

Memorandum

To: Honorable Mayor and Members of the City Council
Administration and Public Works Committee

From: David Stoneback, Public Works Agency Director
Lara Biggs, Bureau Chief – Capital Planning / City Engineer
Stefanie Levine, Senior Project Manager
Anil Khatkhate, Project Manager

Subject: Fog Houses Roof and Masonry Improvements

Date: February 13, 2017

Recommended Action:

Staff recommends that City Council authorize the City Manager to execute a contract for Fog Houses Roof and Masonry Improvements with Garland/DBS, Inc. (3800 East 91st St, Cleveland, OH) in the amount of \$354,947.

Funding Source:

Funding for this work will be from the Capital Improvement Fund, which has a budget of \$400,000 for this project as follows:

Funding	Account	FY 2017 Budget	Project Cost
2016 GO Bonds	415.40.4116.65515	\$250,000	\$250,000
2017 GO Bonds	415.40.4117.65515	\$150,000	\$104,947
Total		\$400,000	\$354,947

Background Information:

The Fog Houses are located at Lighthouse Landing Park adjacent to the Grosse Point Lighthouse. The fog houses were leased to the City of Evanston by the federal government in 1930's with the condition that they are maintained by the City. The City currently hosts summer camp for up to 100 children in the fog houses as well as other year-round programs. However, a recent detailed inspection by staff determined that the fog houses have deteriorated to the point that they are no longer safe to use unless some restoration work is completed. Approximately 25% of the Ecology Center's annual revenue comes from the programs located at this site. There is no alternate location for this programming available, and the programs may need to be cancelled for 2017 if a solution is not found to complete needed repairs. During the 2017 budget

discussions, City Council authorized \$400,000 for roof and masonry repairs to the fog houses.

Both the north and south fog houses were built at the same time for primarily the same function, so it is likely that both buildings were constructed with the same roofing material. However, currently the north fog house has a standing seam copper roof, and the south fog house has a slate roof. Preliminary investigation into the original roofing material seemed to indicate that the standing seam copper roof was more likely the original material. This type of roof is also more durable and easier to maintain than slate, although both are long-lasting roofing materials. Therefore, staff recommends that both roofs be replaced as standing seam copper.

Due to the site's designation as a historic site, this project was reviewed by the Preservation Commission on January 31, 2017 for compliance with historic preservation guidelines. Staff made the recommendation to restore both roofs as standing seam copper. The Preservation Commission concurred with staff and has made a positive recommendation for the proposed improvements. A picture of the north fog house with the existing standing seam copper roof is attached.

The following is a list of the needed scope for roof replacement, masonry and other exterior improvements:

- Complete tear-off and replacement of north and south fog house roofs with polyisocyanurate insulation board, cover board, 2 ply modified bitumen and topped with standing seam copper roof.
- Installation of new copper gutters and down spouts with splash box
- Complete tuckpointing of north and south fog house masonry walls
- Power washing of masonry walls and recoat with architectural wall coating.
- Scrap existing paint from windows and frames, replace deteriorated wood and prep surface for new matching paint. Caulk around windows.
- Replace deteriorated lime stone window sills in kind.
- Scrap existing paint from doors and door frames, replace deteriorated wood stiles and/or panels and prep surface for new matching paint. Caulk around doors.

U.S. Communities Purchasing Program:

Utilizing the City's typical design-bid-build process would take such a long duration that it would not have been possible to complete a roof and masonry project at the fog houses between the time authorization was given in November 2016 and the start of summer camp in early June 2017. Therefore, as part of the budget discussion on this project, staff received approval from City Council to utilize the U.S. Communities Purchasing Program for this contract. Garland/DBS Inc. is the selected contractor for roofing and masonry work through this program. Garland was selected through a competitive Request for Proposal process in 2015 in Cobb County, Georgia for a nationwide, three-year contract.

Under the U.S. Communities process, Garland is acting as the project designer and has produced contract documents for the project. The drawings and specifications were sent to prequalified local contractors for bidding of the labor only, while Garland is providing the competitive pricing for all materials used in the project. Garland sent a report summarizing the pricing and the bids received, and staff has selected the preferred contractor for labor (in this case, the lowest price contractor). If this contract award is approved, the City will enter into a contract with Garland, who will subcontract the labor to the local contractor and oversee their work. A full labor and materials warranty is provided by Garland at the completion of the work.

