

B PO 170243

REQ 82798

**CITY OF NAPERVILLE
AWARD OF PROCUREMENT
PROCUREMENT NUMBER 17-035**

Requesting Department: Department of Public Works
Procurement Name: Roof Inspection and Evaluation
Recommended Vendors: Tremco, Inc.
Amount of Award: \$69,325

DESCRIPTION

The Department of Public Works-Public Buildings Operations (DPW-PBO) is responsible maintaining 106 roofs measuring 1,253,547 square feet at 57 different building locations. As approved in the 2017 Capital Improvement Program, MB176, Municipal Facilities Roof Replacement, includes the inspection and assessment each roof at all 57 locations. The inspections and reports will allow City staff to develop an aggressive maintenance plan to extend the life of roofs in acceptable condition or replace roofs nearing critical condition.

The DPW-PBO received a proposal from Tremco, Inc. to perform the inspection and condition rating services, and provide access to a roof top management program that will be used to track maintenance and budget planning. Tremco, Inc. is an approved contractor for National IPA, Contract #132205.

FISCAL IMPACT

CIP# MB176

MB176 – Municipal Facilities Roof Replacement

Sustainable asset project designed to replace the municipal building roofs.

Roof replacements are expenses to the Professional Services line listed below. A total of \$70,000 is budgeted for roof replacements in CY2017. The requested award is within budget.

Account Number	Fund Description	Total Budget Amount
332-4240-418.70-80	Bond Fund	\$70,000

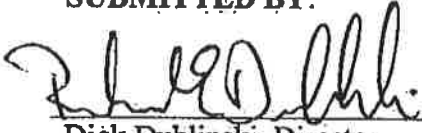
RECOMMENDATION


Approve the Award of Cooperative Procurement 17-035, Roof Inspection and Evaluation, to Tremco Inc. for an amount not to exceed \$69,325.

ATTACHMENTS

1. CIP Page

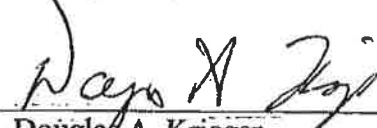
SUBMITTED BY:

 1/23/17
Dick Dublinski, Director Date
Department of Public Works

 1/25/17
Rachel Mayer Date
Chief Procurement Officer

KAS
1/24/17

APPROVED BY:

 1/22/17
Douglas A. Krieger Date
City Manager

Project Number: MB176 **Budget Year:** 2017
Project Title: Municipal Facilities Roof Replacement **Asset Type:** Municipal Buildings
Department Name: Public Works **CIP Status:** Amended **Category Code:** B
Project Category: Capital Maintenance **Sector:** Various

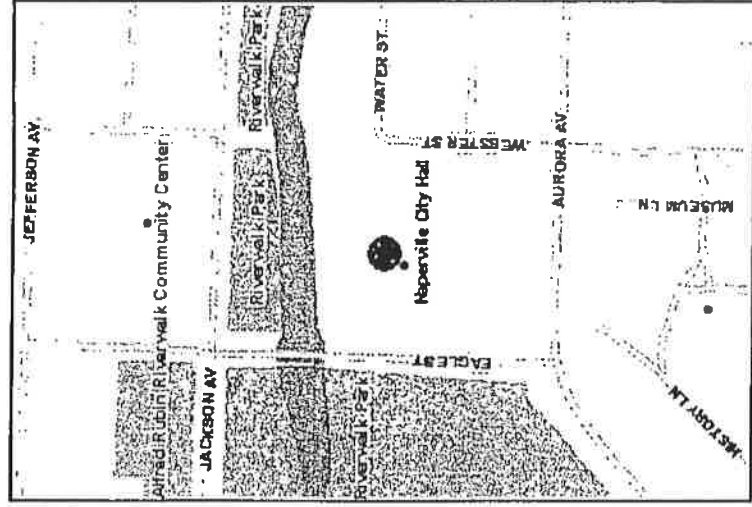
Project Purpose:
 This is a sustainable asset project that will replace the roof at the Municipal Center.

Project Narrative:
 The project will include the inspection and assessment of 108 roofs measuring 1,253,547 square feet at 57 buildings. The inspection will allow the City to develop an aggressive maintenance plan to extend the life of the roofs and replace only those roofs nearing critical condition. In CY2017, the City will replace the roof at the DuPage Children's Museum, Fire Stations 2 and at two Substations. The roof at the Municipal Center (36,200 square feet) was originally constructed in 1991. The life expectancy of a roof is 20-25 years. The roof replacement at the Municipal Center will be phased over three years. A five-year roof replacement plan for all city facilities will be developed in CY2017 for implementation in CY2018.

External Funding Sources Available:

Projected Timetable:
 CY2017 - DuPage Children's Museum, Fire Station 2, Royce Sub-Station, West Side Sub Station
 CY2018 - Portion of Municipal Center
 CY2019 - Portion of Municipal Center
 CY2020 - Portion of Municipal Center

Impact on Operating Budget:
 This project will have minimal impact on the operating budget.



