



AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to approve Contract with American Roofing & Repair for Fire Station #3 Roofing Project

Presenter: Chris Adesso

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input checked="" type="checkbox"/>	Government Services 06.23.2014
<input type="checkbox"/>	Planning & Development	<input type="checkbox"/>	City Council
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	

Estimated Cost:	\$69,300	Budgeted:	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>
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If NO, please explain how item will be funded:

Executive Summary:

The Fire Station #3 roof is a 10,225 SF, 22-year-old white EPDM single-ply roof, which has been cause for recent leaking issues and requires immediate attention. After concluding evidence from an Infrared Thermographic Inspection that the roof's insulation was dry, it was determined that this roof was a perfect candidate for a liquid waterproofing membrane in lieu of a complete replacement. The waterproofing membrane will restore the roof to new conditions and will be guaranteed for 15-years. We estimate that this is about a \$48,000 savings when compared to a tear-off and replacement. We solicited bids to three (3) separate roofing contractors. Bids ranged from \$69,300 - \$101,202. American Roofing was the low bidder, is a qualified contractor for this type project and met all of the requirements of the Project Manual and Specifications.

Attachments: *(please list)*

Proposal from American Roofing to provide new roof on Fire Station #3.

Recommendation / Suggested Action *(briefly explain):*

Recommendation to waive the formal bid procedure and approve Proposal from American Roofing & Repair in the amount of \$69,300.

For office use only:

Agenda Item Number: 5.b

PROJECT BID FORM

All of the information and spaces of this BID FORM must be completely filled out and submitted on time to the attention of the person listed below. Failure to complete this BID FORM may cause the Building Owner the right to reject the entire bid.

Proposal to be submitted to:

SUBMIT BIDS VIA EMAIL OR DELIVERY TO:

City of St. Charles Public Works

Attention: Chris Adesso

200 Devereau Way

St. Charles, IL 60174

cadesso@stcharlesil.gov

Bids Due no later than 5/20/14 at 10:00am

Roof Identification & Project Location:

Roof restoration at Fire Station #3 in St. Charles, Illinois

Contractor Information:

Submitted By:

AMERICAN ROOFING & REPAIR Co. div. of
COMBINED ROOFING SERVICES LLC
(Contractors Name)

Address of Contractor:

621 W. WASHINGTON ST.

City, State, Zip:

WEST CHICAGO, IL 60185

Contractor Contact :

ERIC LARSEN

Phone Number:

630-231-4422

Fax Number:

630-231-9153

Scope of Work: Install White Knight Plus Energy-Star Rated, reflective roof coating with manufacturer's 10 Year Warranty.

Base Bid:

SCOPE OF WORK

- A. Perform repairs in field and flashings as specified by manufacturer at prebid conference and marked on roof.
- B. Clean entire roof surface using Simple Green or TSP/water using power washer.
- C. Powerwash roof surface (two (2) passes) to ensure cleaner is removed from roof surface.
- D. Coat entire roof with liquid waterproofing membrane base coat(White Knight Plus base coat) at a rate of 2.0 Gal./Sq. (using roller).
- E. Apply a second coat of liquid waterproofing membrane (White Knight Plus) over entire roof at a rate of 2.0 Gal./Sq.
- F. Install ¼:12" tapered polyisocyanurate insulation cricket between southwest scupper and western drip edge.
- G. Install Kynar-coated 24-ga. Steel surface-mounted counterflashing on wall flashing between sections 1 & 2.
- H. Clean & Haul away debris.

**Price to install White Knight Plus restoration coating
To Fire Station #3**

\$ 69,300 (total price)

Submitted By: AMERICAN RFL & REPAIR CO. Signed Eric Larsen
ERIC LARSEN

REQUEST FOR WAIVING BID PROCEDURE

We request the City Council to waive the bid procedure and accept the quotation (requiring two-thirds City Council vote) submitted by:

American Roofing & Repair Company
621 W. Washington
West Chicago, IL 60185

For the purchase of: New 10,225 SF Roof Coating on Fire Station #3

At a cost of: \$ 69,300.00

Reason for the request to waive the bid procedure: We solicited bids to three (3) separate qualified roofing contractors, but did not send the project out for RFP's or General Bid. Bids ranged from \$69,300 - \$101,202. American Roofing was the lowest bidder, is a qualified contractor for this type project and met all of the requirements as outlined in the Project Manual and Specifications, in addition they successfully complete this same type of project on FS #2 in 2010.

Other Quotations Received: 3

Date: 06/23/2014

Requested by: _____

Department Director: _____

Purchasing Manager: _____

Committee Chairman: _____

THIS REQUEST FORM MUST BE SIGNED BY ALL PARTIES PRIOR TO REQUESTING COMMITTEE APPROVAL FOR WAIVING OF THE BID PROCEDURE. REQUESTS FORWARDED DIRECTLY TO THE CITY COUNCIL (AND BYPASSING COMMITTEE) MUST BE SIGNED BY ALL PARTIES PRIOR TO REQUESTING CITY COUNCIL APPROVAL. SUCH REQUESTS ARE TO BE OF AN EMERGENCY NATURE WHERE TIME IS OF THE ESSENCE.