



Memo

TO: Mayor Manier and City Council
 FROM: Kevin Schone, Public Works Manager
 DATE: August 6, 2018
 SUBJECT: WTP#2 Roof Replacement

This year's budget allows for replacement of the roof at WTP#2 at a budgeted amount of \$45,000. Staff has sought quotes from three contractors with the results of this effort shown below.

Contractor	Kreiling	Wyman	Western
Total	\$80,609	\$79,860	\$82,000
Optional Add 1	\$3,320	\$4,920	\$4,000
Walkway 1" Spacing	\$0.00	\$0.00	\$0.00
Walkway 3" Spacing	\$0.00	\$0.00	\$0.00
Walkway 6" Spacing	\$0.00	\$0.00	\$0.00
Optional Add 2	No Quote	No Quote	No Quote
Gravel	Contractors feel gravel not necessary in this application		
Grand Total	\$83,929	\$84,780	\$86,000

Each of the three contractors above have offered a 20 year manufacturer's warranty with a 2 year contractor's workmanship warranty.

All quotes are within the budgeted allowance for roof and block replacement at \$125,000 this FY. Staff recommends moving forward with this project.

This matter has been placed on the agenda for the City Council meeting of August 6, 2018 for review and approval.



Kevin,

Budget price to provide material and labor to complete the EPDM walkway path would be around \$4,000.00

Thank you!

Jack Schneider | Sales/Project Manager

 Western Specialty Contractors

309 NE Rock Island Ave. | Peoria, IL 61603

Office: 309.676.2374, Ext. 7811 | Fax: 309.676.3831

We'll give you a 2 year workmanship warranty.

Thanks,

Kevin,

The spacing does not make a difference in price. Personally, I think 6" is too much spacing and 1" is not enough. Trick of the trade, is to space out the pads the width of a 2"x4" board. That way each walk pad has the exact same spacing throughout the entire roof.

Thanks,

Jack Schneider | Sales/Project Manager

 Western Specialty Contractors

309 NE Rock Island Ave. | Peoria, IL 61603

Office: 309.676.2374, Ext. 7811 | Fax: 309.676.3831

Below are emails from Russ Stephens at Wyman Roofing.

Kevin,

I am happy to answer any questions and requests that you may have.

I have consulted with Carlisle on this. Their specifications call for 1" spacing which is adequate for drainage. 6" spacing is too much, as the membrane between the walk pads could be compromised, especially if carts are used to move equipment on the roof.

6" spacing would eliminate about 20 walk pads, a cost savings of about \$700. However, if problems arise due to the excessive spacing between the pads, Carlisle will not cover the cost of repairs. Whether or not we are awarded this project, I would strongly recommend following the specifications and requirements of the Roofing System Manufacturer that is providing a 20 year warranty for your new roof.

I will revise our proposal accordingly if needed, but probably not until tomorrow (I have a bid due today). Please let me know if you need the revision.

Regards,

Per the data sheet, 1" wide gap between pads. Thanks

Kevin,

The existing roof is an asphalt built-up roof with gravel surfacing. The new roof that we proposed is a single-ply EPDM system that is fully-adhered. Gravel surfacing is not included or required. Thank you for your interest.

Regards,

Below are emails from Jonah Moore at Kreiling Roofing

Kevin,

Really you want more spacing to allow for water drainage.

We will install at the spacing you would like within specifications for the same cost as quoted.

PROPOSAL



Kreiling Roofing Co.

2335 W. Altorfer Drive
Peoria, Illinois 61615

Ph: 309/673-3649

www.kreiling.com

July 23, 2018

Attn: Kevin Schoney
Tim Randall
Washington Water Treatment

Building: 1759 Constitution St.
Washington, IL 61571

RE: Roof Replacement

We propose to furnish and install the following:

1. Tear-off roof down to metal deck.
2. Mechanically fasten 5.5" ISO to meet energy code.
3. Attach Firestone white 060 TPO roofing membrane with Invisiweld plates.
4. Fabricate and install new pre-finished metal coping cap, edge, gutter and downspouts.
5. Flash details to manufacturer specification.
6. Provide 20-year manufacturer's warranty.
7. Clean-up and haul away all roofing debris.

Price: \$80,609.00

Alternate:

1. Install up to 80 walkway pads; pads around roof hatch, HVAC units, and from roof edge to wind sock.

Price: \$3,320.00

***Any additional work needed will be quoted before proceeding.**

Accepted By: _____

Date: _____

Prepared By: _____


Jonah Moore

Kreiling Roofing Inc.

