

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION

For Inclusion on Board Agenda
Bids and Proposals

TO : President and Village Board of Trustees
FROM : David A. Hulseberg, Village Manager
DATE : July 9, 2010 Agenda Date:
TITLE : Police Station Roof Replacement
SUBMITTED BY: Keith J. Surges, Operations Superintendent

RESULTS:

Date Bids Were Published _____ Bidding Closed _____

Total Number of Bids Received _____

Total Number of Bidders Meeting Specifications _____

Bid Security Required Yes No

Performance Bond Required Yes No

Were Any Bids Withdrawn Yes No

If yes, explain:

Waiver of Bids Requested? Yes No

If yes, explain: Participating in US Communities Bid

Award Recommended to Lowest Yes No

Responsible Bidder?

If no, explain:

FISCAL IMPACT:

Engineer's Estimate/Budget Estimate \$245,000

Amount of Award \$251,792 Acct: 7101.809450 proj. #1025

BACKGROUND/RECOMMENDATION:

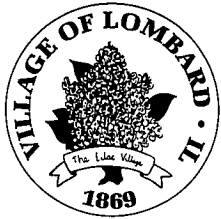
| | | |
|--|---|--|
| Has Recommended Bidder Worked for Village Previously | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| If yes, was quality of work acceptable | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Was item bid in accordance with Public Act 85-1295? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Waiver of bids - Public Act 85-1295 does not apply | <input checked="" type="checkbox"/> Yes | |


REVIEW (as needed):

Village Attorney XX _____ Date _____

Finance Director XX _____ Date _____

Village Manager XX _____ Date _____



To: David A. Hulseberg, Village Manager
Through: Carl Goldsmith, Director of Public Works
From: Keith J. Surges, Operations Superintendent 
Date: July 9, 2010
Subject: Results of the "Police Station Roof Replacement Bid"

The Village has begun working with the US Communities Group on Joint Purchasing, which works similar to the GSA Purchasing Program. US Communities has bid out for Roofing Suppliers Country Wide. The Roofing Supplier that won the bid was The Garland Company, Inc. in Cleveland Ohio. There is a representative in the Chicago-land area that we have been working with on the specification for the roof replacement project. As part of their award, they also have a department that performs complete roofing jobs like ours known as Garland/DBS, Inc. that will bid out the complete project.

Therefore on Monday, June 28, 2010, there was a pre-bid meeting for the roof replacement project at the Police Station. There were (5) five contractors in attendance. Bids were opened from all (5) five bidders and compiled on Wednesday, July 7, 2010 and the results are as follows:

| <u>Supplier</u> | Total Price |
|--|---------------------|
| DCG Roofing Solutions, Inc. 1285 Rand Road DesPlaines, Illinois 60016 | \$251,792.00 |
| G.E. Riddiford 233 Hamilton Road Arlington Heights, Illinois 60005 | \$252,659.00 |
| American Roofing and Repair 621 W. Washington West Chicago, Illinois 60185 | \$297,932.00 |
| Ridgeworth Roofing Co., Inc. 9720 S. Industrial Dr. Bridgeview, Illinois 60455 | \$318,302.00 |
| LaPorte Roofing Company P.O. Box 228 Gilberts, Illinois 60136 | \$328,880.00 |

The low bid came in \$6,792.00 over budget. This project will be completed in accordance with the bid specifications within 90 days after notice to proceed is given to the contractor.

The Public Works Department is recommending a contract with Garland/DBS, Inc. not to exceed \$251,792.00 to replace the Police Station Roof. The contractor which will be performing the actual work will be DCG Roofing, Inc. which has performed work for the Village in the past with complete satisfaction.

This project was not bid in accordance with the Illinois Public Act #85-1295.

Please place this item on the agenda for consideration by the Village Board at their next regular meeting. If you have any questions, feel free to contact me.



