

VILLAGE OF GURNEE

FIRE HOUSE #1 AND WELL #1 ROOF REPLACEMENT

Bid Opening: July 10th, 2018
Time: 10:30 A.M.
Place: Village of Gurnee
325 N. O'Plaine Road
Gurnee, Illinois 60031
(847) 599-7550

PREPARED BY: VILLAGE OF GURNEE – ENGINEERING DIVISION

VILLAGE OF GURNEE
NOTICE TO BIDDERS

Municipality: VILLAGE OF GURNEE
Road District WARREN
County LAKE

TIME AND PLACE OF OPENING OF BIDS:

Sealed proposals for the improvement described below will be received at the office of the Village of Gurnee, Engineering Department, 325 N. O'Plaine Road, Gurnee, Illinois 60031, until 10:30 A.M., July 10, 2018. Proposals will be opened and read publicly at that time.

DESCRIPTION OF WORK:

“Fire House #1 and Well #1 Roof Replacement”

LOCATION:

4580 Old Grand Ave, Gurnee, IL 60031

PROPOSED IMPROVEMENT:

Improvements include the replacement of Fire Station #1 and Well #1's flat roofs at the above location. The replacements consist of approximately 17,333 Square Feet at Fire House #1 and approximately 633 Square Feet at Well #1. Improvement is expected to begin on or about August 1st.

BIDDERS INSTRUCTIONS:

1. Plans and proposal forms will be available in the office of the Village of Gurnee, 325 N. O'Plaine Road, Gurnee, Illinois 60031 for free.
2. Proposals do not need to be accompanied by a proposal guarantee as provided in Check Sheet LRS 6 of the “Supplemental Specifications and Recurring Special Provisions,” prepared by the Department of Transportation.
3. A wage of no less than the general prevailing hourly rate for work of a similar character in the locality in which the work is performed, shall be paid to all laborers, workers and mechanics employed as is according to the Illinois Prevailing Wage Act (/820 ILCS 130).
4. The awarding authority reserves the right to waive technicalities and to reject any or all proposals as provided in Check Sheet LRS 6 of the “Supplemental Specifications and Recurring Special Provisions,” prepared by the Department of Transportation.

By Order Of The:

Village of Gurnee

(Awarding Authority)

Andy Harris

Village Clerk

INSTRUCTIONS TO BIDDERS

SCOPE OF WORK

The CONTRACTOR shall furnish and provide all labor, materials, tools, equipment, and machinery necessary to perform and complete, in a good and workmanlike manner, the work required for:

FIRE HOUSE #1 and WELL #1 ROOF REPLACEMENT

COORDINATION OF PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS

The Special Provisions are intended to describe a scope of work and are essential parts of the Contract. A requirement occurring in any of them is binding. In case of discrepancy, measured or calculated dimensions will govern over scaled dimensions; Special Provisions will govern over both Plans and Specifications. The CONTRACTOR shall take no advantage of any apparent error or omission and the village shall be permitted to make corrections and interpretations as may be necessary for the fulfillment of the improvements. The decision of the village in the case of any errors or omissions shall be final.

EXAMINATION OF SITE AND SPECIFICATIONS

Bidders shall make a careful examination of the site of the proposed work, Bid Documents, Specifications, and Contract Form before submitting a Proposal. They shall fully inform themselves as to the quality and quantity of materials required and the character of the work, and they shall further investigate the location and make a careful examination of the sources of supply for materials.

The attached report is intended to provide a generalized scope of the work to be done and in no way shall be deemed to be complete, comprehensive, or limiting the area of the work to be performed.

The Village of Gurnee, as Owner, and its agents assumes no responsibility whatever in respect to the sufficiency or accuracy of this information and there is no guaranty, either expressed or implied, that the conditions or locations indicated are representative of those existing throughout the work or that unanticipated situations may not occur.

The Owner reserves the right to add, delete, or modify as it deems fit, the locations and amounts of work to be done. If their bid is accepted, they will be responsible for all errors in their Proposal resulting from their failure or neglect to comply with these instructions. The Owner will in no case be responsible for any change in anticipated profits resulting from such failure or neglect.

