, BAG AND REMOVE ALL LEAVES AND DEBRIS FROM THE ROOF. ENSURE DRAINS ARE CLEAR.
2. RE-SEAL ALL COUNTER-FLASHING JOINTS, TOPS OF TERMINATION BARS, FLASHING CORNERS, AND OTHER AREAS REQUIRING ON-GOING MAINTENANCE USING TUFF STUFF URETHANE SEALANT.

### **PVC ROOFS: INSTALLATION OF TRAF-GARD WALK PADS**

#### **1. SURFACE PREPARATION**

PREPARE SURFACE TO ACCEPT TRAFGUARD WALK PADS BY CLEANING ALL AREAS TO BE FREE FROM DEBRIS AND GRIME. SURFACE PREPARATION MUST BE CLEANED WITH XYLENE OR SIMILAR ACCEPTABLE CLEANING PRODUCTS.

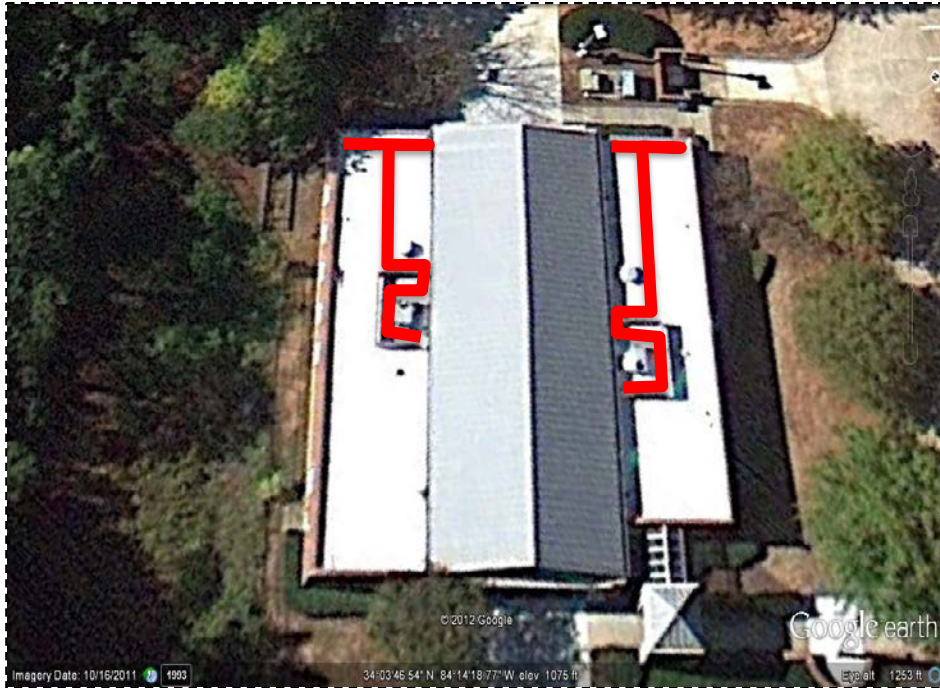
#### **2. INSTALLATION**

4'X6' TRAFGARD ½" WALK PADS MUST BE INSTALLED PER MANUFACTURER SPECIFICATION. WALK PADS MUST BE INSTALLED IN GARLAND GREENLOCK ADHESIVE. THE BEADS OF ADHESIVE SHOULD BE INSTALLED 6" FROM ALL EDGES OF THE WALK PADS WITH TWO FULL BEADS OF ADHESIVE EQUALLY SPACED IN THE CENTER OF THE WALK PAD. WALK PAD SPACING SHOULD BE 6" BETWEEN EACH PAD. FOLLOW DIAGRAM BELOW FOR INSTALLATION PATTERN AT EACH FACILITY.

#### **3. DEBRIS REMOVAL & CLEAN UP**

REMOVE ALL REPAIR MATERIAL, TOOLS & SCRAP. TAKE CARE TO REMOVE ANY SCREWS OR OTHER SHARP MATERIAL THAT COULD PUNCTURE THE MEMBRANE.

