

CITY OF BROOK PARK, OHIO

P/C 5/21/24 Service  
CA 6/11/24  
1st R 6/4/24  
2nd R 6/11/24  
3rd R \_\_\_\_\_  
B/C \_\_\_\_\_

ORDINANCE NO. 11415-2024

INTRODUCED BY: MAYOR ORCUTT

**AN ORDINANCE  
AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH  
GARLAND/DBS, INC. FOR THE BROOK PARK NATATORIUM ROOF  
AND WALLS REPAIR PROJECT (CT 202408),  
AND DECLARING AN EMERGENCY**

**WHEREAS**, the Equalis Group is a cooperative purchasing organization that provides contracts competitively solicited by public agencies for an array of products and services;

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

**WHEREAS**, the Cooperative Council of Governments (CCOG), an Equalis Group Lead Public Agency, issued RFP #COG-2133 for Roofing Products & Services in Ohio on 5/20/2022 and subsequently entered into Contract #COG-2133A with Garland/DBS, Inc.;

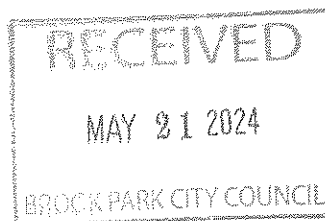
**WHEREAS**, the City of Brook Park is a registered member of the Equalis Group thus facilitating the piggybacking of competitively bid construction contracts by the regional council of governments (with other conditions being satisfied);

**WHEREAS**, the City of Brook Park has received a proposal from Garland/DBS, Inc. to make the necessary repairs to the Natatorium exterior walls and replace the Natatorium roof;

**WHEREAS**, the Council of the City of Brook Park desires to complete the Natatorium Roof and Walls Repairs Project.

**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 Natatorium Roof and Walls Repair Project and in accordance with Attachment "A" for an amount estimated not to exceed \$1,839,258.40.



**SECTION 2:** The Mayor on behalf of the City of Brook Park is hereby authorized to contract with the Consulting City Engineer (Euthenics, Inc.) for Services referenced and in accordance with Attachment "B".

**SECTION 3:** The money needed to complete the aforesaid transaction shall be paid from the Natatorium Improvement Fund No. 552 and American Rescue Plan Act Fund (ARPA) Fund No. 282, theretofore appropriated or to be appropriated for said purpose.

**SECTION 4:** 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 5:** This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety of said City, and for the further reason that City Council deems it necessary to proceed with the Natatorium Roof and Walls Project as soon as possible, 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: June 11, 2024

[Signature]  
PRESIDENT OF COUNCIL

ATTEST: Carol Johnson  
CLERK OF COUNCIL

APPROVED: [Signature]  
MAYOR  
6-12-24  
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. 11415-2024

passed on the 11 day of June 20 24 by said council.

Carol Johnson  
Clerk of Council

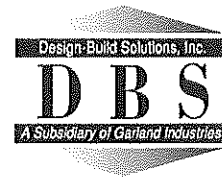
	Yea	Nay
Troyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mencini	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott	<input checked="" type="checkbox"/>	<input type="checkbox"/>
McCorkle	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poindexter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dufour	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

[Signature]  
DIRECTOR OF LAW



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



**ROOFING MATERIAL AND SERVICES PROPOSAL**

City of Brook Park  
Recreation Center  
17400 Holland Rd  
Brook Park, Ohio 44142

Date Submitted: 05/20/2024  
Proposal #: 91-OH-240042  
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:**

1. Comply with all OSHA and the City of Brook Park's regulations.
2. Lay out a tarp under and properly caution tape the day's work area.
3. Properly protect the surrounding PUF roof. The PUF roof system is currently under warranty provided by West Roofing. They must be hired to perform any repairs.
4. Tear off all roofing materials to the roof deck. No core cuts were taken. Per the provided documents the core cut = tapered 3" x 6" nominal laminated wood deck + red rosin paper + 2" ISO + standing seam.
5. Replace the first two planks parallel to the edge along the north and south wall. Match the existing.
6. Prime the roof deck and all substrates that will receive the vapor barrier at the rate of .5 gallons per 100 square feet.
7. Fill all gaps, voids, etc. with closed cell spray foam.
8. Install a peel and stick vapor barrier over the entire roof surface. Extend the vapor barrier over the roof edges. The adhesive on vapor barrier is pressure-activated, press the material firmly into place using 75 lb. (34 kg) linoleum roller or equivalent to ensure a strong seal.
9. Adhere 2 layers of 2.6" ISO insulation using approved adhesive.
10. Adhere a 1/2" gypsum board using approved adhesive.
11. Install a modified base and cap sheet using cold adhesive.
12. Install a 22-gauge, 8" flange back gutter set a 1/2" lower than the finished roof surface. Reinforce all of the seams with a peel and stick PVC membrane.

13. Apply two (2) coats of the gray coating. After properly preparing the surface, apply one coat at the rate of 1 gallon per 100 square feet and back-roll. Allow first coat to cure for a minimum of 8 hours at before application of top coat. Apply the second coat in a crosshatch pattern at the rate of 1 gallon per 100 square feet and back-roll.
14. Install new ANSI-Spri, 22-gauge metal edge throughout.