DELIVERY OF PROPOSALS

Proposals shall be delivered in person to the place and by the time specified in the Notice to Bidders. Bids delivered after the time stated will not be accepted nor opened. Submit each Proposal in a sealed envelope including the bidders' company name and plainly marked:

FIRE HOUSE #1 and WELL #1 ROOF REPLACEMENT

FAIR EMPLOYMENT PRACTICES

In accordance with "An Act to Prohibit Discrimination and Intimidation on Account of Race or Color in Employment under Contracts for Public Buildings or Public Works", approved July 8, 1933, as amended, no person shall be refused or denied employment in any capacity on the grounds of race or color, nor be discriminated against in any manner by reason thereof in connection with the performance of this Contract, nor shall any unfair employment practice as defined in the "Fair Employment Practices Act", approved July 21, 1961, as amended, be committed by the CONTRACTOR, his subcontractors, suppliers of materials or services to the CONTRACTOR or his subcontractors, or any labor organizations furnishing skilled or unskilled labor to the CONTRACTOR or his subcontractors.

MUNICIPAL REFERENCES, EQUIPMENT, SUPERINTENDENT, SUBCONTRACTOR, SUPPLIER RESUMES REQUIRED

Prior to award, the apparent low bidder shall furnish to the Owner the following information:

1. Three (3) municipal references of completed contract work of a similar nature, including the name of the municipality, the dollar value of the work, and names and telephone numbers of the municipal officials in responsible charge of the completed contracts.
2. A complete List of the Bidder's Labor Force to be employed on this Contract, including their construction specialties.
3. The Name of the Full Time Superintendent assigned to this contract to represent the CONTRACTOR.
4. A List of All Subcontractors proposed to be employed for this contract.
5. A complete List of the Equipment owned or currently leased by the bidder to be used in construction of this improvement.
6. A List of all Material Suppliers with addresses, telephone numbers, and contact names.

Failure to submit any of the above items may result in disqualification of the bid as incomplete.

SELECTION OF BIDDER

The Owner reserves the right to govern selection of a bidder in accordance with the work to be done; equipment and qualified labor and superintendence to be furnished; experience; resources; and the lowest priced responsible and complete bid. The Owner reserves the right to waive any or all technicalities, to reject any or all bids, and to make an award in the best interest of the Village.

CONTRACT BOND REQUIRED

The successful bidder, prior to the execution of the Contract by the Owner, shall furnish to the Owner a surety bond in the sum equal to the full amount of the Bid, in the form of a Contract Bond. All proposals shall be submitted on the basis of furnishing this bond executed by a corporate surety company licensed to do business in the State of Illinois. The costs of executing the Contract, furnishing the Contract Bond and Proof of Insurance, and other documents required, including all Notarial fees and expenses, are to be paid by the Bidder to whom the award is made. The cost of same shall be included in the total amount bid, with no extra compensation paid by the Owner.

GENERAL CONDITIONS OF THE CONTRACT

GENERAL CONDITIONS, QUALIFICATIONS, STANDARDS, & PROCEDURES

The general terms and conditions which follow apply to all purchases and become a definite part of each formal invitation for bid, purchase order, or contract issued by the village of Gurnee (“village”), unless otherwise specified. By submitting a bid, the bidder (“bidder, vendor, or contractor”) agrees to be bound by these terms and conditions. Bidders or their authorized representatives are expected to fully inform themselves of the conditions, requirements, and specifications before submitting bids, failure to do so will be at the bidder's own risk and the bidder cannot secure relief on the plea of errors.

General Conditions

CHANGES TO SCOPE OF WORK

If the Village deems it proper or necessary during the execution of the work to make any alteration which will increase or diminish the quantity of labor or material or the expense of the work, even to the elimination of one or more items, such alteration shall not annul the Contract hereby entered into.

The elimination of any part of the work shall not increase the unit price for any of the remaining work bid on. The value of the work so added shall be based on the rates and prices named in the Contract as bid, when such rates and prices cover the class of work added, otherwise the value shall be determined by mutual written agreement between the Village and the Contractor before any such work shall be commenced.

EXTRA WORK

No claim of any kind will be allowed from the Contractor for changes, extra work or material not contemplated or necessary for the completion of the work described, or for a greater amount of money than is hereby stipulated to be paid, unless the change in or addition to the work requiring additional outlay by the Contractor is first ordered in writing by the Village and the price herein stipulated to the Contractor.