## FIRE STATIONS 1, 2, 3, 4 SCOPES OF WORK



WALK PAD INSTALLTION DIAGRAM – INSTALL FROM REAR OF FACILITY.

### STANDING SEAM ROOFS: HOUSEKEEPING

1. CLEAN OUT ALL GUTTERS AND BLOW OUT DOWNSPOUTS
2. CLEAN ALL GUTTER SEAMS COMPLETELY. RE-SEAL ALL GUTTER SEAMS WITH TUFF STUFF BLACK. (THIS LINE ITEM NOT REQUIRED ON FIRE STATION #4)
3. CLEAN AND PREPARE ALL RIB TERMINATION AT GUTTERS TO RECEIVE REPAIR MATERIALS.
4. SEAL ALL RIB TERMINATIONS WITH TUFF STUFF BLACK TO FULLY ENCAPSULATE SHARP ANGLES. IF RIB CAPS ARE LOOSE, USE TUFF STUFF SEALANT TO ADHERE THEM BACK DOWN BEFORE ENCAPSULATING.
5. SEAL ALL RIDGE CAP SEAMS WITH URETHANE SEALANT TUFF STUFF BLACK
6. SEAL ALL RAKE EDGE SEAMS WITH URETHANE SEALANT TUFF STUFF BLACK



## ROOF RESTORATIONS SCOPES OF WORK

### ALPHARETTA COMMUNITY CENTER

175 ROSWELL STREET, ALPHARETTA, GA 30009



### WHITE KNIGHT PLUS EPDM RESTORATION

#### PROJECT CONDITIONS

- A. Weather Condition Limitations: Do not apply roofing system during inclement weather or when a 40% chance of precipitation or greater is expected.
- B. Proceed with roofing work only when existing and forecasted weather conditions will permit unit of work to be installed in accordance with manufacturer's recommendations and warranty requirements.
- C. Materials shall be stored at room temperature until immediately prior to application. Discontinue the application if the material cannot be stored at a temperature, which permits even distribution during application.
- D. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed during same day.
- E. When applying materials with spray equipment, take precautions to prevent over spray and/or solvents from damaging or defacing surrounding walls, building surfaces, vehicles or other property. Care should be taken to do the following:
  - i. Close air intakes into the building.
  - ii. Have a dry chemical fire extinguisher available at the jobsite.
- F. Avoid inhaling spray mist; take precautions to ensure adequate ventilation.
- G. Protect completed roof sections from foot traffic for a period of at least 24-48 hours at 75° F and 50% relative humidity or until fully cured.

#### CLEANING AND SURFACE PREPARATION

- A. All defects such as deteriorated roof decks must be repaired; saturated insulation board must be replaced, etc. per Garland specifications prior to application of the urethane coating materials. Verify that existing conditions meet the following requirements:
  - a. The existing membrane is either fully adhered or that the membranes mechanical fasteners are secured and functional.
  - b. Application of roofing materials over a brittle roof membrane is not recommended.





## **ROOF RESTORATIONS** **SCOPES OF WORK**

- B. Remove all loose dirt and foreign debris from the roof surface. Do not damage roof membrane in cleaning process.
- C. Clean and seal all parapet walls, gutters and coping caps, and repair any damaged metal where necessary. Seal watertight all fasteners, pipes, drains, vents, joints and penetrations where water could enter the building envelope with Tuff Stuff sealant.
- D. Clean the entire roof by removing all dirt, algae, paint, oil, talc, rust or foreign substance. Use a 10% solution of TSP (tri-sodium phosphate), Simple Green and warm water. Scrub heavily soiled areas with a brush. Rinse with fresh water to remove all TSP solution. In ponding areas be sure to rinse at least twice to make sure all cleaning solution is rinsed clean. Cleaning residue will act as a bond breaker if not properly rinsed. Allow roof to dry before continuing.
- E. Repair existing roof membrane as necessary to provide a sound substrate for the liquid membrane. All surface defects (cracks, blisters, tears) must be repaired with similar EPDM materials.
- F. Repair existing roof membrane as necessary to provide a sound substrate for the liquid membrane. Repair all surface defects (cracks, blisters, tears):
- G. Blister Repairs:
  - a. Clean the repair area.
  - b. All blisters must be cut and opened. Use a roofer's knife to open the blister with an "X" or "H" cut. Fold the flaps and remove any existing moisture. Permit the area to dry before applying repair materials.
  - c. All membranes require being repair with EPDM cover strip (cured membrane) and splice tape, on all of the seams that are repaired.

