



Memo

TO: Mayor Manier and City Council
FROM: Kevin Schone, Public Works Manager
DATE: September 16, 2019
SUBJECT: Roof Re-covering – Wilmor Road Firehouse

This year's Capital Improvement Program allows for a planned expenditure of \$95,000 for re-covering the roof at the Wilmor Road firehouse. The firehouse was built in 1995 and the roof has had many leaks over the last 5 years and is in need of re-covering. Records show that since September of 2015, \$6,156 has been spent on roof repairs at the firehouse.

Because of the urgency of getting the roof recovered to prevent further issues staff requested quotes from 3 qualified vendors for re-covering the roof with results of these efforts below.

Contractor	Quote	Notes
Kreiling Roofing 2335 W Altorfer Drive Peoria IL. 61615 309-673-3649	\$85, 592 Did not recommend Replacing screws	Build up height to rib Fasten insulation Adhere Firestone 60ml TPO Flash detail to manufacture spec 20 Yr. manufacture/2 Yr. workmanship
Wyman Roofing 1325 E. Moneta Peoria Heights, IL. 61616 309-679-0094	\$131,250 They recommend replacing all screws above lower roof on east side, Add \$2195	Build up height to rib Fasten insulation Adhere Carlisle 60 ml TPO Install new flashing 20 Yr. Manufacturer/2 Yr. workmanship
Western Specialty Contractors 309 NE Rock Island Avenue Peoria IL 61603 309-676-2374	Did not provide a quote before deadline	N/A

In addition to requesting quotes staff also evaluated repairing the roof with Craft Building Services of Washington. This evaluation revealed that there would be no guarantee that other leaks would not develop and repairs could escalate to as much as \$50,000. Because of this evaluation staff recommends to pursue the roof re-cover rather than identifying leaks and making repairs.

As seen, Kreiling Roofing of Peoria IL is the low quote at \$85,592.00. Kreiling successfully replaced the roof at WTP#1 in 2018 with satisfactory results, as such staff recommends approval for this planned expenditure in an amount not to exceed \$95,000.

This matter is being place on the Council meeting agenda of Monday, September 16, 2019 for review and approval.



2335 W. Altorfer Drive
Peoria, IL 61615
309-673-3649
www.kreiling.com

PROPOSAL & CONTRACT

PROPOSAL & CONTRACT

DATE 08/26/2019

Kreiling Roofing Co. (hereinafter referred to as "KRC") proposes to perform and furnish the labor, materials, insurance, supervision, equipment and warranty (herein together referred to as the "Work") described herein for:

OWNER/CUSTOMER: City of Washington

ADDRESS: 301 Walnut St Washington, IL 61571

PROJECT: WO #20192228 - Washington Fire Department, Roof Recover

A. SCOPE OF WORK:

1. Loose lay EPS flute filler to bring height to panel ribs.
2. Mechanically fasten 1/2" high density insulation over EPS to existing panels.
3. Add new wood blocking to perimeter.
4. Adhere Firestone white 060 TPO roofing membrane with bonding adhesive.
5. Fabricate and install new prefinished 24GA steel metal edge and counter-flashings.
6. Flash details to manufacturer specifications.
7. Provide manufacturer 20-year warranty.
8. Clean up and haul away debris.

- B. CONTRACT PRICE: KRC shall perform the Work for eighty-five thousand five hundred ninety-two Dollars (\$ \$85,592.00), in current funds. Payment of the Contract Price shall be paid as follows: cost of materials upon loading to roof, cost of labor and equipment at 50% completion, remaining upon completion of work.

- C. TERMS AND CONDITIONS: The terms and conditions set forth on the reverse side are a part of this proposal.

- D. This Proposal is subject to revision or withdrawal by KRC for any reason until communication of acceptance, and may be revised after communication of acceptance where an inadvertent error by KRC has occurred. This Proposal expires thirty (30) days after the date stated above if not earlier accepted or withdrawn.

By: Jonah Moore

Title: Est./PM

ACCEPTANCE

The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract and shall constitute the entire contract.

Owner/Customer: _____

By: _____

Title: _____

Date: _____



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

August 30, 2019
TO: Roger Traver
wfdedo@washingtonfd.com

RE: New TPO Roof
200 N. Wilmor Rd.
Washington, IL 61571

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

We propose the following metal roof retro-fit with TPO.

- 1) Tear off existing flashings and ridge cap.
- 2) Cut metal wall panels to allow for proper flashing details.
- 3) Install two layers of 2" x 4" lumber for wood nailer on perimeter.
- 4) Install new TPO coated metal drip edge with clip.
- 5) Loosely lay EPS flute fill.
- 6) Mechanically fasten tapered ISO saddle behind tower.
- 7) Mechanically fasten ½" Secureshield HD cover board.
- 8) Fully adhere Carlisle 60 mil TPO membrane.
- 9) Install new flashings at vents and walls.
- 10) Fabricate and install painted 24 ga. Kynar coated steel counter-flashings.
- 11) Haul all roofing debris to landfill and dispose of properly.
- 12) Provide 20-year Carlisle Total System Warranty.
- 13) Issue Wyman Roofing 2 year workmanship warranty.

PRICE: \$131,250.00 One hundred thirty one thousand two hundred fifty Dollars

Note: All pricing is for standard colors.

Note: Due to the condition of the siding on the east wall of the bay, we propose the following siding repair. (This will have to be done to guarantee roof at this transition)

- 1) Remove all existing screws on East wall of bay, above lower roof.
- 2) Install new "over-sized" washer screws. (color to be picked by owners rep)

PRICE: \$2,195.00 Two thousand one hundred ninety-five Dollars

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: _____

Title: _____

Date: _____

Thank You.

Miguel Sanchez miguel@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"