QUALITY CONTROL OF WORK

The Village shall have power to inspect all work for compliance with the Specifications, and the Contractor shall perform all of the work herein specified to the Village's entire satisfaction, approval, and acceptance.

The Contractor is responsible for furnishing all labor, materials, and equipment to construct and complete the work in compliance with the Plans, Specifications, and Special Provisions unless otherwise specified. It is the Contractor's responsibility to complete the work and deliver a final product which meets all the requirements of the Specifications.

The Village shall decide all questions relative to measurements, the materials used, the character of the work performed, and as to whether the rate of progress is such as to comply with these Specifications.

If any authorized agent of the Village shall discover and notify the Contractor of any neglect or disregard of the Specifications, such defects shall at once be remedied and further defective work discontinued. Yet, the right of final acceptance or condemnation of the work will not be waived by reason thereof, nor by any act of the Village, its officers, or agents.

INSPECTION

The Village shall at all times have access for inspection to all branches of the work, on the site of the work, or where materials are stored or to be furnished from, and the Contractor shall furnish from time to time such samples of each separate component forming the materials to be used in the improvement as may be required by the Village.

If at any time during the progress of the work, any material is rejected or if any of the work is entirely or in part improperly constructed, then the Contractor, at his / her own expense, shall immediately remove all rejected material and shall reconstruct all work improperly done. In the case the Contractor shall neglect or refuse, after seventy-two (72) hours written notice, to remove or replace said rejected work or material, the work shall be removed by the Owner and the Owner's cost of labor, material, and supervision thereof deducted from any money due the Contractor.

OBSTRUCTION OF DRIVWAYS AND PARKING

The CONTRACTOR shall arrange to keep public ways open for traffic at their own expense. Convenient access to driveways, houses, and buildings along the improvement must be maintained by the CONTRACTOR. The CONTRACTOR shall remove all surplus materials and debris from the work area on a daily basis as the work progresses so that there is a minimum amount of disruption to public property as possible.

FORFEITURE

The work herein specified shall be prosecuted with such forces as the Village may deem adequate for its completion within the time specified for completion. If the rate at which the work is performed is, in the judgment of the Village, not such as to insure its progress and completion in the time and manner herein specified, or if, at any time, the Contractor refuses or neglects to prosecute the work with forces sufficient for its completion within the specified time, or if in any event, the Contractor fails to proceed with the work in accordance with the requirements and conditions of the Specifications, the Owner shall have full right and authority after giving seven (7) days written notice to the Contractor of its intention to do so, to take the work out of the hands of the Contractor and/or to re-let the same to other contractors. In so doing, the Owner may use or authorize the use of such materials and supplies as may be the property of the Contractor, or on the ground, without rental or other charge for the use thereof, except that all such materials so used in completing the work shall be credited to said Contractor at their fair reasonable market price, as of the date same were delivered on the work, but in no case will the Contractor be credited with more than the cost of said materials delivered to the Contractor. The cost of fully completing all the work and all expense of every kind incurred by the Owner in connection herewith shall be charged to the Contractor and shall be deducted and paid by the Owner out of such moneys as may be due, or may at any time thereafter become due, or may at any time thereafter become due to said Contractor under this Contract, or any part thereof, so far as the same shall suffice therefore, and any deficiency shall be paid to the Owner by the Contractor forthwith, and the bondsmen will be held liable for any such deficiency. Should it become necessary for the Owner to declare the work forfeited, such forfeiture shall in no case relieve the Contractor or his / her bondsmen of any of the conditions of the Contract. In case the Contractor shall abandon or in any manner fail to complete the work, the Owner shall have the full right and authority to pay to any person, firm, or entity who may have been employed by the Contractor upon the work, out of any fund due or unpaid the Contractor at the time the Owner shall declare said Contractor in default, any and all sums of money which may be found to be due and owing to said Contractor under this Contract and upon giving five (5) days written notice by mail to said Contractor of the intention so to do. The Owner shall have the full right and authority to ascertain the amount or amounts so due and owed by the Contractor to such person, firm, or entity and in such manner and upon such proof as it may deem sufficient, and the amount or amounts so found by it to be due and owing to such person, firm, or entity, shall be conclusive as against said Contractor, and may thereafter make payment to the said person, firm or entity.