Date: 7/23/2018



1325 E. Moneta
Peoria Heights, IL 61616
Phone: (309) 679-0094
Fax: (309) 679-0479
License #104014282
www.wymanroofing.com

TO: City of Washington
Attn: Kevin Schone, Tim Randall

Re: Water Treatment Plant - Main Building
New Roofing System

Revised July 24, 2018

☀ PLEASE VISIT WWW.WYMANROOFING.COM FOR A COMPLETE COMPANY PROFILE ☀

We propose the following:

- 1) Set up job properly including OSHA-approved fall protection.
- 2) Tear off existing roofing and insulation down to metal deck.
- 3) Haul debris from site and dispose of properly.
- 4) Install new wood blocking at gutter edge as needed to accommodate new insulation thickness.
- 5) Lay out 2 layers 2.6" polyiso insulation (R-value = 30), fasten to deck with screws and plates.
- 6) Install Carlisle .060 Sure-Seal EPDM Roofing System, fully adhered in Bonding Adhesive.
- 7) Flashings, terminations, details per Carlisle requirements and specifications.
- 8) Install new 24 gauge pre-finished coping and drip edge.
- 9) Provide Wyman Roofing 2 year warranty on our materials and workmanship.
- 10) Provide Carlisle 20 year ND L Warranty.
- 11) All work to be completed for the contract price of \$72,420.00, Seventy Two Thousand Four Hundred Twenty Dollars

We will require access on the south side of the building.

For new fascia, shop-fabricated 7" box gutter, and 6"x6" downspouts, ADD \$7,440.00 to quoted price.
For new fascia, 6" seamless aluminum gutter, and 4"x5" downspouts, ADD \$3,380.00 to quoted price.
For EPDM Walkway Pads (90), ADD \$4,920.00 to quoted price.

Illinois state tax is not included.

Wyman Roofing & Sheet Metal, Inc. thanks you for considering our quote and will do the utmost to service you to the best of our ability.

Accepted by: _____

Thank You,

Title: _____

Date: _____

Russ Stephens russ@wymanroofing.com

THE CONTRACT PRICE IS IN EFFECT FOR 30 DAYS FROM THE ABOVE LISTED BID DATE.
AFTER 30 DAYS FROM BID DATE WE RESERVE THE RIGHT TO WITHDRAW OUR BID IN ITS ENTIRITY

"Keeping You Covered"

