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: Fire Station 2 Roof Replacement

Date: June 25, 2018

Action:
Staff recommends City Council authorize the City Manager to execute a contract for the
Fire Station 2 Roof Replacement with Garland/DBS, Inc. (3800 East 91st St., Cleveland,
OH) in the amount of $234,057.

Funding Source:
Funding will be provided from the GO Bond Capital Improvement Fund (Account
415.40.4118.65515 – 418007). The roof replacement project was budgeted at $220,000
in FY 2018. The additional $14,057 for the masonry repairs will be provided from
Facilities Contingency.

Livability Benefits:
Health & Safety: Improve emergency prevention and response, Enhance resiliency to
natural and human hazards

Background:
In 2016, the City Council approved a contract with TFS Alliance Group to investigate
and assess all City building roofs for their condition and life expectancy. The report
indicated that at Fire Station 2, several areas of the roof were saturated due to water
infiltration, mainly around roof drains. Additionally, the roofing membrane has dried out
and lost its flexibility, developing cracks. The roof has exceeded its life expectancy and
is recommendation for replacement at this time. Furthermore, a masonry parapet wall at
the building’s northwest corner has cracked and moved. It is necessary to remove the
existing wall and rebuild it with reinforcing to prevent water infiltration. This work is
quoted as an alternate.
Construction of this project is scheduled to begin in July 2018. The current substantial completion deadline is October 31, 2018.

U.S. Communities Purchasing Program:
The City of Evanston has used the U.S. Communities cooperative purchasing program for various roofing projects in the past four years. 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 acted as the project designer and produced bid documents for the project. The bid documents were sent to U.S. Communities prequalified general contractors for bidding of the labor only, while Garland is providing all material at a pre-approved price. A full labor and materials warranty is provided by Garland at the completion of the work. The City has previously contracted with Garland through the U.S. Communities process for replacement, repairs and refinishing of roofs in 2014, 2016 and 2017. Garland has successfully completed all of these prior projects to the satisfaction of staff and facility occupants. Staff recommends utilizing the U.S. Communities process for this project and the award of this contract to Garland.

Analysis:
On June 8, 2018, staff received a proposal from Garland/DBS Inc. Garland obtained proposals for labor from four local prequalified contractors. Garland’s proposal using these contractors is as follows:

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Base Bid</th>
<th>Masonry Alternate</th>
<th>Total Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>DCG Roofing Solutions, Inc.</td>
<td>$223,808.00</td>
<td>$10,249.00</td>
<td>$234,057.00</td>
</tr>
<tr>
<td>Futurity 19, Lc for Masonry Alternate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>G.E. Riddiford Co.</td>
<td>$244,621.00</td>
<td>$22,071.00</td>
<td>$266,692.00</td>
</tr>
<tr>
<td>Knickerbocker Roofing &amp; Paving Co.</td>
<td>$258,794.00</td>
<td>No Bid</td>
<td>$258,794.00</td>
</tr>
<tr>
<td>R.E. Burke Roofing</td>
<td>$322,940.00</td>
<td>No Bid</td>
<td>322,940.00</td>
</tr>
</tbody>
</table>

Based on the bids received, staff is recommending that Garland utilize the lowest-priced contractor, DCG Roofing Solutions, Inc.

A review of compliance with the City’s M/W/EBE program goals is attached.

Attachments:
M/W/EBE Memo
Memorandum

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

From:      Tammi Nunez, Purchasing Manager

Subject:   Fire Station 2 Roof Replacement

Date:      June 25, 2018

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.

With regard to the Fire Station 2 Roof Replacement, the base bid amount of $234,057.00, the primary contractor Garland/DBS, Inc. has subcontracted the following:

<table>
<thead>
<tr>
<th>Name of M/W/EBE</th>
<th>Scope of Work</th>
<th>Contract Amount</th>
<th>%</th>
<th>MBE</th>
<th>EBE</th>
<th>WBE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Futurity 19 Inc</td>
<td>Roofing</td>
<td>$8,990.00</td>
<td>3.8%</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3 Grant Square #310</td>
<td>Hinsdale, IL 60521</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garth Building Products</td>
<td>Stock Distribution</td>
<td>$19,000.00</td>
<td>8.1%</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>579 Williams Street</td>
<td>Thornton, IL 60476</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total M/W/EBE</strong></td>
<td></td>
<td><strong>$27,990.00</strong></td>
<td>11.4%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Garland/DBS Inc. will receive credit for 11.4% M/W/EBE participation, citing MWEBE participation is impracticable. They are seeking to waive 13.6% of the remaining goal. A waiver is granted.

Cc:    Hitesh Desai, Chief Financial Officer