### **APPLICATION OF SYSTEM:**

1. APPLY 4" INCH WIDTH UNIBOND ST COVER TAPE TO ALL ROOF SEAMS, FLASHING CORNERS AND COPING SEAMS.
2. APPLY 8" INCH WIDTH BASE COAT OF WHITE KNIGHT PLUS BASE COATING OVER ALL TAPED SEAMS ON ROOF AT 2 GAL PER SQUARE. BASE COAT SHOULD EXTEND 2" BEYOND EACH SIDE OF UNIBOND TAPE.
3. APPLY TOP COAT OF WHITE REFLECTIVE WHITE KNIGHT PLUS TOP COATING TO ENTIRE ROOF AT 2 GALLONS PER SQUARE.
4. RE-SEAL ALL DETAILS NEEDING TUBE SEALANTS WITH TUFF STUFF WHITE.
5. REPLACE ALL EXISTING PIPE SUPPORTS WITH NEW PIPE SUPPORTS AND CLAMPS. ADHERE SUPPORTS USING TUFF STUFF TO A 1' x 1' SACRIFICIAL LAYER OF .060 MIL TPO, ALSO ADHERED TO COATED ROOF IN TUFF STUFF.
6. PAINT ALL RUSTING PIPES WITH RUST-GO PRIMER AND TOP COAT WITH BRIGHT YELLOW PAINT.
7. DURING FINAL APPLICATION OF THE WHITE-KNIGHT PLUS, SPECIAL ATTENTION SHOULD BE GIVEN TO COATING FLASHINGS AND OTHER CRITICAL AREAS TO BUILD ADEQUATE MEMBRANE THICKNESS. MULTIPLE COATS MAY BE NECESSARY ON VERTICALS TO PREVENT SAGGING.

***FOR A MORE DETAILED EXPLANATION TO APPLY THIS SYSTEM, PLEASE REVIEW THE WHITE KNIGHT PLUS SPRAY APPLICATION GUIDE, PROVIDED WITH YOUR PROJECT DOCUMENTS.***



# White-Knight® Plus/White-Stallion® Plus System Spray Application



This guide covers proper application tips when spraying single component, moisture-cured urethane elastomeric coatings. Airless spray equipment is an effective method of application particularly on large areas and irregular or vertical surfaces. Gas powered spray equipment can also be used (consult with equipment manufacturer for recommendations). Air-atomized application is not recommended.

**NOTE:** White-Knight Plus/White-Stallion Plus can be applied by brush, roller or spray.

Personnel using these products should familiarize themselves with procedures for personal safety, workplace precautions, and equipment operation. Refer to Product Data Sheet, Material Safety Data Sheet, and General Instructions.

## Climatic Conditions

1. Rain, fog, dew, frost, relative humidity above 90%, will adversely affect moisture cured urethane coatings, affecting adhesion and physical properties of the coating. Do not apply if any of these conditions exist or will exist within five hours of application. The substrate must be dry at the time of application.
2. At temperatures below 60°F (16°C), store and maintain material temperature above 65°F (18°C) in the container. Spray application is not recommended below 50°F (10°C).
3. At temperatures above 80°F (27°C), reduce the application rate on vertical or irregular surfaces to prevent sags or runs. Do not apply at temperatures above 100°F (38°C).

