



Legislation Text

File #: 20-629, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Cooperative Procurement 20-225, Biosolids Storage Building Roof Restoration, to Garland/DBS for an amount not to exceed \$527,559, plus a 3% contingency

DEPARTMENT: Water Utilities

SUBMITTED BY: Darrell Blenniss, Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The Springbrook Water Reclamation Center (SWRC) biosolids storage building was built in 1992. The building houses biosolids produced from the treatment of wastewater from Naperville and Warrenville. The building is 28 years old and the roof has never been restored since it was put into service.

In 2018, Water Utilities staff hired The Garland Company to develop a roof assessment management program. Garland evaluated 12 buildings at SWRC. The evaluation included an infrared scan of each roof and development of a plan to repair, restore or replace roofs based on severity. During the inspection, Garland found the biosolids storage building roof is deteriorated and in need of total restoration. The 66,000-square foot roof is metal and needs to be recoated to preserve it from rusting through. Additionally, mechanical fasteners are missing, rusted or backed out and lightly rusted areas need to be grinded to prevent a total failure of the roof structure. If the roof is not restored, the City would need to replace the metal tops and ridges, which would triple the cost.

Covered storage is essential because biosolids are produced continuously, but only land applied two or three times per year. At the SWRC about 12,000 cubic yards or 2,000 dry tons of biosolids are produced per year, which is enough to fertilize about 350 acres of farmland. The nutrient rich biosolids meet guidelines for land application as fertilizer. Storing biosolids in an enclosed building protects the biosolids from weather to maintain the proper moisture content for land application, which is more cost effective and sustainable than landfilling. In addition, covered storage reduces the likelihood of odor complaints from neighboring home owners.

DISCUSSION:

Staff identified an approved cooperative contract, Omnia Partners Cooperative Contract 14-5903 through Garland/DBS Inc., for procurement of the roof restoration services.

The contractor will chemically wash the metal roof, replace the missing, rusted or backed out

mechanical fasteners and grind rusted areas down to sound metal. Unibond waterproofing will be used on any rusted areas to reinforce the seams/ridge caps. Two layers of White Knight Plus liquid membrane will be rolled at a rate of two gallons per 100 square feet and allowed to dry between coats. Final clean up and disposal of all construction debris is included.

FISCAL IMPACT:

CIP: WW044 - SWRC Miscellaneous Process - Related Replacements/Upgrades

Roof replacements are expensed to the building improvements account listed below. The replacement is part of WW044, which provides for miscellaneous replacements and upgrades to the Springbrook Water Reclamation Center. A total of \$425,000 is budgeted for WW044 in 2020. The remainder of the project will be funded through underspend on vehicles for the Water Utilities.

Account Number	Fund Description	Total Budget Amount
41251500-551500	Water and Wastewater	\$425,000

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