SUSPENSION OF WORK

Should the Contractor, with the approval of the Village, stop work, or should the weather conditions, in the opinion of the Village, are such that the work could not be properly and safely be performed, then the Village may suspend the work until such time as weather conditions shall permit proper construction. In case of stoppage of work, the Contractor shall, at his / her own expense, store and be responsible for material and protection of the work and be responsible for all accidents as though the work was in progress. Should the work be delayed or suspended with the approval of the Village, the time of delay or suspension may be added to the time set for completion of the work.

WAIVERS OF LIEN REQUIRED

It is expressly understood that the Village reserves the right to direct that no payment be made to the Contractor should he have reason to believe that said Contractor has failed for any reason to make just payment to any employee, subcontractor, or material supplier used or employed by the Contractor in the prosecution of the work, until the Village is satisfied that full and proper payment has been made. The Contractor shall secure and file with the Owner the progress and final waivers of lien for all materials incorporated into and labor and equipment employed on the work before payment requests are processed.

PARTIAL AND FINAL ACCEPTANCE OF THE WORK

Work on this Contract is not subject to partial inspection and acceptance. The entire work shall be made in a neat and workmanlike manner and all requirements shall be complied with. The mere fact that some particular part or portion of the work may have been previously inspected, cleaned, and set in order will not excuse the Contractor from again cleaning any and all portions so that the entire system of work shall be in proper condition and subject to final inspection by the Village and complying with the use intended at the time of acceptance by the Owner. The date of final acceptance of work on this Contract is the date that the Contractor is issued final payment by the Owner.

APPLICABLE REGULATIONS AND STANDARDS

All the latest and most recent standards, regulations, work rules, product specifications, and workmanship practices will apply to this project unless otherwise approved by the Village.

EVALUATION CRITERIA

The Village will select a contractor on the basis of the responsiveness of the proposal to the Request for Proposal requirements and willingness to negotiate and execute an acceptable written agreement.

The Village reserves the right to reject any, some or all proposals and to request written clarification of proposals and supporting materials.

Responses may be rejected if the contractor fails to perform any of the following:

1. to adhere to one or more of the provisions established in this RFP;
2. to submit a response and complete all required forms;
3. to demonstrate technical competence;
4. to submit a response on or before the deadline
5. to fulfill a request for an oral presentation.

Discussions may be conducted with responsible entities that have submitted proposals in order to clarify certain elements. Proposals shall be afforded fair and equal treatment with respect to any opportunity for discussion and revision. Any such revisions may be permitted after submissions and prior to award for the purpose of obtaining best and final offers at the discretion of the Village. In conducting discussions, there shall be no disclosure of information derived from proposals submitted by competing proposers. The selection shall be done by a review team and will be recommended to the Village Administrator for final approval.

The Contractor to be recommended for approval will be the one whose proposal is determined to be the most advantageous to the Village, in consideration of price and the evaluation factors set forth in this Request for Proposal.

The Village of Gurnee reserves the right to negotiate with more than one potential awardees after the submission of all proposals.

The Village of Gurnee may award a contract based on initial proposals received without discussing such proposals among the contractors.

The Village of Gurnee reserves the right not to fund any of the respondents to this RFP.

The Village is not required to furnish a statement of the reason(s) why a proposal was not deemed to be the most advantageous.

The Village of Gurnee in accordance with the laws of the State of Illinois, hereby notifies all respondents that it will affirmatively insure that the agreement entered into pursuant to this notice will be awarded to the successful firm without discrimination on the grounds of race, color or national origin.

CONTRACTOR QUALIFICATIONS

The Contractor must possess the equipment and all required licenses and authorizations necessary to complete the type of work required.

The Contractor is responsible for compliance with all regulations and standards set forth in the general conditions and special provisions of this document.

PRE-PROPOSAL INSPECTION

All interested contractors are encouraged to visit the site of the proposed work, to familiarize themselves with the project, and to pose questions or request additional information.

During this inspection a walkthrough of the site will be allowed to assist in determining the scope of work, measurements, material quantities, sizes, and site conditions that will affect work, which is the sole responsibility of the Contractor. Contractor should acquaint themselves with job conditions by site review. Failure to do so will not relieve the Contractor of the obligation to furnish all services necessary to carry out the provisions of the Contract.

