



Since 1961  
Incorporated

## Bid Proposal Monday, July 15, 2024

**Attn:** Titus County  
**Re:** Titus County Jail Roofing  
**TIPS:** 21060302

### Scope of Work:

1. Mobilize site and set up safety as needed.
2. Provide necessary equipment to hoist all materials.
3. **Modified Bitumen Roofing Scope:**
  - α. Remove east side 45 SQ roof down to concrete deck.
  - β. Prime concrete deck with GarlaBrite.
  - χ. Install vapor barrier over concrete deck.
  - δ. Adhere two layers of 2.2" ISO in low rise adhesive.
  - ε. Install 1/8" tapered ISO in low rise adhesive.
  - φ. On remaining roof sections, remove and spud gravel off of existing roof. Prime roof substrate with Insul-Lock primer.
  - η. Install new 1/2" DensDeck Prime on all roof sections in low rise adhesive.
  - ι. Torch apply modified bitumen base sheet. (Cold Process Alternate)
  - φ. Torch apply modified bitumen cap sheet. (Cold Process Alternate)
  - κ. Coat entire roof with 2 coats of Garland Garla Brite.
  - λ. Replace all roofing related sheet metal per specifications.
  - μ. Install new 24-gauge coping cap with new wood blocking.
  - ν. Provide Garland 30-year "No Dollar Limit" NDL warranty.
4. F.W. Walton five (5) year workmanship warranty.
5. Provide dumpsters to remove all contractor debris.
6. **Insurance & Bond Included**

**Torch Applied Modified Bitumen Roofing: \$967,757.00**

**Cold Process Modified Bitumen Roofing: \$922,757.00**

**Add Owners Contingency: \$30,000.00**

Sincerely,  
Grant Dieste

Business Development Manager  
(281) 386-8440

7138 Envoy Court – Dallas, Texas 75247  
Office (972) 224-9772 \* Fax (713) 910-3795 \* e-mail walton@fwwalton.com



1944 Clear Springs Rd  
Texarkana, TX 75501  
Phone: (903) 691-0931  
www.rbtroofing.com

Subject: Titus County Jail - Mt Pleasant, TX  
Re-cover with One Full Tear Off Section  
07/15/2024

**Description of Work:**


- Approximately 37,000 sq ft field area per on-sight measurement.
- RBT will provide all necessary materials, labor, supervision, and equipment to complete the job in a safe and timely manner.
- Stage proper laydown areas for material and personnel prior to work daily.
- Removing – spudding gravel dust and debris from substrate on recover.
- Remove the current roof system down to the structural concrete deck on tear off.
- Use Garla prime to prime the concrete deck.
- Torch-apply the vapor barrier directly to the substrate using HPR Torch base.
- On tear off sections, install two layers of 2.5" ISO using Insul-Lock HR
- Install crickets at the drain locations to create positive flow.
- Install ½" Dens Deck Coverboard with Insul-Lock HR.
- Torch-apply the base and cap sheet. (HPR Torch Base & Stress ply IV)
- Install a third cap ply over all seams, 6" wide.
- Paint all gas lines hazard yellow.
- Install wood blocking to raise all coping to a minimum height of 8" for flashings.
- Replace all through-wall scuppers.
- Inspect all drains and provide a line item for drain replacement.
- Clean up and haul off all waste into an on-site dumpster provided by RBT Roofing.
- Will provide a contractor's 5-year guarantee from RBT Roofing.
- Will provide a 30-year manufacturing warranty.
- Project Duration approximately 90 days.
- Taxes are **NOT** included.
- 2% Architect Fee Included

**Exclusion:**  
**Bid Bond**  
**Interior protection**  
**Drain Replacement unless Change Order: Unit Price = \$3,900 per drain**

Base Bid Recover Total Price: **\$1,427,760.00** - 5% Tear Off Added Cost: **\$100,000**

Cold Applied Recover Total Price: **\$1,614,762.00**

Full Tear Off Sq Ft Price: **\$51.00**

  
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Dylan Davis – Director of Sales

\_\_\_\_\_  
Signatory Authority:

