



Rochelle Municipal Utilities Water/Water Reclamation

To: David Plyman

From: Kathy Cooper

Date: August 1, 2011

Re: Roof Bids – Water Reclamation Plant

During the June 9, 2011 rain storm, a leak developed in the roof of the Blower Building at the treatment plant, and water splattered onto the control panel, shorting out one of the blower starters. The roofs at the plant are a ballasted roofing system over a tapered EPS insulator, and are nineteen years old. We contacted Sterling Commercial Roofing, the original installers, to perform an inspection of the roof and to provide a quote for repair. During their inspection, we also had them provide a quote for the repair of the roof the Lab/Office Building and the Chlorine Building, since both the roofs had leaks. The estimated repair cost for the three roofs was \$31,000.

We caulked the leak in the Blower Building roof, and then contacted Willett-Hofmann to inspect the roofs at the plant and provide their recommendation for repair or replacement. After inspection, it was Alan Hulstedt's recommendation that the roofs be replaced, rather than repaired. His report stated that all roofs are in fair to good condition with the exception of the Chlorine Building. He said that the roofs all show signs of wear and fatigue, with the seams starting to separate, billowing parapets or splitting at roof curbs and penetrations. He suggested that the bid package provide for the replacement of all roofs, because of their age, and then we could make a final decision on which roofs to replace this fiscal year.

After the required public notice, bids were opened on July 27, 2011, and six bids were received. The base bid was for the removal of the existing roofing system on all the buildings, and replacing it with a new membrane roof. The bid package was structured for replacement of the roofs on all the buildings, and the alternates are the cost to replace the roofs on the other four that do not have leaks at this time. The bids were:

Bidder	Alternate :					Base -
	Base Bid	#1	#2	#3	#4	Alternates
Bruns, Rochelle	\$181,758	\$55,338	\$15,096	\$10,138	\$38,049	\$63,137
Distinctive Roofing, Rockford	\$169,495	\$48,098	\$15,452	\$7,714	\$40,303	\$57,928
McDermaid Roofing, Rockford	\$237,274	\$65,420	\$18,733	\$12,863	\$47,892	\$92,366
Roofing Systems Inc., Loves Park	\$198,900	\$62,000	\$18,000	\$9,000	\$42,000	\$67,900
O'Rorke, Rochelle	\$328,901	\$63,452	\$36,278	\$20,439	\$67,525	\$141,207
Sterling Commercial Roof, Sterling	\$232,800	\$69,100	\$22,600	\$13,200	\$50,600	\$77,300

The engineer's estimate for the based bid minus alternates was \$82,500.

This is not a budgeted item, but to prevent further damage to the equipment in the buildings, it is my recommendation that we replace the roofs in the Blower, Lab/Office and Chlorine Buildings at this time (the base bid minus the alternates). Both the operating budget and the IEPA Replacement Fund have sufficient capital to pay for this work. Future Capital Budgets will include a line item for the replacement of the roofs on the other four buildings.

Bidder qualifications were a required part of the bid package, and Distinctive Roofing of Rockford has done commercial flat roofs for many years. They have replaced roofs on many schools and a residence hall at NIU. Alan contacted their references, and all said that they performed quality work.

I recommend approval of the bid from Distinctive Roofing of Loves Park for \$57,928, and reject all others.