GENERAL TERMS AND CONDITIONS

- (1) **ACCEPTANCE OF THIS PROPOSAL.** Upon acceptance, this proposal shall become a contract binding upon both the Buyer and Seller and shall be construed according to the laws of the state where the work is to be performed.
- (2) **COMMENCING PERFORMANCE.** After acceptance as provided, the Seller shall be given a reasonable time in which to make delivery of materials and/or labor to commence the performance of the contract.
- (3) **CALL BEFORE WORK IS READY.** Any expense in sending men to the job, pursuant to notification by the Buyer, and before it is possible to commence work, shall be paid by the Buyer at the Seller's current rates, and shall be in addition to the contract price.
- (4) **EXCEPTED LIABILITY.** The Seller shall not be responsible for damages or delay, either before commencement of or during the said work described herein on account of transportation difficulties, priorities, strikes, accidents, war, acts of God, fire, sudden rains, storms, windstorms, other casualty or theft or other causes beyond its control.
- (5) **INSURANCE.** The Seller shall comply with all laws relating to Workmen's Compensation in the state where the work is to be performed and shall carry Public Liability and Property Damage Standard form insurance, insuring during the progress of the work, any liability which may be imposed by law upon the Seller on account of accidents arising from such operations.
- (6) **PENALTIES.** There shall be no penalties or liquidated damages assessed against the Seller.
- (7) **GUARANTEE.** There shall be no guarantees, nor liabilities on the Seller after the work is completed, except as may be provided in this proposal by a reference to specifications covering the proposed work, or as may be provided specifically in this proposal, however, any such reference and/or provisions shall be strictly construed only as an obligation on the Seller to issue a written guarantee upon completion of the work. And it is mutually agreed that all guarantees to be binding upon Seller must be in writing, whether issued voluntarily, or in accordance with this proposal, and that whenever the Seller, upon completion of the work as provided, shall issue to the Buyer, such a written guarantee, the liability of the Seller shall be limited to the terms and provisions of such guarantee and confined to the work actually done hereunder. In no event shall such a guarantee impose upon the Seller any liability for damages caused by fire, tornado, hail, hurricane, or other extraordinary causes beyond Seller's control, nor for damage to the building upon or in which such work is done; nor for any damage to said work caused by settlement, warping, distortion, or failure of roof deck, sheathing, walls, partition walls, ceilings or foundation, of said building, nor for the failure of any materials or integral part of said building used as a base, attachment to, or for, said work; nor for damage to interior furniture and fixtures, decorations, stock or equipment due to leakage or otherwise. It is further agreed that in the event the Buyer, upon final settlement to the Seller, fails or neglects to require such a guarantee as may have been anticipated by the parties hereto, the same shall be construed as a waiver by the Buyer of all rights under the predicated guarantee.
- (8) **WORKING CONDITIONS.** The Seller's employees shall not be required to work in hazardous conditions, (such as on freshly painted areas, in close proximity to uninsulated power lines, in noxious fumes, in unusually intense heat from furnaces, or where traveling cranes may strike their scaffolds), and the Buyer agrees to give the Seller's employees all reasonable cooperation to mitigate such conditions.
- (9) **WORKING HOURS.** The price quoted herein is computed upon Seller's crews working full time, not to exceed, however, forty hours weekly, and to be able to work without interruption or interference during work hours by the Buyer, or agents, or other sub-contractors of the Buyer, until the work, or the agreed part thereof is completed, and it is agreed the Buyer shall pay all extra expenses involved by overtime and/or idle time and/or extra traveling expenses caused thereby, and for which Seller is not responsible.
- (10) **INTERRUPTIONS.** It is mutually agreed that should the work be interrupted or delayed on account of factors beyond the Seller's control for a period of thirty days, the Seller, at his option, may bill the Buyer with the following:
1. The cost of materials in place.
 2. The total of all labor used in application work, and/or estimating the work, and/or procuring the work.
 3. The cost of all materials purchased and/or fabricated specifically for the job, at the delivered cost at the site of the job.
 4. Plus 45% of the sum total of items 1, 2 and 3, to cover overhead and profit.
- The Seller shall then render a statement to the Buyer for the sum total of all four items stated above, by the last day of the month accruing this privilege, and payment shall be made to the Seller by the Buyer by not later than the 10th of the following month.
- (11) **DAMAGE TO SELLER'S WORK.** The Buyer shall underwrite in behalf of the Seller the cost of any damage to Seller's work caused by the Buyer, his agents, and/or contractors or sub-contractors. And in the event of such damage the same shall be repaired by the Seller, and the Buyer shall reimburse or cause to be reimbursed to the Seller for the same on the basis of cost of labor, materials and expenses plus 30% of the total for overhead and profit. Such payment shall be made on the 10th of the month following receipt of such statement from the Seller. Buyer shall assume the risk of loss or damage resulting from fire, theft, misuse, wind, flood, or from any other cause to materials delivered upon the premises or installed by Seller and Buyer shall reimburse Seller upon demand for any such loss or damage.
- (12) **BUYER'S ESCALATOR CLAUSE.** In the event Seller is a sub-contractor and Buyer's contract contains an Escalator Clause providing for reimbursement for increases in labor and/or materials, then and in that event the identical provisions shall extend to Seller.
- (13) **CHANGES AND/OR ALTERATIONS.** In the event there are any changes in the drawing and/or specifications from those from which the Seller computed the sum of this proposal, or if there is any departure in construction from said drawings, then it shall become the duty of both the Buyer and the Seller, before proceeding with the affected work, to compute the additional cost or credit for such changes, and thereby agree upon the sum to be added from the amount set in this agreement.
- (14) **WORK NOT CONFORMING TO LAWS.** The Seller shall not be responsible for damages or expenses resulting from specifications at variance with any requirements of law.
- (15) **BUYER'S RESPONSIBILITY AS TO ROOFING WORK.** If work concerns roofing, it shall be the duty of the Buyer to provide the following conditions at the commencement of Seller's work:
1. A clean roof deck, free of rubbish, chips, nails, and snow and/or ice shall be loosened and swept up and removed therefrom.
 2. If deck is wood sheathing, ends of all sheathing boards shall rest on rafters or purlins, properly nailed and secured, and sheathing boards shall be free from loose knots, holes and springy spots.
 3. If deck is concrete, the surface shall be smooth, firm, and free from foreign matter, and if metal base flashings are specified a layer of cinder concrete shall be poured to secure flashings to roof.
 4. All decks shall be properly graded to outlets and formed so as to drain all water from roof.
 5. Walls and all elevations above roof where normal flashings are required shall be carried vertically at least eight inches in order to provide adequate space for connections and flashings.
- And in the event it becomes necessary for Seller to provide any items stated above, the same shall be construed an extra over and above the amount of this proposal, and shall be paid for by the Buyer.
- (16) **TERMS OF PAYMENT.** (a) IF PROPOSAL COVERS A SUB CONTRACT. The terms of payments to the Seller, unless otherwise provided shall be the same as provided under the Buyer's contract covering the work sub-let to the Seller hereof, but in all events settlements to the Seller on customary monthly estimates shall be made by the Buyer by not later than the 10th of the month following the month covered by the estimates, and a final settlement shall be made to the Seller by the 10th of the month following acceptance of Seller's work. And after the completion and acceptance of Seller's work as provided herein, no further liability shall exist on the part of the Seller, unless and except the Seller should give the Buyer a written guarantee.
- (17) **CANCELLATION.** This agreement may be cancelled either before or after commencement of the work by the mutual agreement of both parties hereto, and in such an event the Buyer shall settle with the Seller as provided in paragraph 10.
- (18) **COMPLETION AND ACCEPTANCE.** Upon completion, the Buyer shall immediately inspect Seller's work, and issue an acceptance to the Seller, provided the work has been completed according to the terms of the working contract, and full settlement shall be made in accordance with this agreement. A full and complete acceptance of the work shall be presumed upon the Buyer making final settlement and/or executing a note for final settlement.

