

B PO 170243

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

REQ 82798

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

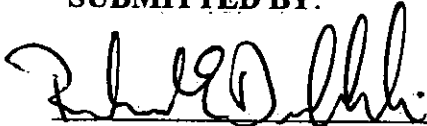
RECOMMENDATION

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

ATTACHMENTS

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1. CIP Page

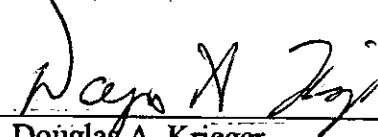
SUBMITTED BY:

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

 1/25/17
Rachel Mayer
Chief Procurement Officer
Date

KAS
1/24/17

APPROVED BY:

 1/27/17
Douglas A. Krieger
City Manager
Date

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

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	349,000	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

