



Garland/DBS, Inc.
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ROOFING MATERIAL AND SERVICES PROPOSAL

Uintah School District
Uintah River High School
988 7500 E
Fort Duchesne, UT 84026

Date Submitted: 04/15/2026
Proposal #: 25-UT-260428
MICPA # PW1925

UTAH General Contractor License #: 7685360-5501

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).

Scope of Work:

Demolition & Preparation:

1. Complete Tear-Off: Remove and dispose of all existing roofing materials, including the old membrane, insulation, and base flashings, down to the structural deck.
2. Substrate Inspection: Inspect the exposed decking substrate for structural integrity or rot. Report any damaged areas to the owner for repair before proceeding.
3. Flashing Removal: Remove all existing field membrane, metal wall flashings, and penetration flashings.
4. Drain Testing: Water-test all existing roof drains before starting work to ensure they are clear and functional.

Insulation & Roofing Assembly:

1. Base Insulation Layer: Loose-lay one layer of 2.5" polyisocyanurate (Polyiso) insulation over the prepared deck.
2. Cover Board Installation: Mechanically attach 1/2" DensDeck® Roof Board over the polyiso layer. Fastening must meet manufacturer and FM Global requirements for wind uplift.
3. Tapered System: Install 1/4:12 tapered insulation according to the provided roof drawings to ensure positive drainage toward the drains.
4. Drain Crickets: Install secondary 1/2:12 slope insulation crickets between all drains to eliminate ponding and direct water flow into the drain bowls. IV. Membrane & Flashing Installation
5. Base Sheet Application: Install one (1) ply of SBS modified bitumen base sheet over the prepared DensDeck substrate. The sheet must be set in cold-applied adhesive per manufacturer's coverage rates, ensuring 3-inch side laps and 6-inch end laps.

6. Cap Sheet Application: Install one (1) ply of SBS modified bitumen granular-surfaced cap sheet in cold-applied adhesive. Offset all laps from the base sheet to prevent coincident seams.
7. Adhesive Management: Ensure uniform application of cold adhesive with no voids. Use a weighted roller to achieve 100% contact and eliminate air pockets.
8. Vertical Wall Flashings:
9. Extend SBS flashing membrane up all vertical surfaces to a minimum height of 8 inches above the finished roof.
10. Termination Bar: Secure the top edge of the flashing with a mechanical termination bar and high-grade sealant.
11. Counterflashing: Install new metal counterflashing over the termination bar to shed water away from the wall-to-roof transition.
12. 3-Coursing: Perform 3-coursing (layer of mastic, reinforcing fabric, and a final layer of mastic) at all vertical laps, corners, and termination points to provide a redundant watertight seal.

Woodwork & Mechanical Details:

1. Wood Nailers: Install new wood nailers at the roof perimeter and penetrations as required to match the increased depth of the new 2.5" insulation and tapered system.
2. Duct Work: Wrap all mechanical duct work with a new roofing membrane to match the field specifications, ensuring all seams are fully sealed.
3. Penetration Height: Ensure all roof penetrations and equipment curbs extend at least 8 inches above the finished roof surface.

Quality Control & Cleanup:

1. Daily Staging: Only install as much insulation and board as can be covered by the final membrane on the same day to prevent moisture infiltration.
2. Final Inspection: Conduct a final walk-through with the owner to verify that all water flows correctly to drains and that all flashing details are completed.
3. Site Cleanup: Perform a daily and final cleanup.

Proposal Price Based Upon Market Experience: \$ 1,289,376

Garland/DBS Price Based Upon Local Market Competition:

North Face Roofing, Inc	\$ 1,289,376
American Roofing Company	\$ 1,303,405
Contract West	\$ 1,660,520

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. If permits are required this will be addressed via change order.
2. Plumbing, Mechanical, Electrical work is excluded.
3. Interior Temporary protection is excluded.
4. Prevailing Wages are 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,

Connor Kenosh

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