



# 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](http://www.garlandco.com)

Garland is excited to be awarded contract # 21-510CPOGS-CPOGS-P-20818 by the State of Illinois Office of General Services, which is a piggyback of our OMNIA Public Sector contract for Roofing Supplies and Services, Waterproofing, and Related Products and Services.

The initiative behind the adoption of this contract was to provide access to our Defense Force line of products designed to clean, disinfect and/or protect commercial facilities. Also available through the contract is our entire scope of roofing and waterproofing supplies and services.

Please reach out to the following to be connected with your local representative, who will help you with any questions you have and help you place your order, if desired:

Alexis Turner, [aturner@garlandind.com](mailto:aturner@garlandind.com), (214) 629 2056

## CONTRACT OVERVIEW

We offer public agencies and non-profits a comprehensive selection of roofing and waterproofing supplies and related products and services. Our wide array of roofing and exterior waterproofing material solutions can be procured through one of the following options below:

- Direct material purchase at best government pricing, which allows the customer to save on the trade contractor's mark-up
- Turnkey materials and installation services, which includes general contracting/construction management services
- Design assistance and installation of complex exterior roofing and waterproofing projects
- Products to extend service life of existing roofing and waterproofing systems through active management of your repair, maintenance, and restoration needs
- Over 220 locally based employee-owner representatives for personalized field support across the country
- Best-practice processes to ensure your exterior roofing and waterproofing systems meet or exceed their warranted service life
- Qualified local preauthorized contractors and full-service technical support throughout the entire project yields the industry's lowest warranty adjustment rate
- Comprehensive feasibility studies, including roof inspections, assessment of existing conditions, solution options with budgets, and specification assistance for your chosen solution
- Online roof asset management database services



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- Coordination of comprehensive engineering services, including wind uplift computations and shop drawings
- Leak response programs, which include products and services

### PRODUCTS

As an industry leader, Garland/DBS continually develops and introduces high-performance roofing and waterproofing products into the market. The company manufactures 95% of what is sold on an annual basis, ensuring extreme quality control and superior product performance.

#### Material Solutions Include

- High-tensile modified and built-up waterproofing systems
- Architectural and structural standing seam metal roof and wall systems
- Fluid-applied urethane and acrylic systems
- Sustainable systems, such as vegetative roofs, rooftop photovoltaic systems, and energy-reducing reflective coatings
- Environmentally responsible, low-odor/low-VOC adhesive, restoration, maintenance, and repair materials

### SERVICES

Garland/DBS, Inc. offers customized solutions for all your exterior roofing and waterproofing needs regardless of size, complexity or budget. Our process starts with identifying your requirements as a public agency or non-profit, inspecting your roof and exterior waterproofing systems, and assessing their existing conditions. We use the information gathered to identify and recommend solutions based on your performance expectations.

#### Full Support

Aside from manufacturing a wide variety of high-performance roofing and waterproofing materials, Garland/DBS has trusted industry partnerships that allow us to deliver any type of roofing or waterproofing project while consistently providing the following support services:

- Qualified local trade contractors to competitively bid the labor
- Material selection and planning
- Specification assistance
- Coordination of professional engineering services
- Installation services from qualified local contractors
- Quality control, project management and oversight
- Close-out assistance and long-term warranty protection



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## Turnkey Services

For total project delivery, our turnkey service also includes:

- The use of qualified local contractors, which can include your agency's preferred contractors
- All materials for your project
- *Pre-bid meeting support*: walkthrough of the project, explanation of the technical specifications and assistance in answering technical questions
- *Pre-construction conference assistance*: facilitate discussions on the topics of schedule, staging, sequencing, safety and security, etc.
- *In-progress quality assurance inspections*: observing the project at key points to assure the specifications and manufacturer installation guidelines are followed as well as assistance resolving discrepancies and issues should they arise
- *Close-out inspections*: post-job inspections to make certain all quality standards have been met and all work items have been completed
- *Long-term, leak-free warranties*: an agreement to be a partner with the public agency or non-profit to achieve their long-term expectations for the completed systems' performance

## Asset Management

To standardize the management of your roofing and exterior waterproofing systems, Garland/DBS will customize an online roof management system to fit your organization's specific needs. Our Dry Zone Program services include, but are not limited to:

- Wide scale inspection and assessment services across your facilities and locations
- Targeted general housekeeping and preventive maintenance services
- Timely leak response

Dry Zone is a customized Building Envelope Management Program that ensures you are deriving the most value and performance from your investments, minimizing the future costs of repairs and postponing the costly expense of facade and roof replacements.

## Emergency Preparedness

With advance planning, Garland/DBS, Inc. can help get your facilities back up and running as quickly as possible when disaster strikes, minimizing damage to the interior contents of your buildings and reducing disaster-related disruptions. Services include a roster of first-responder contractors who are pre-qualified and licensed to work in your area.

- Disaster readiness planning meeting
- Pre-storm staging of assessment teams
- Pre-storm roster of on-call contractors



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- Pre-storm repair materials staged and ready
- Post-storm assessment of immediate repair needs
- Post-storm emergency repair
- Post-storm long-term planning