Funding Source Summary

Funding Source	2017	2018	2019	2020	2021	Total Source
Electric Utility	48,000	0	0	0	0	48,000
Unfunded Capital	348,000	336,600	343,332	371,423	0	1,400,355
Totals	397,000	336,600	343,332	371,423	0	1,448,355

Project Cost Summary

Expense Category	2016 Budget	2017	2018	2019	2020	2021	Total CIP
Construction	0	327,000	336,600	343,332	371,423	0	1,378,355
Consultant	15,000	70,000	0	0	0	0	70,000
Totals	15,000	397,000	336,600	343,332	371,423	0	1,448,355

CITY OF NAPERVILLE
AWARD OF CHANGE ORDER #1
CONTRACT NUMBER 17-035

Requesting Department: Department of Public Works
Procurement Name: Roofing Inspection and Evaluation
Recommended Vendor: Tremco Weatherproofing Technology Inc.
Amount of Award: \$14,550 (Total Award \$83,875)

DISCUSSION:

On January 27, 2017, the City Manager awarded Contract 17-035 to Tremco Weatherproofing Technology Inc. (Tremco) to conduct roof inspections at 57 municipal facilities for the Department of Public Works - Public Buildings Operations (DPW-PBO). Tremco has completed the roof inspections and has provided DPW-PBO with reports that will allow staff to develop an aggressive maintenance plan to extend the life of roofs in acceptable condition or replace roofs nearing critical condition

Tremco has recommended the City restore rather than replace thirteen of the inspected roofs. Roof restoration extends the life of roofs up to 20 years and costs up to 80 percent less than a full roof replacement. However, before the restorations can be completed, an infrared analysis must be performed to ensure the existing insulation is dry. The not to exceed cost to perform this work at all thirteen locations is \$12, 350.

In addition, the metal room at Fire Station 7 has a leak. Despite multiple attempts to repair it, the leak continues to return. A water test is required to identify the source of the leak in order to complete a permanent repair and protect the building assets. Tremco has proposed to perform the water test for a cost not to exceed \$2,200.

This change order is requested in the amount of \$14,550 to complete the infrared analysis at the 13 facilities and the water test at Fire Station 7.

FISCAL IMPACT:

CIP #: MB176

MB176 – Municipal Facilities Roof Replacement

This project includes inspections, assessments, evaluations and repairs of 106 roofs at 57 municipal buildings. The life expectancy of a roof is 20-25 years. Inspections allow the city to determine which facilities qualify for replacements or repairs.

Roof inspections and evaluations are budgeted to the capital improvement program and professional services accounts listed below. A total of \$397,000 is budgeted for inspections in CY2017. The requested change order is within budget.

Account Number	Fund Description	Total Budget Amount
332-4240-418.70-80	G.O. Bond	\$110,000
332-4240-418.70-89	G.O Bond	\$996,250
410-4240-418.70-89	Electric Fund	\$48,000

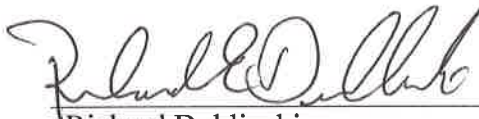
RECOMMENDATION

Approve the Award of Change Order #1 to Contract 17-035, Roof Inspection and Evaluation to Tremco Weatherproofing Technology Inc. for an amount not to exceed \$14,550, and a total award of \$83,875

ATTACHMENTS

1. Prior Award
2. CIP Page


SUBMITTED BY:

 7/10/17
Richard Dublinski Date
Department of Public Works

 7/13/17
Rachel Mayer Date
Chief Procurement Officer

KAS
7/17/17

APPROVED BY:

 7/14/17
Douglas A. Krieger Date
City Manager

Project Number: MB176 **Asset Type:** Municipal Buildings **Budget Year:** 2017
Project Title: Municipal Facilities Roof Replacement **CIP Status:** Amended **Category Code:** B
Department Name: Public Works **Project Category:** Capital Maintenance **Sector:** Various

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The project will include the inspection and assessment of 106 roofs measuring 1,253,547 square feet at 57 buildings. The inspection will allow the City to develop an aggressive maintenance plan to extend the life of the roofs and replace only those roofs nearing critical condition. In CY2017, the City will replace the roof at the DuPage Children's Museum, Fire Stations 2 and at two Substations. The roof at the Municipal Center (36,200 square feet) was originally constructed in 1991. The life expectancy of a roof is 20-25 years. The roof replacement at the Municipal Center will be phased over three years. A five-year roof replacement plan for all city facilities will be developed in CY2017 for implementation in CY2018.

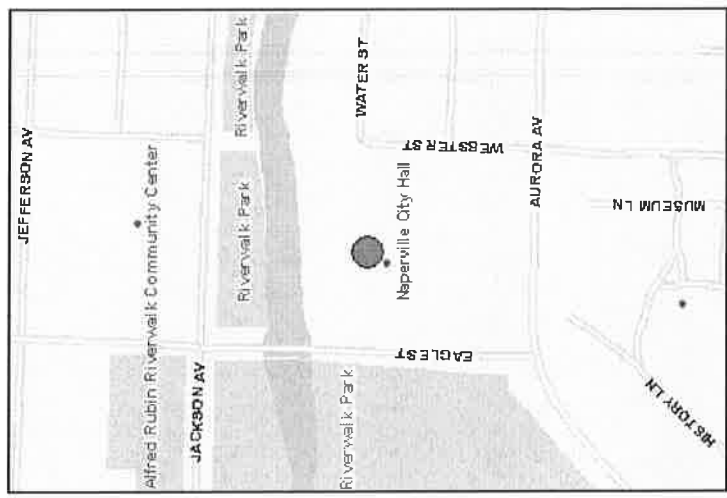
External Funding Sources Available:

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