The City previously contracted with Garland through the U.S. Communities process for replacement of four roofs in 2016 and five roofs in 2014 at the water treatment plant. The projects were well managed and were completed on time and on budget. Several other nearby communities have used this process to complete roof replacement projects, including the Village of Kenilworth, the Village of Niles, and the City of Park Ridge.

Benefits of utilizing the U.S. Communities process, as observed by City staff in 2016 and 2014 and as reported by references in other communities, include:

1. Garland provided in-depth expertise specific to the projects that in-house staff did not possess.
2. Garland was onsite constantly and was able to more closely monitor construction than in-house staff would have been able to, which allowed for quick identification and resolution of issues as they came up during construction.
3. Garland was able to stage construction to accommodate City scheduling constraints.
4. Projects were completed on time and met the budget.
5. The overall U.S. Communities process resulted in much higher quality construction.

Based on this feedback, staff recommends utilizing the U.S. Communities process for this project.

Analysis:

Garland sent the contract documents to the following local prequalified contractors:

Metal Roof Replacement	G.E. Riddiford Company, Inc.
	Knickerbocker Roofing & Paving Co, Inc.
	R.E. Burke Roofing & Sheet Metal
Building Envelope Restoration	Ajax Construction
	April Building Services, Inc.
	Enger-Vavra, Inc.

Bids were received by Garland on February 7, 2017. The following contractors submitted bids.

Contractor	Address
G.E. Riddiford Company, Inc.	2333 Hamilton Rd, Arlington Heights, IL
Knickerbocker Roofing & Paving Co, Inc.	16851 Lathrop Ave, Harvey, IL
R.E. Burke Roofing & Sheet Metal	7667 Gross Point Rd, Skokie, IL
Ajax Construction	3727 N. Western Ave, Chicago, IL
April Building Services, Inc.	22W274 Irving Park Rd, Roselle, IL
Enger-Vavra, Inc.	3406 Marten's Street, Franklin Park, IL

The contractor pricing is listed in the following table.

Contractor	Bid Price
Roofing	
Knickerbocker Roofing & Paving Co, Inc.	\$196,977
G.E. Riddiford Company, Inc.	\$229,474
R.E. Burke Roofing & Sheet Metal	\$233,497
Building Envelope Restoration	
Ajax Construction	\$137,970
April Building Services, Inc.	\$141,403
Enger-Vavra, Inc.	\$228,862
Total Base Bid (sum of low bidders in each category)	\$334,947
Allowance for Unforeseen Conditions	\$ 20,000
Bid Alternate 1 – Remove and Replace Existing Windows and Doors	Not Accepted
Total Bid	\$354,947

A bid alternate was included to potentially replace the existing windows and doors instead of restoring them in place. The pricing for this alternate was \$13,680. However, staff prefers to restore the existing windows and doors rather than replace them, and therefore is not recommending that this alternate be accepted. The detailed pricing proposal submitted by Garland/DBS is attached.

Work is scheduled to be completed by June 2017. The bids were reviewed by Anil Khatkhate, Project Manager, and Lara Biggs, Bureau Chief – Capital Planning / City Engineer. Staff is recommending the award of contract.

Garland solicited pricing from two M/W/EBE firms: R.E. Burke Roofing & Sheet Metal and April Building Services, Inc. Neither of these firms submitted the lowest cost proposal. Since the M/W/EBE program is only a goal, staff recommends the award of the lowest cost from a responsive and responsible bidder. However, Garland is requesting a waiver. A memo reviewing the M/W/EBE participation is attached. Garland has also committed to meeting Local Employment Program requirements.