## Spray Equipment

Airless spray equipment generates very high fluid pressure. Spray equipment must be properly maintained and operated. Any misuse of spray equipment or accessories (such as over-pressurizing, modified parts, or worn or damaged parts) can result in serious bodily injury, fire, explosion, or property damage. Read and follow the equipment manufacturer's instructions and recommendations.

1. Airless spray pump must have minimum 5,000 psi output pressure rating and adequate delivery volume to support the spray tip orifice, gallons per minute, rating. High-pressure airless sprayers with a higher maximum pressure capability will allow spray application in cooler weather or by using spray hose lengths greater than 200 feet (60.96 m).
2. Spray Pump Recommendations:
  - a. Pump Ratio 45:1
  - b. Hose ¾" ID Hose first 100' (30.48 m) with swivel connections and 1/2" ID hose for second 100' (30.48m)
  - c. Pressure 5,000 psi
  - d. Working pressure is 2,000 to 3,000 at the gun. Depending on equipment set-up, you may be able to spray the coating as low as 1,800 psi. Based on tip size, raise pressure to remove fingers in spray pattern
  - e. High-pressure fittings
  - f. Input flow 100 psi
  - g. Tip = .032 - .037 for an 8" pattern at 12" distance (20.32 cm pattern at 30.48 cm distance)
  - h. Recommended 12" extension with swivel tip
  - i. Tip and pump sizes will change depending on temperature and pattern concerns

## Spraying Technique

1. Hold the spray gun perpendicular to the surface at a distance of 18" to 24" (46 cm to 62 cm) from the roof. While triggering the spray gun, move it at a rate to produce the desired coating wet mil thickness without thin spots or "holidays." Spray technique should include a "half lap" technique where each spray pass is overlapped 50% for uniform coverage. Check applied film thickness using a wet mil gauge. (32 wet mils per 100 sq. ft. (9.29 m<sup>2</sup>))
2. Using the 2,700-3,000 psi fluid pressure will provide a uniform spray pattern without fingering.
3. Allow a minimum of 24 hours cure time between coats for cure and solvent evaporation.

Spray across roof, back-roll as needed to ensure uniform coverage, then back-spray across the same area to complete application.

## Spraying Precautions

1. Rope off the area within 150' (46 m) of spray area.
2. Seal off ventilation intakes within the affected area.
3. Use windbreaks, where necessary, to confine spray mist and avoid damage to nearby surfaces due to overspray or drift.
4. Keep spectators and personnel away from spray area.

## Clean Up

1. Clean airless spray equipment with Xylene thinner. Re-circulate thinner through pump supply, airless spray pump and spray hose to remove residual coating. Then flush with clean Xylene thinner.
2. Do not leave in airless spray system for more than one hour. Under certain conditions, it is possible for these coatings to gel or harden inside the equipment.
3. For long-term storage, a final flush with mineral spirits is recommended.
4. For further details, consult with technical support or sales representative.

## Protection Equipment

1. Use supplied air-breathing apparatus with full-face mask or hood during any spray application unless monitoring demonstrates TDI exposure below OSHA permissible limits.
2. Fabric coveralls are recommended.
3. Impervious gloves are recommended.

## Storage and Handling

1. Storage
  - a. Keep containers closed, store in a dry, cool place away from heat, sparks, open flame, and moisture.
  - b. Keep material stored above 65°F (18°C).
  - c. Open containers should be blanketed with dry nitrogen before resealing.
2. Mixing
  - a. Settling or separation may occur upon storage.
  - b. Mix material before using to assure uniform consistency. Use Jiffy mixer for open head drums.
  - c. Ground container and equipment to prevent accumulation of static charge.





