



# Memorandum

To: Honorable Mayor and Members of the City Council  
CC: Members of Administration and Public Works Committee  
From: Stefanie Levine, Senior Project Manager.  
CC: Edgar Cano - Public Works Agency Director; Lara Biggs - City Engineer  
Subject: Approval of a Contract with Garland/DBS, Inc. for the 2025 Roofing and Envelope Repairs Contract  
Date: March 10, 2025

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## Recommended Action:

Staff recommends the City Council authorize the City Manager to execute an agreement with Garland/DBS, Inc. (3800 East 91st St., Cleveland, OH) for the 2025 Roofing and Envelope Repairs Contract in the amount of \$2,240,837.

## Funding Source:

Funding is provided from the Capital Improvement Fund, 2025 Project Bonds. The attached memo provides a detailed financial analysis.

## CARP:

Municipal Operations, Building Efficiency

## Council Action:

For Action

## Summary:

Over the past nine years, the City of Evanston has used OMNIA Partners, Public Sector, for various envelope repair projects. Garland/DBS Inc. is the selected contractor for this program. In 2019, Garland/DBS Inc. was selected through a competitive Request for Proposal process in Racine County, Wisconsin, for a nationwide, five-year contract with a five-year extension.

Under the Cooperative Purchasing process, Garland/DBS Inc. acts as the project designer and produces bid documents. The bid documents are then sent to OMNIA Partners' prequalified general contractors for bidding of the labor only, while Garland/DBS Inc. provides construction materials at pre-approved prices. A full labor and materials warranty is provided

by Garland/DBS Inc. upon completion of the work. Garland/DBS Inc. has successfully completed all prior projects to the satisfaction of staff and facility occupants. Staff, therefore, recommend utilizing the Cooperative Purchasing process for this project and awarding this contract to Garland/DBS Inc.

The 2025 CIP includes envelope repairs at multiple City facilities. Through discussions with Garland/DBS Inc., staff has prioritized the following scope of work:

1. Service Center - full replacement of the roofing system at Building B (operations building)
2. Dr. Jorge and Luz Maria Prieto Community Center - full replacement of the roofing system
3. Fire Station 5 - full replacement of roofing system PS-05-C

On February 26, 2025, staff received a proposal from Garland/DBS Inc. Garland/DBS Inc. obtained proposals for labor from prequalified contractors for each project location. Garland/DBS Inc. proposal follows; the contract pricing in bold text is recommended for award:

Project	Contractor	Bid
Service Center (roofing)	<b><u>Kedmont Waterproofing</u></b>	<b>\$1,402,138</b>
	MW Powell Co.	\$1,470,171
	Anderson and Shah	\$1,491,761
Service Center (masonry)	<b>Futurity 19</b>	<b>\$183,103</b>
Dr. Jorge And Luz Maria Prieto Community Center	<b><u>Kedmont Waterproofing</u></b>	<b>\$428,213</b>
	Knickerbocker Roofing	\$429,297
	Anderson and Shah	\$453,674
Fire Station 5 (roofing)	<b>DCG Roofing Solutions</b>	<b>\$84,110</b>
	Malcor Roofing	\$94,743
	<u>Kedmont Waterproofing</u>	\$111,306
	MW Powell Co.	\$142,021
	Anderson and Shah	\$187,021
Fire Station 5 (masonry)	<b>Futurity 19</b>	<b>\$43,273</b>
Labor for LEP Compliance <sup>1</sup>		\$182,103
Project Contingency		<b>\$100,000</b>
<b>Recommended Award</b>		<b>\$2,240,837</b>

1. Staff recommends granting a waiver for the Local Employment Program, which would reduce the overall cost by \$182,103, which is already reflected in the recommended action.

Garland/DBS’s contract will include a 30-year warranty for the roofing work at these facilities. The pricing also includes a \$100,000 contingency for unforeseen conditions, as an exact scope cannot be determined until deteriorated roofing materials are removed.

Based on the bids received, staff recommends awarding this work to Garland/DBS Inc. for a total combined cost of \$2,240,837. Construction of this project is scheduled to begin in the Spring of 2025 and be completed in the Fall of 2025.

Garland/DBS Inc. will meet the City’s MWDEBE goals. Garland/DBS Inc. can achieve 4.8% labor hours with Evanston residents to perform the project’s masonry work but has requested a partial LEP waiver for the remaining 10.2% because there are no Evanston residents in the roofing union (see attached letter). The roofing union has indicated that non-union workers will not be permitted to perform any roofing work. A ground crew of Evanston residents could be hired for the project to meet LEP; however, this will add \$182,103 to the contract price, and those individuals will not be able to perform any project work. Therefore, the staff does not recommend awarding these additional costs and recommends approving Garland/DBS Inc.’s request for a partial (10.2%) LEP waiver.

Detailed Financial Summary:

This contract exceeds the budgeted amount. The remaining funding will be provided by Facilities Contingency, as shown in the table below:

<b>Project</b>	<b>Account</b>	<b>Available Budget</b>	<b>Project Cost</b>
2025 Project Bonds - Service Center – Various Roofs	415.40.4125.65515 - 625057	\$1,600,000	\$1,600,000
2025 Project Bonds - Citywide Roof Repairs	415.40.4125.65515 - 625006	\$ 600,000	\$ 600,000
2025 Project Bonds - Facilities Contingency	415.40.4125.65515 - 625006	\$ 512,859	\$ 40,837
<b>Total</b>			<b>2,240,837</b>

Attachments:

- [Garland DBS Proposal](#)
- [Roofing Union Letter 2025-02-14](#)
- [Garland DBS Roofing Contracts MWDEBE Forms](#)