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



ROOFING MATERIAL AND SERVICES PROPOSAL

Lombard Police Station
Date Submit: 07/7/10
Proposal #: USC-IL-2010-098.2

Purchase Request / Delivery Order Language:
Garland/DBS, Inc.

Please Note: The following proposal is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This proposal should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc administered a competitive bid process for the project with the goal of providing a lower market adjusted price whenever possible.

BASE BID #1: Tear Off and Re-Roof

SCOPE OF WORK:

1. Completely Remove Existing modified Roof system (including insulation) down to metal deck. Inspect and repair any necessary deck deficiencies using a unit cost bid.
2. Install mechanically fastened 3" Polyiso roof insulation over metal deck. Stager seams using 2 layers of 1½" Polyiso in spacing pattern based on wind uplift calculations performed by manufacturer's engineering department to IBC Chapter 15 and insurance requirements. Roof insulation values to meeting minimum Illinois State adopted Energy Code (2009 IECC) requirement of R-20.
3. Install saddles/crickets to allow for positive drainage where necessary.
4. Using approved structural adhesive install 1/2" Dens deck substrate over insulation
5. Install one (1) ply of HPR Torch Base Sheet (120 Mil).
6. Install one (1) ply of StressPly IV Plus Mineral Torch Membrane (195 Mil). While bleed out from the side and end laps are still hot, hand broadcast minerals into asphalt bleed out for a monolithic appearance.
7. All drains shall receive new 4 lb. leads set in Flashing Bond Cement. Prime the leads with an asphalt based cutback primer and allow to dry. Strip in leads with two (1) ply of HPR Torch Base and one (1) ply of StressPly IV Plus Mineral Torch Membrane. All drains shall be sumped to promote positive drainage.
8. Install new wall mounted ladder at north high roof section to lower middle roof section.



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9. Remove electrical conduit from parapet wall to allow for installation of new coping caps and replace in similar location once coping caps have been installed. Temporary lighting will be necessary over main entrance of Police Station.

10. New two-ply flashings will be installed on all curbs, interior walls, and perimeter walls. New coping caps to be fabricated from 24 gauge kynar flashing. All flashing shall be secured up and over parapet wall using a termination bar and sealed. Strip in metal edge with one (1) HPR Torch Base and one ply (1) of StressPly IV Plus Mineral Torch Membrane will be installed around entire perimeter of building.

11. Install 3/8" x 2' x 3' adhered SBS walkway pads from roof hatch to and around each piece of mechanical equipment or as outlined by owner at completion of roof installation.

12. Contractor will provide a separate line item option for installation of two coats Energy Star Rated White Coating over the entire roof and flashings. Ensure that roof surface is clean of any dirt or debris prior to coating. Prime bleed-out, and all "non-fully cured" asphalt prior to installation first coat. Install at coverage rate of .75 gals. per sq. coated twice (total 1.5 gals. per sq.)

13. Contractor will provide a 2 year labor and material warranty. Manufacturer will provide The Village of Lombard a 30-year Partnership Pledge Warranty. Manufacturer will also provide inspections a minimum of four times per week during installation to ensure that the roof system is installed per specifications and that will be prepared specifically for the project.

Line Item Pricing Breakdown

| Item # | Item Description | Unit Price | Quantity | Extended Price |
|---------|---|------------|-----------|----------------|
| 2.11 | SYSTEM TYPE BUR W/ Insulation and Gravel Surfacing - Metal Deck | \$1.87 | 14,100 SF | \$26,367 |
| 6.16.01 | METAL ROOF DECK - COLD PROCESS APPLICATION: Mechanically Fasten Polyisocyanurate / Adhere High Density Asphalt Coated Wood Fiber with Insulation Adhesive to Provide an Average R-Value of 20 In Compliance FM 1-90 Requirements | \$3.26 | 14,100 SF | \$45,966 |
| 4.12 | RECOVERY BOARD TYPE 1/2" Wood Fiber or Perlite Board Installed Over an Existing Roof Adhered with Insulation Adhesive | (\$1.18) | 14,100 SF | (\$16,638) |
| 4.17 | RECOVERY BOARD TYPE 1/2" Treated Gypsum Insulation Board with | \$1.29 | 14,100 SF | \$18,189 |