Attachments:

Garland/DBS Roofing Material and Services Proposal
M/W/EBE Compliance Review Memo, dated 02/9/16



North Fog House with Existing Standing Seam Copper Roof



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

**Grosse Point Lighthouse - Fog Houses
City of Evanston
2100 Ridge Avenue
Evanston, IL 60201**

**Date Submitted: 02/08/2017
Proposal #: 25-IL-170110
MICPA # 14-5903**

Illinois General Contractor License #: 104.015673 Ref# 105.005715

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: Metal Roof Replacement

1. Remove Existing Roofing To The Wood Deck. (Save And Turnover Existing Copper Roofing To Be Recycled By The Owner)
2. Inspect, Remove, And Replace Any Rotted Wood Decking To Match Existing Deck Thickness.
3. Prime Deck With Sa Primer At A Rate Of 0.5Gal/Sq.
4. Install (3) Layers Of Rmer Seal High Temp. Waterproofing Membrane In A Staggered Shingle Fashion Throughout Entire Roof.
5. Install Architectural Copper Standing Seam Roof System Per Specifications (16Oz Copper With 16" Wide Flat Panels).

Metal Roof Replacement - Line Item Pricing

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.42	Tear-off & Dispose of Debris: SYSTEM TYPE Metal Roofing System - Wood / Tectum Deck	\$ 1.91	4,900	SF	\$ 9,359
14.11.02	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): INSULATION OPTIONS FOR ARCHITECTURAL STANDING SEAM ROOF INSTALLATION OVER SUBSTRATE: INSULATION OPTION: - Architectural Application - No Insulation - WOOD DECK: Class A Fire- Retardant Underlayment	\$ 3.22	4,900	SF	\$ 15,778
14.11.02	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): INSULATION OPTIONS FOR ARCHITECTURAL STANDING SEAM ROOF INSTALLATION OVER SUBSTRATE: INSULATION OPTION: - Architectural Application - No Insulation - WOOD DECK: Class A Fire- Retardant Underlayment	\$ 3.22	4,900	SF	\$ 15,778
14.11.02	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): INSULATION OPTIONS FOR ARCHITECTURAL STANDING SEAM ROOF INSTALLATION OVER SUBSTRATE: INSULATION OPTION: - Architectural Application - No Insulation - WOOD DECK: Class A Fire- Retardant Underlayment	\$ 3.22	4,900	SF	\$ 15,778
14.31.16	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 1" Below 2"; Aluminum Panels: THICKNESS OPTION: - Copper Panel Price - 16 oz,18" Wide Panels	\$ 16.10	4,900	SF	\$ 78,890
14.31.19	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 1" Below 2"; Aluminum Panels: PANEL WIDTH OPTION: - Add for 16" Panel Width - Copper	\$ 1.40	4,900	SF	\$ 6,860
14.31.24	STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 1" Below 2"; Aluminum Panels: PANEL INSTALLATION OPTION: - Architectural Application - Installed Over Substrate At or Above 3:12 Slope	\$ 5.02	4,900	SF	\$ 24,598
	Sub-Total Prior to Multipliers:				\$ 167,041

22.31	JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - ROOF IS CONSIDERED NON-STANDARD ARCHITECTURE OR HAS GREATER THAN 4/12 SLOPE Multiplier Applied when Roof Area is not Boxed-Shaped, Contains Multiple Sharp Angles and/or Curves, or the Roof has a Greater than 4/12 Slope, Very Steep.	35%	%	\$ 58,464
22.44	JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - ROOF SIZE IS GREATER THAN 3,000 SF, BUT LESS THAN 5,000 SF Multiplier Applied when Roof Size is Less than 5,000 SF, but Greater than 3,000 SF Fixed Costs: Equipment, Mobilization, Demobilization, Disposal, & Set-Up Labor are Not Completely Absorbed Across Roof Area	35%	%	\$ 58,464
TOTAL:				\$ 283,970

Metal Roof Replacement:

Total Maximum Price of Line Items under the MICPA: \$ 283,970

Proposal Price Based Upon Market Experience: \$ 196,977

Competitive Bid Results (Metal Roof Replacement):

Knickerbocker Roofing & Paving Co., Inc. \$ 196,977

G.E. Riddiford Company, Inc. \$ 229,474

R.E. Burke Sheet Metal \$ 233,497

Unforeseen Site Conditions:

