



BID NOTICE

Notice is hereby given to all Bidders that the **Glencoe Park District** will be accepting sealed bids for Roof and Tower Clock Rehabilitation at the **Glencoe Park District - Takiff Center, 999 Green Bay Road - Glencoe, IL.**

Bid Documents are available through BHFx. Go to BHFxplanroom.com. Click on Public Projects, project is listed under "Roof and Tower Clock Rehabilitation". Drawings and Program Manual will be available **Monday, May 23, 2016 at 2:30 P.M.** Any questions accessing documents can be directed to BHFx at 847-593-3161.

**Sealed bids will be due at Monday, June 6, 2016 at 2:30 P.M. (local time) at:
Glencoe Park District - Takiff Center Main Desk
999 Green Bay Road - Glencoe, IL.**

Bids shall be promptly opened and read aloud at 2:35 P.M. Bids received any time after 2:30 P.M. on June 6, 2016, will be deemed late and will not be opened.

**A pre-bid meeting will be held at 2:30 p.m. on Thursday, May 26, 2016 at:
Glencoe Park District - Takiff Center
999 Green Bay Road - Glencoe, IL.**

General questions may be directed to Mr. Thomas Zordan, AIA - Sr. Architect/ Principal at (847) 277-1900.

All Bidders will be required to certify that they are in compliance with laws governing bid-rigging, bid rotation, equal opportunity employment and sexual harassment and are not barred from contracting with any unit of State or local Government.

The Glencoe Park District Board reserves the right to reject any bid, or portion thereof, or to waive minor deviations from the bid documents, if it deems it is in the public interest to do so.



June 14, 2016

To: Board of Directors
From: Lisa Sheppard, Executive Director and Chris Leiner, Director of Parks & Maintenance

SUBJECT: Bid Results & Staff Recommendation Takiff Roof Replacement/Clock Tower

At the June Special Projects and Committee meeting, based on committee feedback and discussion, Special Projects Chairman Lerman directed staff to advance the Roof and Clock Tower renovation bids to the June Board meeting.

On Monday June 6, 2016 at 2:30 bids were publicly opened for the replacement of the Takiff Center slate roofs and clock tower renovations. Five bids were received, opened and read aloud.

Previously the committee directed staff to seek alternate costs for EcoStar, a slate alternative and asphalt shingles. The lowest qualified bidder was A-1 Roofing of Elk Grove Village. The lowest responsible slate base bid is in the amount of \$283,900. The lowest responsible bid for EcoStar synthetic slate tile (Alternate Bid 3) is \$279,400. This cost difference between slate and synthetic slate is \$4,500.

The lowest responsible bid for asphalt shingles is \$200,800. The cost difference between slate and asphalt shingles is \$83,100.

Based upon the bid numbers and the useful life expectancy of the materials staff recommend pursuing slate tile as the primary roofing material. This recommendation is based on the following criteria:

- \$4,500 price difference between slate and Ecostar
- The asphalt roof has a 40 year warranty and the slate roof is projected to last 75 years without a major replacement. The additional cost of \$83,100 is worth the extended life expectancy of the material.
- Sustainability – approximately 70-75% of the current slate will be reused in the project.
- Slate maintains the current historical architectural look of the building, which is a consistent look to the Village Hall and schools in Glencoe.

A-1 roofing furnished a bid of \$266,200 for the clock tower renovations and the additionally specified paint abatement and carpentry work. Upon review of the bid staff is recommending items 1 & 2 of Alternate Bid 1 (\$113,700) consisting of a complete clock tower renovation without the additional abatement and carpentry costs.

The additional paint abatement is outside the budgeted project. We recommend a total facility paint abatement plan will be included as a future capital project.

BID TABULATION ROOF REHABILITATION PROGRAM GLENCO PARK DISTRICT - TAKIFF CENTER ACG File #16-025		BIDDER				
		Marshall Roofing	CSR Roofing	G.E. Riddiford Roofing	A-1 Roofing	Knickerbocker Roofing