- The contractor will provide a 3-year, leak free workmanship warranty.

- The Garland Company will issue a 40-year warranty.

**Scope of Work: Masonry Work**

1. Retuckpoint the inside and outside of the parapet walls 100%. This includes the coping joints
2. Install a reinforcing ledger board below the roof deck that ties into the wall. This will secure
3. the parapet wall to the roof. Install a 2-ply flashing system per the provided detail. This
4. includes new wood nailer and metal coping.
  - a. North Wall: 100%
  - b. West Wall: 100%
  - c. East Wall: 50%
  - d. South Wall Including the: 50%
5. Remove and replace all vertical control joints.
6. Install a new brick cladding over the 2 areas of the west facing wall. The metal needs to be removed from the south portion. It has fallen from the north portion.
7. Properly clean all exterior walls 100% and apply the specified breathable sealer.
8. Repair the inside masonry area where the block was removed to inspect the interior wall.
9. Line-Item Pricing, per 100 square feet: anchor the north facing wall with Helix type fasteners, stainless steel, 8 mm diameter by 8-inches long.
10. NOTES:
  - 1.) The contractor is responsible for all building permits. Garland/DBS will provide the bond.
  - 2.) The lighting and electrical below the roof deck are the responsibility of the owner

**40-Year Option**

<b>Proposal Price Based Upon Market Experience:</b>	<b>\$ 879,981</b>
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**Garland/DBS Price Based Upon Local Market Competition:**

<b>1 Building Technicians</b>	<b>\$ 879,981</b>
2 Industrial First	\$ 936,551
3 AW Farrell and Son	\$ 995,879
4 A-Star	\$ 1,319,099

**Unforeseen Site Conditions:**

Decking Replacement	\$ 17.10	per Sq. Ft.
Decking Replacement Per Square	\$ 1,710.00	100 Sq. Ft.
Decking Replacement Per 10 Square	\$ 17,100.00	1,000 Sq. Ft.
Wood Blocking (Nailer) Replacement	\$ 6.84	per Ln. Ft.

**Add Alternate - Masonry Work**

<b>Proposal Price Based Upon Market Experience:</b>	<b>\$ 464,816</b>
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**Garland/DBS Price Based Upon Local Market Competition:**

<b>1 Cleveland Building Restoration</b>	<b>\$ 464,816</b>
2 Masonry Restoration	\$ 487,148

**Unforeseen Site Conditions:**

Brick Replacement	\$ 85.50 per Brick
Wall Reinforcement with Helix Type Fasteners	\$ 5,163.06 100 Sq. Ft.
Additional Tuck Pointing Beyond Specified Sq. Ft.	\$ 27.36 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,

*Jarod Miller*

Jarod Miller  
Garland/DBS, Inc.  
(216) 430-3606



City of Brook Park  
 Natatorium Roof and Walls Project (CT 202408)



**SCOPE OF WORK, ESTIMATED MANHOUR AND FEE BREAKDOWN**

**Contracting, Administration, Observation, & Testing Services**

SCOPE OF SERVICES	Principal	Project Manager	Project Engineer	Project Observer	Clerical Misc.	Total Hours
<b>Contract Execution Phase</b>						
Cooperative Purchasing Coordination	4	0	0	0	0	4
Contractor Specificaton Review	16	0	12	0	0	28
Contractor Proposal and Quantity Review	16	0	12	0	0	28
Final Proposal/Contract Review, Analysis and Recommendation	18	0	6	0	2	26
Contract Execution Phase	54	0	30	0	2	86
<b>Construction Phase</b>						
Preconstruction Meeting	4	0	4	0	2	10
Shop Drawing Review	4	4	20	0	8	36
Construction Progress Meetings	4	4	8	0	6	22
Daily Project Administration	48	12	30	0	16	106
<i>Project Observation</i>	0	0	0	380	0	380
Post Construction Meeting and Final Inspection	4	8	8	0	6	26
Interpret & Provide Clarifications to Contract Documents	16	6	8	0	0	30
As-Built Drawings (Not Applicable)	0	0	0	0	0	0
Process Payment Requests/Review Change Orders	24	0	14	0	2	40
Material Management, Testing & Certification	6	10	0	0	2	18
Construction Phase	110	44	92	380	42	668

**Contract Execution Phase**

Estimated Labor Costs \$12,734.44  
 Estimated Direct Expenses \$0.00  
**Bidding Phase Total = \$12,734.44**

**Construction Phase Administration**

Estimated Labor Costs \$38,614.62  
 Estimated Direct Expenses \$100.00  
**Sub-Total = \$38,714.62**

**Construction Phase Observation**

Estimated Labor Costs \$18,620.00  
 Estimated Direct Expenses \$250.00  
**Sub-Total = \$18,870.00**

**Construction Phase Testing**

Estimated Material Testing \$8,500.00  
**Sub-Total = \$8,500.00**

**Contract Execution Phase and Construction Phase Estimated Total = \$78,819.06**