



Rochelle Municipal Utilities Water/Water Reclamation

To: David Plyman

From: Kathy Cooper

Date: August 15, 2012

Re: Roof Bids – Water Reclamation Plant

Following problems with a leaking roof in the Blower Building at the treatment plant in 2011, Alan Hulstedt of Willett Hofmann, inspected the roofs of the seven buildings at the treatment plant campus, and concluded that the roofs of the seven buildings were starting to deteriorate. These roofs were installed in 1992, and are a ballasted roofing system over a tapered EPS insulator and have a twenty year life expectancy. Alan helped prioritize the need for replacement, and the Pumping Building and Preliminary Treatment Building Roofs are scheduled for replacement this year. During the 2011-12 FY, the roofs on the Blower, Chlorine and Laboratory/Office Buildings at the treatment plant were replaced by Distinctive Roofing of Rockford at a cost of \$57,928.

Mr. Hulstedt re- inspected the roofs this summer to verify the priorities for replacement. I also had him inspect the joints of the wall panels to provide an evaluation of the need to replace the caulk. He strongly recommends the replacement of the caulking where the concrete panels are joined in the buildings. His report is attached to the memo.

After the required public notice, bids were opened on August 10, 2012, and four bids were received. There were no local bidders. The base bid was for the removal of the existing roofing system on the Preliminary and Pumping Buildings and replacing it with a new membrane roof. The alternate bid is for removing and replacing all the caulking on the seven precast concrete buildings. The bids were:

BIDDER	Base Bid	Alternate	TOTAL	Time
Sterling Commercial Roof, Sterling	\$28,500	\$21,840	\$50,340	60 days
McDermaid Roofing, Rockford	\$30,890	\$21,895	\$52,785	30 days
Distinctive Roofing, Rockford	\$30,470	\$22,880	\$53,350	45 days
Carlson Roofing, Rockford	\$39,420	\$23,000	\$62,420	60 days

The engineer's estimate for the based bid was \$35,000. For the five bids received last year, the average of the bids for the roofing of the two buildings was \$33, 253 (range of \$23,166 to \$56,717).

HESS Caulking of Rochelle is the subcontractor for each of the roofing contractors, and will be removing and replacing the caulk in all of the buildings.

The Roof Replacement is shown as a line item in the 2012/13FY Budget, and \$35,000 put aside to do the work. While the caulking was not budgeted for, there is money available in the IEPA Replacement Account to cover the cost of the work. It is my recommendation that Council approve the alternate bid to prevent further damage to the buildings.

Bidder qualifications were a required part of the bid package. Sterling Commercial Roof installed the roofs when the buildings were constructed in 1992, and they did a quality job. Alan contacted their references, and all said that Sterling Commercial Roofing performs quality work.

I recommend the City Council approve of the bid from Sterling Commercial Roof for the roof replacement of the Preliminary and Pumping Buildings and the caulking of all buildings, and reject all others.