BASE BID RESULTS

Item	Description	Cost					
BASE BID A	Tile Roof Replacement and Firewall Rehabilitation						
	BASE BID A: Slate Tile Roofs & Gutters [(5-year contractors warranty) . (Slate Tile Roof Rehabilitation- Removal and sorting of existing slate tiles ,installation of new slate tiles/ Ice & Water Shield/ Base Sheet, Copper Gutters and Related Metal Work @ Roof Areas M & P totaling approx. 6,950 sf)						
	1)	Slate Tile Roof Replacement . Roof Area P (+/- 3,750 sq.ft.)	\$77,000.00	\$157,275.00	\$105,050.00	\$102,500.00	\$145,800.00
	2)	Slate Tile Roof Replacement . Roof Area M (+/- 3,200 sq.ft.)	\$63,000.00	\$135,725.00	\$98,325.00	\$95,900.00	\$126,630.00
	3)	Copper Gutters / Flashings & Relate Sheet Metal - Roof Area P	\$81,950.00	\$10,000.00	\$75,750.00	\$49,200.00	\$47,545.00
	4)	Copper Gutters / Flashings & Relate Sheet Metal - Roof Area M	\$67,050.00	\$8,000.00	\$47,050.00	\$36,300.00	\$25,600.00
	TOTAL BASE BID A	\$289,000.00	\$311,000.00	\$326,175.00	\$283,900.00	\$345,575.00	

ALTERNATE BID RESULTS

Item	Description	Cost					
A1	ALTERNATE BID 1: Clock Tower and Wood Trim [Clock Tower/ Wood Rehabilitation @ Roof areas P, B, L, M & C- Removal and remediation of existing trim, removal of existing and installation of new 4 faced clock and master controller/ Installation of new composite trim/ house wrap /Ice & Water Shield/Copper Flashing/ Repair of existing Clock Tower Copper Roof/ Remediation and abatement of Lead Based Paint/ Re finishing and repair of existing eaves, fascia, soffits and dentil members and related wood components]						
	1)	Clock Tower Wood Replacement . Roof Area P	\$72,000.00	\$75,000.00	No Bid	\$61,600.00	\$54,800.00
	2)	4 Sided Clock Replacement	\$65,000.00	\$67,500.00	\$39,300.00	\$52,100.00	\$45,650.00
	3)	Lead Base Paint Abatement at Remaining Wood Trim	\$186,000.00	\$187,500.00	No Bid	\$127,900.00	\$136,000.00
	4)	Wood Caulking, Priming, and Painting	\$46,000.00	\$48,200.00	No Bid	\$24,600.00	\$57,400.00
		TOTAL ALT BID A1	\$369,000.00	\$378,200.00	Imcomplete	\$266,200.00	\$293,850.00
A2	ALTERNATE BID 2: Canopy Roof . Replacement (20-year NDL : [Canopy Roof Areas B, C & L . Removal and Replacement of existing roof & copper gutter/ New Cover Board / Base sheet/ Roofing membrane/ Copper Gutter. Remove, Repair, paint and reset existing wrought iron railing]						
	1)	Roof & Gutter Replacement . Canopy Roof Area B	\$5,000.00	\$7,000.00	\$9,865.00	\$12,900.00	\$6,000.00
	2)	Railing Repair & Painting . Canopy Roof Area B	\$6,000.00	\$6,000.00	\$5,500.00	\$2,700.00	\$6,300.00
	3)	Roof & Gutter Replacement . Canopy Roof Area C	\$14,500.00	\$15,000.00	\$30,435.00	\$19,100.00	\$9,480.00
	4)	Roof & Gutter Replacement . Canopy Roof Area L	\$9,500.00	\$11,500.00	\$20,925.00	\$18,700.00	\$7,130.00
		TOTAL ALT BID A2	\$35,000.00	\$39,500.00	\$66,725.00	\$53,400.00	\$28,910.00
A3	Alternate Bid 3: Synthetic Slate Tile Roofs & Gutters [(50-year limited warranty) . (Steep Slope Roof Rehabilitation- Removal existing and install new synthetic slate tiles / Ice & Water Shield/ Base Sheet, Copper Gutters and Related Metal Work @ Roof Areas M & P totaling approx. 6,950 sf)						
	1)	Synthetic Tile Roof Replacement . Roof Area P (+/- 3,750 sq.ft.)	\$75,000.00	\$155,500.00	\$102,635.00	\$101,100.00	No Bid
	2)	Synthetic Tile Roof Replacement . Roof Area M (+/- 3,200 sq.ft.)	\$62,000.00	\$134,000.00	\$95,165.00	\$92,800.00	No Bid
	3)	Copper Gutters / Flashings & Relate Sheet Metal - Roof Area P	\$81,950.00	\$10,000.00	\$75,750.00	\$49,200.00	No Bid
	4)	Copper Gutters / Flashings & Relate Sheet Metal - Roof Area M	\$67,050.00	\$8,000.00	\$47,050.00	\$36,300.00	No Bid
		TOTAL ALT BID A3:	\$286,000.00	\$307,500.00	\$320,600.00	\$279,400.00	No Bid
A4	Alternate Bid 4: Architectural Laminated Shingle Roofs & Gutters [(40-year warranty) . (Steep Slope Roof Rehabilitation- Removal existing and install new synthetic slate tiles / Ice & Water Shield/ Base Sheet, Copper Gutters and Related Metal Work @ Roof Areas M & P totaling approx. 6,950 sf)						
	1)	Shingle Roof Replacement . Roof Area P (+/- 3,750 sq.ft.)	\$51,150.00	\$133,000.00	\$63,350.00	\$61,800.00	No Bid
	2)	Shingle Tile Roof Replacement . Roof Area M (+/- 3,200 sq.ft.)	\$41,850.00	\$112,000.00	\$54,800.00	\$53,500.00	No Bid
	3)	Copper Gutters / Flashings & Relate Sheet Metal - Roof Area P	\$81,950.00	\$10,000.00	\$75,750.00	\$49,200.00	No Bid
	4)	Copper Gutters / Flashings & Relate Sheet Metal - Roof Area M	\$67,050.00	\$8,000.00	\$47,050.00	\$36,300.00	No Bid
		TOTAL ALT BID A4:	\$242,000.00	\$263,000.00	\$240,950.00	\$200,800.00	No Bid
A5	Alternate Bid 5: Steep Slope Roof Rehabilitation . (Steep Slope Roof Rehabilitation- Grind and point masonry chimneys and seal cap . Roof Area P)						
	1)	Grind and Point 50% of Masonry Chimney&Seal Cap . Roof Area P	\$21,500.00	\$29,500.00	\$16,250.00	\$26,000.00	\$32,600.00
		TOTAL ALT BID A5:	\$21,500.00	\$29,500.00	\$16,250.00	\$26,000.00	\$32,600.00