## **SHINGLE ROOF REPLACEMENTS** **SCOPES OF WORK**

**WILLS PARK CONCESSION AT FIELDS A-D**  
**WILLS PARK TENNIS RESTROOMS**  
**WILLS PARK LIONS CLUB PAVILION**

**ALL FACILITIES LOCATED AT WILLS PARK:**  
**11925 WILLS ROAD, ALPHARETTA, GEORGIA 30009**



### **SCOPE OF WORK:**

1. REMOVE AND PROPERLY DISPOSE OF THE OLD ROOF DOWN TO ROOF DECK
2. REPLACE DETERIORATED, WET OR ROTTEN WOOD DECKING WITH LIKE KIND. INCLUDE A PER UNIT COST ON YOUR BID FORMS.
3. ENSURE DECK SURFACE IS COMPLETELY DRY AND FREE OF DUST AND DIRT BEFORE INSTALLATION OF HPR AQUASHIELD.
4. INSTALL HPR AQUASHIELD IN ACCORDANCE WITH PRODUCT DATA SHEET GUIDELINES
5. INSTALL 30 YEAR ARCHITECTURAL SHINGLES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. **PROVIDE THESE SHINGLE SPECIFICATIONS TO DBS WITH YOUR BID.**
6. REPLACE ALL DRIP EDGE AND RAKE EDGE METAL WHERE APPLICABLE.
7. REPLACE ALL PIPE BOOTS WITH NEW.
8. PAINT ALL METAL VENTS WITH GARLA-BRITE ALUMINIZER.



## **MASONRY WALL RESTORATIONS** **SCOPES OF WORK**

### **NORTH PARK ADULT ACTIVITY CENTER & ADULT ARTS AND CRAFTS:** **13450 COGBURN ROAD, ALPHARETTA, GA 30004**



#### **WALL RESTORATION SCOPE PERTAINS TO ALL UNSEALED BLOCK AREAS**

1. PRESSURE WASH WALL AREAS TO WHERE NEW MATERIALS ARE GOING TO BE APPLIED. ENSURE DIRT, MOLD AND DEBRIS ARE REMOVED FROM BLOCK.
2. USE GARLAND B-CLEAN MASONRY CLEANER IN ACCORDANCE WITH DATA SHEET WHERE MOLD OR EFFLORESCENCE CANNOT BE REMOVED BY PRESSURE WASHING.
3. REPAIR ALL CRACKS IN BLOCK LARGER THAN 1" INCH USING GAR ROCK CONCRETE PATCH MATERIAL.
4. REMOVE ALL EXISTING WALL JOINT SEALANT AND RESEAL WITH TUFF STUFF SEALANT
5. REPAIR ALL CRACKS IN BLOCK LESS THAN 1" INCH USING TUUF STUFF SEALANT
6. APPLY BASE COAT OF ELASTOMERIC TUFF COAT SANDSTONE AT 150 SQ FT PER GALLON AND ALLOW MINIMUM TWO HOUR CURE.
7. APPLY TOP COAT OF ELASTOMERIC TUFF COAT SANDSTONE AT 150 SQ FT PER GALLON
8. APPLY TUFF COAT WHITE IN TWO COATS TO ALL DECORATIVE WHITE BLOCK LINES.

#### **DECIDE AT PRE-BID MEETING IF DOORS, WINDOWS NEED TO BE RE-SEALED**



## **MASONRY WALL RESTORATIONS** **SCOPES OF WORK**

### **WILLS PARK: WACKY WORLD RESTROOMS**

**11925 WILLS ROAD, ALPHARETTA, GEORGIA 30009**



### **WALL RESTORATION SCOPE :**

1. PRESSURE WASH BLOCKWALL AND EXTERIOR WOOD AREAS TO WHERE NEW MATERIALS ARE GOING TO BE APPLIED. ENSURE DIRT, MOLD AND DEBRIS ARE REMOVED.
2. USE GARLAND B-CLEAN MASONRY CLEANER IN ACCORDANCE WITH DATA SHEET WHERE MOLD OR EFFLORESCENCE CANNOT BE REMOVED BY PRESSURE WASHING.
3. REPAIR ALL CRACKS IN BLOCK LARGER THAN 1" INCH USING GAR ROCK CONCRETE PATCH MATERIAL.
4. REMOVE ALL EXISTING WALL JOINT SEALANT AND RESEAL WITH TUFF STUFF SEALANT
5. REPAIR ALL CRACKS IN BLOCK LESS THAN 1" INCH USING TUUF STUFF SEALANT
6. APPLY BASE COAT OF ELASTOMERIC TUFF COAT SANDSTONE AT 150 SQ FT PER GALLON AND ALLOW MINIMUM TWO HOUR CURE.
7. APPLY TOP COAT OF ELASTOMERIC TUFF COAT SANDSTONE AT 150 SQ FT PER GALLON
8. APPLY TUFF COAT WHITE IN TWO COATS TO ALL EXTERIOR WOOD
9. SEAL JOINT AROUND BASE OF BUILDING USING GREENLOCK XL