The Village assumes no responsibility for any misunderstanding or representations concerning conditions made by its officers or employees prior to the execution of this contract, unless such understanding or representations made are given in writing. No additional allowance will be granted because of lack of knowledge of such conditions. To schedule an inspection of the site, please call the engineering division at (847) - 599 -7558.

Contractor Requirements

CONTRACTOR'S EMPLOYEES

The Contractor shall employ skilled foremen and laborers and shall, if directed by the Village, discharge from the site of the work any incompetent, abusive, or disorderly employees. None but person's expert in their respective branches of work shall be employed by the Contractor.

EXISTING FACILITIES

The Contractor shall clean and maintain all work areas adjoining the project site free from all construction debris at all times. The Contractor is also responsible for the immediate removal of debris from adjacent work areas caused by construction foot traffic entering and leaving the project area.

SALVAGED MATERIAL

All material of any kind encountered on the site is the property of the Owner. When approved for removal from the site of the work, said material shall become the property of the Contractor and shall be disposed of, in a timely fashion, as specified.

PERMITS

The Village of Gurnee shall be responsible for obtaining all permits.

ORDINANCES

The Contractor shall observe all laws and ordinances controlling or limiting those engaged in public work, which ordinances and laws are made a part of these Specifications. The Contractor shall provide and maintain such sanitary accommodations for the use of his / her employees as may be necessary to comply with the State and Local Board of Health requirements. Public nuisances will not be tolerated.

DAMAGE

All loss or damage arising out of the nature of the work to be done, or from any delay or unforeseen or unusual obstructions, or from difficulties which may be encountered in the prosecution of the work or arising from the action of the elements, shall be sustained at the Contractor's expense.

The Contractor is responsible for having any and all public and private utilities located in proximity to the project site. The Contractor shall protect all public and private utilities and shall notify the owners of all utilities at least 48 hours prior to commencing work. The Contractor shall contact JULIE (1-800-892-0123) and obtain the horizontal and vertical field locations for their utilities within the limits of the proposed improvement.

The Contractor shall be held responsible for all damage to any utilities, sidewalks, pavements, structures, etc.

The Contractor shall, without extra charge, erect, maintain, and remove strong and suitable barriers to protect the site and public.

The Contractor shall protect the adjoining building from damage and injury in the progress of the work, at the Contractor's expense.

The Contractor shall protect all private and corporate property, such as gas mains, telephone lines, telephone or telegraph poles or conduits, etc. interfering with the work, notifying the several owners of the work to be done, and arranging for the future disposition of their property. The Contractor agrees to hold the Village harmless from any such claims or demands of any

kind, arising from their performing the work on this Contract.

MINIMUM WAGE PROVISIONS

The successful bidder will be required to pay not less than the prevailing rates of wages in this locality to workmen engaged in the work, in accordance with "The Prevailing Wage Act", Illinois Revised Statutes, as amended. All contractors and subcontractors shall submit certified payroll records to the Village of Gurnee. Contractors must submit these records once a month. The payroll records must include all workers employed by contractors who have worked on construction projects undertaken on behalf of the Village.

FAIR EMPLOYMENT PRACTICES

In accordance with "An Act to Prohibit Discrimination and Intimidation on Account of Race or Color in Employment under Contracts for Public Buildings or Public Works", approved July 8, 1933, as amended, no person shall be refused or denied employment in any capacity on the grounds of race or color, nor be discriminated against in any manner by reason thereof in connection with the performance of this Contract, nor shall any unfair employment practice as defined in the "Fair Employment Practices Act", approved July 21, 1961, as amended, be committed by the Contractor, his / her subcontractors, suppliers of materials or services to the Contractor or his / her subcontractors, or any labor organizations furnishing skilled or unskilled labor to the Contractor or his / her subcontractors.

RESPONSE REQUIREMENTS

The Village of Gurnee will accept written proposals for this work until 10:30AM on July 10, 2018. Proposals shall be delivered to the office of the Village Engineer at 325 N. O'Plaine Road, Gurnee, IL.