Flat Applications

- Traditional
- Built up
- Modified

Single ply

- Membranes
- EPDM
- TPO
- PVC

Steep Slope Applications

- Shingles
- Wood Shakes
- Slate & Tile

Architectural Sheet Metal

- Copings
- Counter flashing
- Standing Seam Metal Roofing
- Copper Flat Lock
- Wall Panels
- Soffit

- Gutter/Downspouts
- Composite Panels

Below Grade Waterproofing

Planter/Plaza Waterproofing

Pavers/Pedestal Systems

Deck Coatings

Traffic Coatings

Air Barriers

Roof Repairs

Historic Restoration

July 16th, 2018

Washington Water Treatment Plant
1759 Constitution St.
Washington, IL 61571

Attn: Tim Randall

RE: BUDGET Re-Roof Washington, IL Water Treatment Plant

Mr. Randall,

Western Specialty Contractors proposes to furnish all necessary labor, material, equipment, Public Liability and Property Damage Insurance, Payroll Tax, and Workers Compensation to perform the following work at the above referenced location.

Scope:

- Remove and dispose of existing roof down to metal deck.
- Mechanically fasten 2 layers of 2.2" Polyiso insulation.
- Fully adhere .60 mil EPDM black membrane and flash per manufacturer details.
- Install 24 ga. Kynar coping cap, counter flashing, and drip edge.
- Install 24 ga. Kynar gutter and downspouts.
- Provide 20 year total systems warranty.

BUDGET Price: \$82,000.00 (Eighty Two Thousand and 00/100 dollars)

****Rusted or deteriorated metal decking can be replaced on a time and material basis at the owner's expense.****

-This proposal is void if not accepted within thirty (30) days

-TERMS OF PAYMENT: Progress Payments to be made on a monthly basis equal to the percentage of completion of the Work-all such payments to be received by Western prior to the 20th day of the month following the month for which work has been invoiced.

- BY ACCEPTING THIS PROPOSAL PURCHASER AGREES TO THE TERMS AND CONDITIONS SET FORTH ON THE FACE AND THE ATTACHED TERMS OF THE CONTRACT, ANY DIFFERENT OR ADDITIONAL TERMS IN YOUR



ACCEPTANCE OR ELSEWHERE, WHETHER WRITTEN OR OTHERWISE SHALL VOID THIS PROPOSAL

-Date Accepted _____

Purchaser

Western Specialty Contractors

BY _____
Duly Authorized Office or Agent

BY _____
Jack Schneider,
Sales/Project Manager