  
\_\_\_\_\_

Date: 07/15/2024

\_\_\_\_\_  
Date: 07/15/2024

Notes: **TIPS Number: #21060302**



[www.s-sroofing.com](http://www.s-sroofing.com)

4339 US Hwy 271 S Pittsburg, TX 75686 \* Ph: (903) 856-1400 \* Fax: (903) 856-1401

Titus County Jail  
Captain David Price (903) 575-8931  
304 S Van Buren Avenue  
Mt. Pleasant, TX 75455

July 15, 2024

**Subject:** Roofing Proposal

**RE:** Titus County Jail Roof Replacement

**Via email:** [dprice@co.titus.tx.us](mailto:dprice@co.titus.tx.us); [sschaad@garlandind.com](mailto:sschaad@garlandind.com)

*S&S Roofing, Inc. is pleased to provide the following proposal for the above-referenced project. This proposal is based on the work scope provided by The Garland Company and all items discussed during the site visit. If you have any questions or need additional information, please do not hesitate to call.*

#### **Scope of Work**

1. Provide workers compensation and general liability insurance.
2. Provide payment and performance bonds and necessary permits required by the City of Mt. Pleasant.
3. Remove the existing roof system, insulation, and components down to the deck at area indicated per addendum one (attached).
4. We have factored in replacing the insulation on 5% of the remaining roof areas.
5. Prime concrete deck and install HPR Torch base sheet.
6. Install 2 layers of 2.5" ISO using Insul-Lock HR @ 8" ribbon patterns.
7. Install tapered ISO system using Insul-Lock HR over base layers of insulation. 1/8" per foot and 1/4" per foot as indicated on roof drawing.
8. Spud and remove gravel at remaining roof areas and prime roof with Insul-Lock HR Primer.
9. Install 1/2" Dexcell Prime cover board using Insul-Lock HR at all roof areas.
10. Torch apply specified base and cap sheet.
11. Base flashing base sheet to be installed 6" onto the field.
12. Base flashing Cap sheet to be installed 9" onto the field.
13. Install a 6" wide cap sheet over all side laps in the base flashing.
14. All pitch pans will be filled with Gar Rock, Tuff Flash and White Knight. Install caps on all pitch pans.
15. All gas lines will be painted hazard yellow.
16. Install new pipe supports under all gas lines.
17. Owners' mechanical contractor to raise units as necessary to achieve 8" base flashing height.

18. Install wood blocking as necessary on top of low parapet walls to achieve 8" base flashing height.
19. Install new 24-gauge soldered through wall scuppers.
20. Install new 24-gauge pre-finished collector heads, downspouts, counterflashing, and coping.
21. Install two coats of Garla Brite non-fibred asphalt aluminum roof coating over finished roof and base flashings at a rate of .75 gallons per square, per coat.
22. Provide 5-year workmanship warranty.
23. Manufacturer to provide 30-year No Dollar Limit Warranty at no additional charge to the owner.
24. All safety requirements and Safe work practice to be followed throughout project.
25. Clean up and dispose of all roof related debris per local and state requirements.

**Provide all labor, material, & equipment for above scope of work:     \$1,191,839.00.**

**Alternate 1:** Same work scope as above except the base sheet and modified will be installed in cold adhesive in lieu of torch applying.                     **Deduct:     \$32,561.00.**