**DECIDE AT PRE-BID MEETING IF DOORS, WINDOWS NEED TO BE RE-SEALED**





## **ROOF REPAIRS** **SCOPES OF WORK**

### **NORTH PARK MAINTENANCE FACILITY:**

**13450 COGBURN ROAD, ALPHARETTA, GEORGIA 30004**

### **WEBB BRIDGE PARK MAINTENANCE FACILITY:**

**13450 COGBURN ROAD, ALPHARETTA, GEORGIA 30004**



NORTH PARK LOCATION



WEBB BRIDGE LOCATION

### **SCOPE OF WORK:**

1. PRESSURE WASH ROOF OR HAND CLEAN ALL REPAIR AREAS USING SIMPLE GREEN CLEANER SOLUTION (WITH EITHER OPTION) BEFORE ANY REPAIRS ARE MADE.
2. REMOVE ANY LOOSE OR DELAMINATING PREVIOUS REPAIR MATERIALS
3. REPLACE LOOSE/MISSING FASTENERS WITH LARGER GROMMETED BOLTS
4. SEAL ANY GAPS OR TEARS IN METAL PANELS USING UNIBOND ST COVER TAPE AND COAT WITH WHITE KNIGHT PLUS OUT TO 2" BEYOND ALL EDGES.
5. APPLY A HEAVY DAB OF WHITE KNIGHT PLUS TO ALL FASTENERS AND TOOL IN WITH BRUSH.
6. APPLY WHITE KNIGHT PLUS TO ALL SEAMS, RAKE EDGE SEAMS AT 4" WIDTH
7. APPLY WHITE KNIGHT PLUS AT GUTTER EDGE OUT TO 6" ON ROOF FIELD.
8. INSTALL ALL NEW FOAM CLOSURES UNDER RIDGE CAPS

## **ALPHARETTA SUMMER PROJECT: ADDENDUM NOTES**

*THIS ADDENDUM IS IN ADDITION TO THE PREVIOUSLY PROVIDED PROJECT SPECIFICATIONS. IT DOES NOT REPLACE ANY OF THE PREVIOUSLY SPECIFIED WORK UNLESS SPECIFICALLY STATED.*

### **FIRE STATIONS 1 – 4 - ROOF REPAIRS AND MAINTENANCE**

#### ***PVC ROOFS***

1. A PRIMER IS NOT NECESSARY FOR ADHERING WALK PADS TO CLEANED ROOF MEMBRANE USING GREEN-LOCK STRUCTURAL ADHESIVE AS SPECIFIED.

#### ***METAL ROOFS***

2. WHEN METAL BATTEN COVERS HAVE POPPED LOOSE FROM RIBS, USE POP RIVETS AS NEEDED TO SECURE THE BATTEN COVERS BACK DOWN BEFORE SEALING WITH TUFF STUFF BLACK AS SPECIFIED.
  3. SEAL ALL SEAMS AT METAL COLUMN COPINGS OVER GARAGE BAYS USING TUFF STUFF BLACK.
- 

### **ROOF RESTORATION**

#### ***ALPHARETTA COMMUNITY CENTER***

1. FOR PIPE SUPPORTS AND CLAMPS, USE COMMERCIAL INNOVATIONS C-PORT SERIES. ADHERE EACH SUPPORT TO COATED ROOF WITH TUFF STUFF URETHANE SEALANT. DATA SHEETS WILL BE PROVIDED.
  2. BEFORE PAINTING RUSTING PIPES AS SPECIFIED, LIGHTLY WIRE BRUSH TO REMOVE LOOSE RUST SCALE.
- 

### **SHINGLE ROOF REPLACEMENTS**

#### ***WILLS PARK CONCESSIONS AT FIELDS A-D***

1. PAINT ALL WOOD DORMERS AND WOOD TRIM WITH TUFF COAT DARK BRONZE
2. INSTALL NEW DRIP AND RAKE EDGE METAL RUNNING 3” UNDER SHINGLES AND 3” DOWN FAÇADE.

