



Legislation Text

File #: 18-248, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Cooperative Procurement 18-097, Municipal Facilities Roof Replacement, to Garland for an amount not to exceed \$191,403, 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 Buildings 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 roofs in acceptable conditions and replace roofs nearing critical condition. CIP Project MB176 was established to fund the needed roof repairs and replacements for Municipal buildings.

DISCUSSION:

The assessment confirmed that the roofs at the Civil Engineering Center (3612 Naperville Plainfield Road), South Operations Center (1800 S Washington) and Radio Vault (1392 Aurora Avenue), built in 1990, 1960 and 1990 respectively and totaling 11,622 square feet, are in need of restoration and/or replacement. DPW-PBO proposes to restore the metal roof at the Civil Engineering Center, upgrade all downspouts from four inches to five inches and replace gutter sections as needed. Additional work at this site includes the reinforcement of all seams and penetrations. The South Operations Center building has a flat, single ply roof comprised of three sections. Two roof sections will be restored and the third, due to a water breach, will be torn off and replaced. The wet insulation will be removed and replaced to building code, improving energy efficiency. The flat roof at the Radio Vault is a complete removal and replacement. In addition, perimeter masonry restoration is required to prevent premature deterioration of the new roof and existing wall structure.

The roof replacement services are available on the US Communities Government Cooperative, through The Garland Company, Contract #14-5903.

FISCAL IMPACT:

CIP #: MB176

Municipal Facilities Roof Replacement is expensed to the building improvements accounts below.

This work is related to MB176, Municipal Facilities Roof Replacement, for which \$519,000 has been budgeted in 2018. The requested award of \$191,403 plus a 5% contingency is within the budgeted amount for this expense.

Account Number	Fund Description	Total Budget Amount
31342300-551500	Bond Fund	\$660,000
31341500-551500	Water Utilities Fund	\$219,000

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