



Legislation Text

File #: 21-1521, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Cooperative Procurement 22-064, Public Works Service Center Roof Restoration, to Garland/DBS Inc. for an amount not to exceed \$2,293,110 and a 3% contingency and for a three-year term

DEPARTMENT: Department of Public Works

SUBMITTED BY: Richard Dublinski, Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

In 2020, Garland/DBA Inc. performed a roof assessment at the Public Works Service Center (PWSC) prior to reinforcing a 7,500 square foot section of roof necessary for the installation of the solar panels. The PWSC was constructed in 2009 using a Thermoplastic Polyolefin (TPO) roof. The roof is a 45 mil, single ply roofing membrane and covers 213,000 square feet. This roof type has a 10 to 12 year life expectancy.

At that time of the 2020 assessment, it was noted the roof was nearing life expectancy. Additionally, ponding was discovered which is consistent with the leak responses requested over the past several years. As part of MB176, Municipal Facilities Roof Replacement, the Department of Public Works - Public Building Operation (PBO) will reinforce the roof over a period of three years between 2022 and 2024. Without reinforcement, the roof is at risk of developing additional leaks and water ponds which can lead to structural failures.

DISCUSSION:

PBO met with Garland/DBS Inc. and determined that the roof can be fortified with the application of Unibond fabric reinforcement, waterproof membrane and two coats of White Knight fluid membrane. The application of these materials will give the roof an additional 60 mil of thickness. After the coating is cured, the roof membrane will measure 100 mil which will extend the life of the roof an additional 20 years.

The first phase consists of reinforcing approximately 30,000 square feet of roof over the office spaces. The initial phase of the work will begin on or about April 1, 2022 and be completed by August 31, 2022. The second and third phases will commence in the spring of 2023 and 2024, respectively, with completion dates established in late summer of those years. Each phase will consist of reinforcing approximately 90,000 square feet of roof starting with the south half.

In anticipation of escalating material cost and to ensure consistent workmanship, staff obtained a three-year pricing commitment. In good faith, Garland/DBS Inc. has agreed to adjust pricing between +/- 5% based on the Production Price Index for construction materials and components for each year of this contract.

The roof restoration services are available on the OMNIA Partners Cooperative Contract #PW1925 through Garland/DBS Inc.

FISCAL IMPACT:

CIP #: MB176

This renovation is being expensed to the Building Improvements account listed below. The work is related to MB176, Municipal Facilities Roof Replacement, for which \$775,000 has been budgeted in 2022 for this item as well as the third and final phase of the Police Department, Fire Station 6, Chicago Parking Deck and the Meadows and Modaff Substations. Funding for the second and third phase will be included in the 2023 and 2024 budgets accordingly.

Account Number	Fund Description	Total Budget Amount
31342200-551500	Capital Projects Fund	\$2,460,133

*Per Council directive, contingency on construction projects is set at 3% on projects over \$500,000 and 5% on projects under \$500,000.