



Legislation Text

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File #: 18-458, Version: 1

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**CITY COUNCIL AGENDA ITEM**

**ACTION REQUESTED:**

Approve the award of Bid 18-111, Martin Mitchell Mansion Roof Preservation Project, to Renaissance Roofing Inc. for an amount not to exceed \$348,300, plus a 5% contingency

**DEPARTMENT:** Naper Settlement

**SUBMITTED BY:** Harriet Pistorio, Chief Operating Officer

**BOARD/COMMISSION REVIEW:**

N/A

**BACKGROUND:**

Naper Settlement issued Bid 18-111 seeking vendors to conduct historic roof preservation repairs and replacement to the Martin Mitchell Mansion. The major areas of metal roof preservation include specific removals and replacement of historic flat and standing seam sheet metal roofs, restoration of decorative roof crest railings and finials, gutters and downspouts, related roof carpentry, masonry parge coat, slate repairs, and lightning suppression adjustments.

The coated sheet metal existing on the Mansion's flat roof and gutters did not warrant replacement during the building's restoration from 2000 through 2002. However, since then and after further detailed assessments, the metal has further deteriorated leading to the recommendation and approval of a CIP project to perform metal roof preservation.

The Illinois Historical Preservation Association (IHPA) approved the ongoing preservation and restoration techniques that will be used to match the existing conditions and maintain the building's historic value. These recommended and planned preservation methodologies will be implemented using a qualified historic preservation roofing contractor, who will replicate and repair original metal roofing structures. The installed preservation repairs will restore the metal roofing features to meet their original designs, preserving and extending the future life of the various metal roofing parts for approximately 45 to 50 years with proper, planned roof inspections and cyclical preventative metal roof maintenance.

**DISCUSSION:**

Advertise Date:	05/14/18	Notices Sent:	122
Opening Date:	06/01/18	Planholders:	15
		Bidders:	1

Bids were received from the following vendors:

Vendor	Base Bid Amount
Renaissance Roofing, Inc.	\$383,000
Albert J Wagner & Son LLC	Non-Responsive
L Marshall Inc.	Non-Responsive
MPI	Non-Responsive

Prior to the bid opening, two firms submitted No Bid forms stating they would not be bidding due to the project’s schedule and time restraints and their current workload.

Three of the vendors who submitted bids were determined to be non-responsive. One of the non-responsive vendors did not provide all of the required bid documents. The two remaining non-responsive vendors did not bid the full work as was required in the bid solicitation.

In addition to the base bid, which included demolition, metal work, slate roofing repairs, terra cotta downspout repair, masonry, carpentry, electrical, lightening protection, painting and chimney repairs, the bid also included five options for additional work depending upon costs:

- Option 1: Substitute painted copper for the sheet metal;
- Option 2: Install one new chimney brace;
- Option 3a: Re-solder estimated 50 linear feet of seams at built-in gutter;
- Option 3b: Install EPDM gutter lining system to main house box gutter; and
- Option 3c: Install an estimated ten feet of EPDM gutter lining system in two locations at the main house box gutter.

Below is a summary of Renaissance Roofing’s complete bid, including options:

Option	Amount
Base Bid	\$383,000
Option 1 - Painted Copper	\$57,000
Option 2 - Chimney Brace	\$9,300
Option 3a - Re-solder Gutter Seams	\$7,900
Option 3b - Install Gutter Lining	\$38,500
Option 3c - Install Gutter Lining	\$4,500

The costs submitted by Renaissance Roofing exceeded the amount budgeted by Naper Settlement. Following the Naperville Procurement Code, staff negotiated with the vendor to reduce the scope of work and bring the costs within the available funding amount.

As a result of these negotiations, the total award of \$348,300 includes the base bid in the amount of \$339,000 and Option 2 in the amount of \$9,300. The remaining work will be reprogrammed in future years.

All repairs and preservation to the metal roof system shall be completed by November 24, 2018, and

materials and labor will be covered under normal industry standard 1-year warranties.

**FISCAL IMPACT:**

CIP #: NS057 Martin Mitchell Mansion Roof Preservation Project

The contract will be expensed to the infrastructure account below. This work is related to NS057, Martin Mitchell Mansion Roof Preservation, for which \$352,680 was budgeted in 2018. The requested award of \$348,300 is within the budgeted amount for this expense.

<b>Account Number</b>	<b>Fund Description</b>	<b>Total Budget Amount</b>
51342200-551502	Capital Projects Fund	\$352,680