#### ***WILLS PARK TENNIS RESTROOMS***

1. PAINT ALL WOOD DORMERS AND WOOD TRIM WITH TUFF COAT DARK BRONZE
2. INSTALL NEW DRIP AND RAKE EDGE METAL RUNNING 3” UNDER SHINGLES AND 3” DOWN FAÇADE.

#### ***WILLS PARK LIONS CLUB PAVILION***

1. INSTALL NEW DRIP AND RAKE EDGE METAL RUNNING 3” UNDER SHINGLES AND 3” DOWN FAÇADE.
-

## **ALPHARETTA SUMMER PROJECT: ADDENDUM NOTES**

*THIS ADDENDUM IS IN ADDITION TO THE PREVIOUSLY PROVIDED PROJECT SPECIFICATIONS. IT DOES NOT REPLACE ANY OF THE PREVIOUSLY SPECIFIED WORK UNLESS SPECIFICALLY STATED.*

### **WALL RESTORATIONS**

#### ***NORTH PARK ADULTS ACTIVITY CENTER AND ADULT ARTS AND CRAFTS***

1. WALL RESTORATION SCOPE PERTAINS TO ALL UNSEALED BLOCK AREAS
2. AT WHITE DECORATIVE LINE IN BLOCK WALLS, USE TWO COATS OF TUFF COAT WHITE AT SPECIFIED APPLICATION RATE.
3. AT CONCRETE SIDEWALK IN REAR OF FACILITY ADJACENT TO THE WALL WORK, CLEAN ALL CRACKS AND JOINTS AND SEAL WITH GREENLOCK SEALANT XL.

#### ***WILLS PARK WACKY WORLD RESTROOMS***

1. WALL RESTORATION SCOPE PERTAINS TO ALL UNSEALED BLOCK AREAS.
  2. AT WOOD WALL AREAS PRIOR TO APPLICATION OF TUFF COAT WHITE:
    - a. REPLACE WOODEN VENTS WITH NEW METAL OR PVC VENTS
    - b. REPLACE VERTICAL WOOD BATTENS WITH 1" x 2" PVC BATTENS
    - c. REPLACE ANY ROTTING WOOD PANELS
- 

### **METAL ROOF REPAIRS**

#### ***MAINTENANCE BARNS AT NORTH PARK AND WEBB BRIDGE PARK***

1. REMOVE AND DISPOSE OF EXISTING GUTTERS
2. AFTER GUTTERS ARE REMOVED:
  - a. INSTALL 24" in R-PANEL UNDER EXSTING PANEL AND SECURE WITH FASTENERS AND GREENLOCK STRUCTURAL ADHESIVE IN LIEU OF BUTYL TAPE.
  - b. NEW ROOF EDGE SHOULD EXTEND MINIMUM 8" INCHES BEYOND EXISTING ROOF LINE.
  - c. SEAL FASTENERS AND METAL JOINT.