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| | | | | |
|----------|--|---------|-----------|------------------|
| | Glass-Mat (e.g. DensDeck / Securock / Equal) Installed Over an Existing Roof Adhered in Hot ASTM D 312 Type III or IV Asphalt; Mopped | | | |
| 12.11.01 | ROOF CONFIGURATION 1 Ply of Torch Base, Mineral Surfaced Torch Cap Sheet, Torch Applied System: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 300 lbf/in tensile Torch Applied Membrane Over an SBS, Fiberglass Reinforced Torch Base Sheet - 80 lbf/in tensile Torch Applied Base Sheet (ASTM D 5147) | \$8.79 | 14,100 SF | \$123,939 |
| | Drains: Install & Connect new 8" roof drain & Flashing; Excluding Plumbing | \$850 | 6 Ea. | \$5,100 |
| | Plumbing Vents: Plumbing stack, 4# lead flashing | \$87.00 | 7 Ea. | \$609 |
| 21.21.01 | Torch Applied Flashings - Minimum 1 Ply of Torch Base and Torch Mineral Cap Sheet; Torch Applied: BASE PLY: SBS Modified Polyester/Fiberglass Reinforced Base Torch Applied Flashing Ply - 80 lbf/inch tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 300 lbf/in Tensile Torch Applied Membrane | \$16.20 | 1,200 SF | \$19,440 |
| | Termination bar, aluminum, 1/4" x 1" | \$2.27 | 600 LF | \$1,392 |
| | Sub-Total Roof Prior To Multipliers | | | \$224,364 |
| 23.2 | MULTIPLIER - ROOF SIZE IS GREATER THAN 10K SF LESS THAN 20K SF Multiplier Applied when Roof Size is Less than 15,000 SF, but Greater than 10,000 SF Fixed Costs: Equipment, Mobilization, Demobilization, Disposal, & Set-Up Labor are Not Completely Absorbed Across Roof Area | | .15 | \$33,655 |
| PWM | Prevailing Wage Rate Multiplier Roofer Prevailing Wage Rate in DuPage County, IL = \$43.01 | | .192 | \$43,079 |
| | Total Roof After Multipliers | | | \$301,098 |
| | Metal Stretch-Out: Coping 24 ga Kynar 24" with 4 bends | \$19.53 | 600 LF | \$11,718 |
| PWM | Prevailing Wage Rate Multiplier Roofer Prevailing Wage Rate in DuPage County, IL = \$54.38 | | .34 | \$3,984 |
| | Total Metal Stretch-Out After Multipliers | | | \$15,702 |
| | Total | | | \$316,800 |

Base Bid Maximum Price of Line Items under the MICPA: \$316,800

Base Bid Expected Line Item Price Based Upon Market Experience: \$251,792



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Alternate #1 – Coat Roof with Pyramic \$ 27,950

Bid Results:

| | |
|--|------------------|
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| G.E. Riddiford 2333 Hamilton Road Arlington Heights, IL 60005 | \$252,659 |
| American Roofing and Repair 621 W. Washington West Chicago, IL 60185 | \$297,932 |
| Ridgeworth Roofing Co., Inc. 9720 S. Industrial Dr. Bridgeview, IL 60455 | \$318,302 |
| Laporte Roofing Company P.O. Box 228 Gilberts, IL 60136 | \$328,880 |

The maximum amount you will pay under the MICPA is \$316,800. Based upon our assessment of the site and experience in the local market, our budget for this project is for **\$251,792**. 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.

If you have any questions regarding this proposal, please do not hesitate to call me at (216) 430-3689.

Respectfully submitted,

Bryan Taylor

Bryan Taylor
Garland/DBS, Inc.