**Exclusions: \* Tax \* Electrical \* Mechanical \* Raising curbs \* Masonry work \***

Sincerely,  
David Smith & Johnny Simmons  
**S & S Roofing, Inc.**



# THE GARLAND COMPANY, INC.

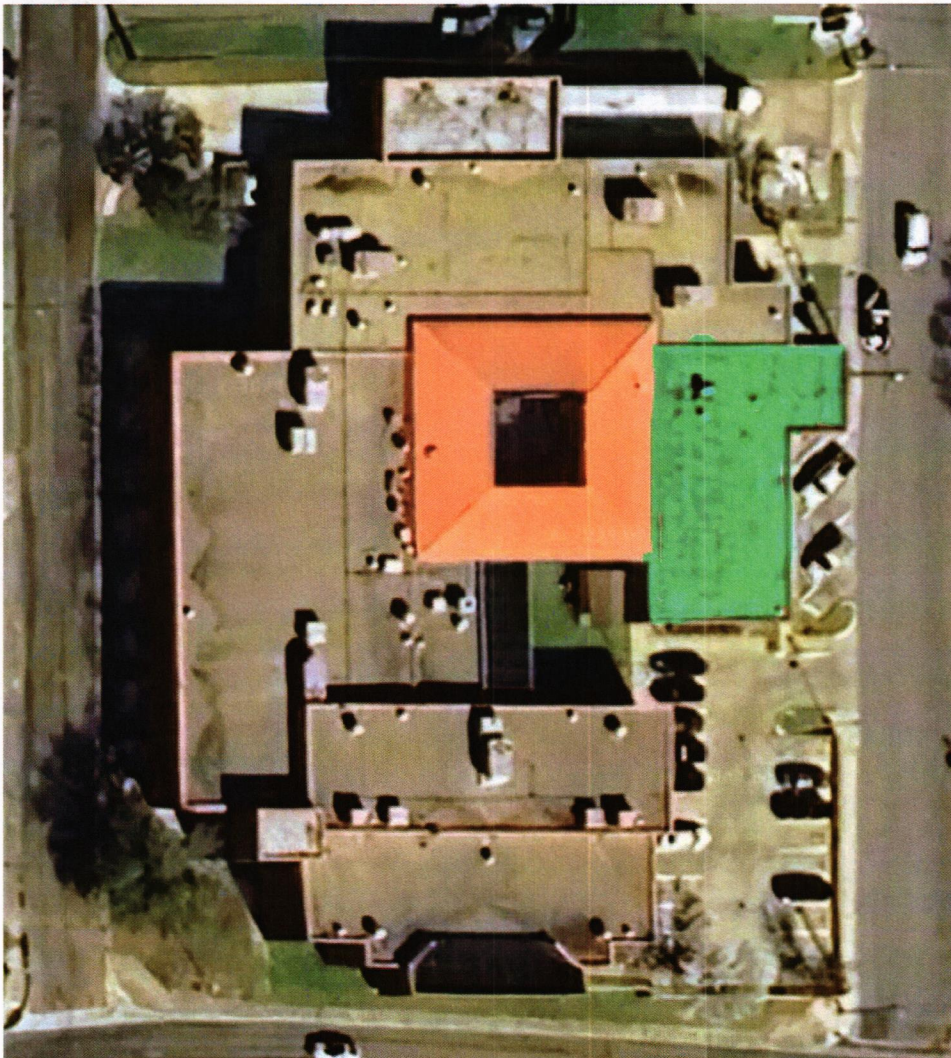
HIGH-PERFORMANCE BUILDING ENVELOPE SOLUTIONS

3800 EAST 91ST. STREET • CLEVELAND, OHIO 44105-2197  
p. (216) 641-7500 • f. (216) 641-0633 • 800-321-9336 • www.garlandco.com

*David W. Smith*

Addendum:  
7-12-2024

The moisture scan data was read incorrectly and so we will only be tearing off certain areas. The below section in blue will need to be fully replaced. Please also include 5% tear off across all other sections. Include a sqft price for replacing down to the deck in case more moisture pops up.



For all other sections.  
Spud gravel off all sections.



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Prime deck with Insul-Lock Primer.

Insul-Lock HR Univ. Primer All-purpose water-based primer designed for use with the Insul-Lock products 0.5 gal./sq. (Pkg: 5 GL PAIL) \$291.00 (EA) 1 \$291.00

Adhere coverboard with Insul-Lock per wind uplift calculations.

Torch 2 ply base and cap.

Please include tapered corners to make sure positive flow on all edges.

Please also include a price for using cold applied systems.

**TITUS COUNTY JAIL ROOR**

**ASSESSMENT REPORT**

**TOO LARGE TO SCAN**

**SEE COMMISSIONERS' MINUTES BOOK**