COMBIGNED BID RESULTS

Item	Description	Cost				
	Base Bid A + Alt Bid A1	\$658,000.00	\$689,200.00	\$326,175.00	\$550,100.00	\$639,425.00
	Base Bid A + Alt Bid A1 + Alt Bid A2	\$693,000.00	\$728,700.00	Incomplete	\$603,500.00	\$668,335.00
	Base Bid A + Alt Bid A1 + Alt Bid A2 + Alt Bid 5	\$714,500.00	\$758,200.00	Incomplete	\$629,500.00	\$700,935.00
	Base Bid A + Alt Bid A1(items 1 & 2) + Alt Bid A2	\$461,000.00	\$493,000.00	Incomplete	\$451,000.00	\$474,935.00
	Base Bid A + Alt Bid A1 (items 1 & 2)+ Alt Bid A2 + Alt Bid 5	\$482,500.00	\$522,500.00	Incomplete	\$477,000.00	\$507,535.00

Staff is also recommending the approval of Alternate Bid 2 (\$53,400) which represents replacing four smaller roofs throughout the facility which were not part of the 2008 renovation and Alternate Bid 5 (\$26,000) chimney tuck pointing. Both areas were identified as in need of maintenance in the recent roof assessment.

A full cost synopsis:

Base Bid Slate Tile & Gutters:	\$283,900
Alternate 1 (Items 1 & 2 only):	\$113,700
Alternate 2:	\$53,400
Alternate 5:	\$26,000
Total Bid Cost:	\$477,000

Total Construction Budget in FY16/17:	\$535,000
Contingency:	\$ 58,000

Staff does not recommend approving items 3 and 4 in alternate 1.

ACG has performed reference checks on A-1 Roofing and relevant sub-contractors to ensure high quality and consistency. Upon Board approval Tuesday, June 21, the project would be slated to begin August 15, 2016.

Staff Recommended Motion:

To approve the lowest responsible bidder, A-1 Roofing for Base Bid State Tile & Gutters for \$283,900; Alternate 1, items 1 & 2 only for \$113,700; Alternate 2 for \$53,400 and Alternate 5 for \$26,000 for a total construction budget of \$477,000 as presented.