ALTERNATE #1

SHINGLE ROOF REPLACEMENT AND WOOD WALL REHABILITATION

WACKY WORLD RESTROOMS - 11925 WILLS ROAD, ALPHARETTA, GEORGIA 30009



1. REMOVE AND PROPERLY DISPOSE OF THE OLD ROOF DOWN TO ROOF DECK
2. REPLACE DETERIORATED, WET OR ROTTEN WOOD DECKING WITH LIKE KIND. INCLUDE A PER UNIT COST ON YOUR BID FORMS.
3. ENSURE DECK SURFACE IS COMPLETELY DRY AND FREE OF DUST AND DIRT BEFORE INSTALLATION OF HPR AQUASHIELD.
4. INSTALL HPR AQUASHIELD IN ACCORDANCE WITH PRODUCT DATA SHEET GUIDELINES
5. INSTALL 30 YEAR ARCHITECTURAL SHINGLES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. **PROVIDE THESE SHINGLE SPECIFICATIONS TO DBS WITH YOUR BID.**
6. PAINT ALL WOOD DORMERS AND WOOD TRIM WITH TUFF COAT DARK BRONZE
7. INSTALL NEW DRIP AND RAKE EDGE METAL RUNNING 3" UNDER SHINGLES AND 3" DOWN FAÇADE.
8. REPLACE ALL PIPE BOOTS WITH NEW.
9. PAINT ALL METAL VENTS WITH GARLA-BRITE ALUMINIZER.
10. AT WOOD WALL AREAS PRIOR TO APPLICATION OF TUFF COAT WHITE:
  - a. REPLACE WOODEN VENTS WITH NEW METAL OR PVC VENTS
  - b. REPLACE VERTICAL WOOD BATTENS WITH 1" x 2" PVC BATTENS
  - c. REPLACE ANY ROTTING WOOD PANELS

MASTER AGREEMENT

(CONTRACT)

Reference No. 14905

Scanned Date: \_\_\_\_\_

PAGE 1 OF 1 DATE: \_\_\_\_\_

MASTER AGREEMENT

OWNER: COBB COUNTY BOARD OF COMMISSIONERS

100 CHEROKEE STREET

MARIETTA, GA 30060

CONTRACTOR: GARLAND/DBS, INC.

3800 EAST 91<sup>ST</sup> STREET, CLEVELAND

OHIO 44105

WORK: ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES: The undersigned parties understand and agree to comply with and be bound by the entire contents of Scaled Bid # 14-5903 : ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES PROJECT MANUAL (aka, the Contractor's Bid Proposal submitted March 27,2014) which is incorporated here in by reference. Contractor understands and agrees that the bonds and insurance required by the Project Manual are to be kept current at all times through the length of each term and for 90 Days following completion of each term. Bonds and insurance must be renewed and presented to the owner at the time of each renewal term if Owner chooses to renew. Bonds and insurance shall be written by a firm acceptable to the Owner as specified in the Project Manual.

TERM: January 1, 2015 to December 31, 2017, with full renewal options per the Project Manual. Owner shall exercise renewal options by issuance and delivery to Contractor of a written notice to renew this Agreement.

PROJECT: ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES in accordance with the Project Manual.

PRICE: Price as stated for all schedules included in the Project Manual.

BILLING: All original invoices shall be submitted directly to the Cobb County Finance Department. Invoices shall bill only for Work completed during the period covered by the invoice and shall clearly identify such work in accordance with invoicing guidelines in the Project Manual.

IN WITNESS WHEREOF, this Agreement has been executed by Owner and accepted by Contractor to be effective as of the date first above written.



Cobb County Board of Commissioners

Cobb County... Expect the Best!

Garland /DBS, Inc.

100 Cherokee Street

East 91<sup>st</sup> Street

Marietta, GA 30060

Cleveland, Ohio 44195

[Signature of Tim Lee]

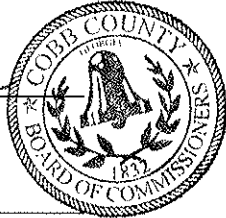
[Signature of David Sokol]

Tim Lee, Chairman

DAVID SOKOL, PRESIDENT  
Date: 08/28/2014

Date: 9/22/2014

FEDERAL TAX ID NUMBER: 27-0288466



APPROVED AS TO FORM

[Signature of County Attorney]

COUNTY ATTORNEY'S OFFICE

APPROVED  
PER MINUTES OF  
COBB COUNTY  
BOARD OF COMMISSIONERS  
7/22/2014