

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 5.n

Title:

Recommendation to award the Bid for Roof Replacement on George's Sports Building to Schramm Construction

Presenter:

Peter Suhr

Meeting: Government Services Committee

Date: November 27, 2017

Proposed Cost: \$56,744

Budgeted Amount: \$60,000

Not Budgeted: **Executive Summary** *(if not budgeted please explain):*

The City purchased the property at 107-109 Main Street otherwise known as the former George's Sport Building in 2012 with intent to utilize the building or land as a compliment to the adjacent Arcada Theatre. In 2012, the building was in fair condition, however has slowly continued to deteriorate over time. The Public Works Department is responsible for the care and maintenance of City owned buildings including George's Sport.

Over the past year, the City has considered several options for the George's Sport Building including demolition, complete weathertight re-construction and sale; however, in more recent discussions demolition and sale of the property are not currently being considered. Therefore, recognizing the current poor condition of the roof and anticipated winter weather, staff is recommending replacing the roof soon.

Staff hired Schramm Construction to help us manage the bidding and coordination of the roof work. Schramm received five (5) competitive bids and are recommending Langlois Roofing to do the work based on their availability and lowest overall bid. While the Langlois base bid for roofing was slightly higher than DuSable Roofing, their deck removal and replacement costs are lower. Anticipating about 30% of the wood deck needing to be removed and replaced, Langlois Roofing has provided the lowest overall bid.

**Attachments** *(please list):*

\* Schramm Construction Roof Replacement Proposal \* Langlois Roofing Proposal

**Recommendation/Suggested Action** *(briefly explain):*

Recommendation to award the Bid for Roof Replacement on George's Sports Building at 107-109 Main Street to Schramm Construction.

City of St. Charles  
2E Main Street  
St Charles, Illinois 60174  
RE: 109 E Main Street

**ROOF REPLACEMENT Proposal**

Peter Suhr / Public Works Director

Dear Peter

We have received (5) proposals for the roofing at 109 E Main Street, St Charles "Georges Sports".

**The (5) proposals are from union roofing contractors:**

- Malcor Roofing \$65,960.00
- DuSable Roofing \$33,500.00 (not available to install in 2017)
- Langlois Roofing \$37,500.00
- Weatherguard Roofing \$56,000.00
- Mortenson Roofing \$88,200.00

**Deck Removal /Replacement**

- Malcor \$115.00/hour per man plus materials
- DuSable \$6.00/SF minimum of 32 SF or 4x8 x ¾" plywood
- Langlois \$3.00/SF 1x decking replacement
- Weatherguard \$7.00/SF
- Mortonson \$7.70/SF

### **Gutter & Downspouts Removal / Replacement**

- Malcor included in bid
- DuSable \$4,500.00
- Langlois \$2,700.00
- Weatherguard No Bid Gutter and DS to remain
- Mortenson \$4,300.00

### **Remove (2) existing skylights and frame opening s make ready for roofing**

- Schramm \$7,160.00

### **Scope of work**

1. Tear off existing roofing down to the wood deck haul off all materials
2. Furnish and install (2) layers of 2.6" ISO insulation R-30
3. Mechanically attach white .060 mil TPO Firestone roof
4. Encapsulate the parapet walls
5. Caulk all flashings per manufacturers warrantied specifications
6. Furnish and install 24 gauge kynar finished coping
7. Furnish and Install 24 gauge Kynar finished drip edge
8. Furnish 20 manufacturer warranty
9. Provide adequate supervision for all of the work
10. Apply for and procure the permit/ Permit fees to be paid by the owner

### **Total Cost for work if managed by Schramm**

- Langlois Roofing- \$37,500.00
- Remove Skylights \$7,160.00
- R & R Gutter /DS \$2,700.00
- SCC Supervision \$2,280.00
- SCC Fee \$7,104.00

**Total \$56,744.00**

**Alternate Deduct (\$13,000.00)**

- Overlay existing roof with a 1" layer of ISO
- Mechanically attach .060 mil TPO Firestone roof
- 20 year warranty
- Insulation would need to be added beneath the roof decking during the buildout to meet energy code (not included)

If this meets with your approval please let me know and we will draft an official proposal and prepare a submittal packet for approval.

Respectfully submitted



Fred Schramm

Schramm Construction 630-524-6024

CC: Chris Williams, Mark Koenen



Since 1962  
1850 Grinnell Road  
P.O. Box 2448 • Kankakee, IL 60901  
(815) 933-8040 • fax (815) 933-2816

Attn: City of St. Charles  
Via: Fred Schramm

Date: November 13, 2017

Re: ROOFING PROPOSAL- MECHANICALLY-ATTACHED TPO  
Georges- 109 E. Main St.  
St. Charles, IL

**PROPOSAL**

**All Labor and Materials as follows for roofing and sheet metal:**

- Tear off existing roofing system down to wood deck
- Install (2) two layers of 2.6" ISO (R-30)
- Mechanically-attach white .060 mil Thermoplastic Polyolefin (TPO) roofing system from Firestone Building Products
- Encapsulate parapet walls at front of building
- Caulk all flashings per manufacturer's warranted specifications
- Supply and install prefinished 24-gauge coping cap
- Supply and install prefinished 24-gauge drip edge
- Remove all roofing debris from jobsite
- Furnish standard, manufacturers 20-year warranty

**\*\*\*EXCLUSIONS\*\*\***

- Demolition, supplying, or installing of sky lights
- Any other item not specifically mentioned above

**Total Contracted Price.....\$37,500.00**  
**(THIRTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS)**

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**\*\*\* ALTERNATE (ADD TO CONTRACTED PRICE) \*\*\***

- Add to contracted price:

- Supply and install prefinished 24-gauge gutter, downspouts, and accessories.....\$2,700.00

**(TWO THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS)**

**\*\*\* IN ADDITION TO CONTRACTED PRICE \*\*\***

- REPLACE BAD 1X6 WOOD DECKING.....\$3.00/SQ FT

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

Sincerely,



Andrew Langlois  
Estimator  
Langlois Roofing Inc.

