Legislation Details (With Text)

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Type:	BID, RFP, RFQ, COOP, SOLE SOURCE, OPTION YEAR	**Status:**	Agenda Ready
File created:	1/15/2020	**In control:**	City Council
On agenda:	2/18/2020	**Final action:**	
Title:	Approve the award of Cooperative Procurement 20-057, Police Department Roof Restoration - Phase One, to Tremco/WGI for an amount not to exceed $243,204.91, plus a 5% contingency		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. CIP Page		

Date	Ver.	Action By	Action	Result
2/18/2020	1	City Council		

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:
Approve the award of Cooperative Procurement 20-057, Police Department Roof Restoration - Phase One, to Tremco/WGI for an amount not to exceed $243,204.91, plus a 5% contingency

DEPARTMENT: Department of Public Works

SUBMITTED BY: Richard Dublinski, Director

BOARD/COMMISSION REVIEW:
N/A

BACKGROUND:
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 Building Operations (DPW-PBO). Tremco completed the assessment and provided DPW with a report that enabled staff to develop an aggressive maintenance plan to extend the life of facility roofs in acceptable conditions and replace roofs nearing critical condition.

The assessment confirmed that the 23 roof sections at the Police Department (totaling 51,200 sq. ft.) require restoration. The roof was originally constructed in 1980 with a life expectancy of 30 years. As part of MB176, Municipal Facilities Roof Replacement, DPW-PBO will restore the sections in three phases between 2020 and 2022.

DISCUSSION:
Phase one of the Police Department roof project will restore the eastern most third of the building, comprised of 10 sections. This project includes restoration of the existing roof sections and removal and replacement of the roof, insulation and flashing in small areas that have severely deteriorated.

Staff has identified an approved cooperative contract, Omnia Partners Cooperative, Contract #R180903-IL-30519 through Tremco/WGI, for the procurement of the roof replacement services.

FISCAL IMPACT:
CIP #: MB176

Police Department Roof Restoration is expensed to the building improvements account below. This work is related to MB176, Municipal Facilities Roof Replacement, for which $1,120,000 has been budgeted in 2020. The requested award of $243,204.91 plus a 5% contingency exceeds the budgeted amount for this portion of the expense. A section originally planned to be in Phase Two was moved to Phase One due to the deteriorated condition. The requested award will be accommodated through underspend in DPW Stormwater projects.

Account Number	Fund Description	Total Budget Amount
31342200-551500	Capital Projects Fund	$895,000

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

A summary of the three roof replacement contracts with recommended awards as compared to budget is provided below:

Procurement Number	Building	Requested Award
20-057	Police Department Phase I	243,204
20-053	Fire Stations 2 & 5	280,452
20-026	Municipal Center Phase III	395,925
	Total	919,581
	Budget	895,000
	Difference	(24,581)

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