Wood Deck Replacement \$ 8.55 per Square Foot

Scope of Work: Building Envelope Restoration

1. Prep Underside Of Roof Deck And Install Closed Cell Polyurethane Insulation To Meet An R30. North Fog House - Expand Existing Hatch Opening In Ceiling In Order To Access Attic Space For Proper Installation Of Insulation.
2. Replace Stamped Tin Ceiling Tiles In The North Fog House To Match Existing In Pattern And Style.
3. Existing Hollow Metal Doors To Be Replaced With New Insulated Hollow Metal Doors. Existing Frames At Hollow Metal Doors To Remain, Provide New Sealant, Typ.
4. Wood Door At North Fog House And All Windows:
5. Re-Point And Repair Cracks Or Broken/Missing Bricks On Both North And South Buildings.
6. Power Wash Existing Exterior Walls And Remove Any Loose Or Deteriorated Paint/Coating.
7. Apply (2) Coats Of Tuff Coat At 1 Gal/Sq Each Coat To Both Buildings.
8. Remove And Replace All Wood Fascia, Soffit, And Trim To Match Existing In Size And Profile Style.
9. Prep And Paint Any Areas That Are "Red" To Match Existing (If Not Already Being Replaced).
10. Protect Landscaping From Damage Throughout Construction. All Areas Of Disturbed Earth, Whether By Construction Process, Demolition, Or Material Storage, Are To Be Restored With Black Top Soil And Sodded. All Sod Is To Be Watered, Mowed, And Fertilized Until Vigorous Growth Is Established - To Be Determined By Owner.
11. GC To Protect Existing Butterfly Garden To North Of North Fog House From Disturbances During Construction And From Damage.

Building Envelope Restoration:

Proposal Price Based Upon Market Experience: \$ 137,970

Competitive Bid Results (Building Envelope Restoration):

Ajax Construction	\$ 137,970
April Building Services, Inc.	\$ 141,403
Enger-Vavra, Inc.	\$ 228,862

TOTAL Proposal Price (Roof Replacement & Building Envelope Restoration)

Knickerbocker Roofing & Paving Co., Inc. (Roofing)	\$ 196,977
Ajax Construction (Building Envelope Restoration)	\$ 137,970
Proposal Price Based Upon Market Experience:	\$ 334,947

ALLOWANCE FOR UNFORESEEN CONDITIONS: \$ 20,000

Proposal Price (Including ALLOWANCE): \$ 354,947

Scope of Work: Add Alternate #1 - All Windows and Wood Doors

1. Base Bid- Restore Existing Windows And Doors To Fully Operable Condition. Scrape And Paint Trim To Match Existing Color. Make Any Necessary Repairs To The Windows/Doors And Replace Any Hardware (To Match Existing) As Required To Restore Windows And Doors To Operable, Weathertight Status.
2. Alternate Bid- Remove Existing Windows And Door And Replace With New Windows And Doors To Match Existing In Style, Size, And Swing/Window Function. All New Glass To Be Insulated, Low-E Glazing. Provide Flashing To Direct Condensation And Water Infiltration To The Exterior. Inspect And Replace Any Rotted Wood Lintels.

Add Alternate #1 - All Windows and Wood Doors:

Proposal Price Based Upon Market Experience:	\$ 13,680
---	------------------

Competitive Bid Results (Add Alternate #1):

Ajax Construction	\$ 13,680
Enger-Vavra, Inc.	\$ 70,441
April Building Services, Inc.	Unresponsive Bidder

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Proposal pricing valid through 12/31/2017.

Clarifications/Exclusions:

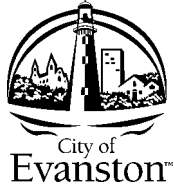
1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Temporary protection is excluded.
6. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Matt Egan

Matt Egan
Garland/DBS, Inc.
(216) 430-3662



Memorandum

To: David Stoneback, Public Works Agency Director
Lara Biggs, Bureau Chief – Capital Planning / City Engineer
Stefanie Levine, Senior Project Manager
Anil Khatkhate, Project Manager

From: Tammi Nunez, Purchasing Manager

Subject: Fog Houses Roof and Masonry Improvements

Date: February 13, 2017

The goal of the Minority, Women, and Evanston Business Enterprise Program (M/W/EBE) is to assist such businesses with opportunities to grow. In order to help ensure such growth, the City has established a 25% M/W/EBE subcontracting participation goal for general contractors. However, Fog Houses Roof and Masonry Improvements precludes subcontracting opportunities. Therefore, a waiver is granted.

CC: Martin Lyons, Assistant City Manager / CFO