All costs incurred in the preparation and submission of the Request for Proposal shall be borne by the Contractor.

The Village of Gurnee is not obligated to return any responses or materials submitted by a contractor as a result of the Request for Proposal.

PAYMENT FOR COMPLETED WORK

A lump sum will be paid to the contractor upon completion of the project, should the project be completed on time and to the Village Engineer's satisfaction. In order to receive the lump sum payment, all guidelines, regulations, provisions, etc. as are outlined in this document must be followed.

INSURANCE

The Contractor shall not commence work under this Contract until he has obtained all insurance required under this paragraph and such insurance has been approved by the Owner, nor shall the Contractor allow any subcontractor to commence work on this Contract until all similar insurance required of the subcontractor has been so obtained and approved.

A. Compensation Insurance

The Contractor shall take out and maintain, during the life of this Contract, Workmen's Compensation Insurance for all his / her employees employed at the site of the project. In case any work is sublet, the Contractor shall require all subcontractors similarly to provide Workmen's Compensation Insurance for all the latter's employees unless such employees are covered by the protection afforded by the Contractor. In case any class of employees engaged in hazardous work under this Contract at the site of the project are not protected under the Workmen's Compensation Statute, the Contractor shall provide and shall cause each subcontractor to provide Workmen's Compensation Insurance for the protection of his / her employees not otherwise protected.

B. Public Liability & Property Damage Insurance

The Contractor shall take out and maintain and cause to be taken out and maintained by all subcontractors during the life of this Contract such Public Liability and Property Damage Insurance as shall protect him and all subcontractors performing work covered by this Contract from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from operations under this Contract, whether such operations be by himself or by a subcontractor or by anyone directly or indirectly employed by either of them and the amounts of such insurance shall be as follows:

General Liability/Property Damage/Bodily Injury \$2 million combined single limit

Automobile Bodily Injury Liability/Property Damage \$2 million combined single limit

Such insurance shall name the Owner and the Village as insured along with the Contractor and shall hold harmless the Owner and the Village against all suits and claims arising from or as the result of the actions of the Contractor or his / her subcontractors.

Such policies shall not be cancelled, permitted to expire, or to be changed without the written consent of the Village.

PROOF OF INSURANCE

The Contractor shall furnish the Village with sufficient documentary evidence of insurance coverage, which evidence shall consist of either such original insurance policy or a certified state-statement from the insurer listing the details of the policy.

The Village of Gurnee and its officers, employees, and agents shall be named as additional insured on all insurance policies, with the exception of workers compensation.

SUBCONTRACTORS

The Contractor must identify the name of and information (background and experience) of any subcontractors to be involved in this project.

All subcontract agreements shall contain the required Federal and State Equal Employment Opportunity provisions and Labor Compliance provisions, including contract minimum wage requirements.

All work permitted to be subcontracted is conditional upon the timeliness and satisfactory performance of the Subcontractor and coordination of the Contractor. The Village may order the Contractor to remove a Subcontractor who is not performing satisfactory work or who is not performing work in a timely manner.

INDEMNITY

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify, and hold harmless the Village, its officials, agents, and employees against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, which may in any way accrue against the Village, its officials, agents, employees, and volunteers arising in whole or in part or in consequence of the performance of this work by the Contractor, its employees, or subcontractors, or which may in any way result therefore, except that arising out of the sole legal cause of the Village, its officials, agents, or employees, the Contractor shall, at its own expense appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connection therewith, and, if any judgment shall be rendered against the municipality, its officials, agents, and employees, in any such action, the Contractor shall, at its own expense, satisfy, and discharge the same.

Contractor expressly understands and agrees that any performance bond or insurance protection required by the contract, or otherwise provided by contractor, shall in no way limit the responsibility to indemnify, keep and save harmless, and defend the Village as herein provided.

FORCE MAJEURE

Neither the Village nor the Vendor shall be liable in any way to the contractor as a result of an event, circumstance, or act of a third party that is beyond a party's reasonable control (e.g. an act of God, an act of the public enemy, an act of a government entity, strikes, or other labor disturbances, hurricanes, earthquakes, fires, floods, epidemics, embargoes, war, and riots).

SAFETY

Safety requirements: Contractor shall do whatever work is necessary for safety and be solely and completely responsible for conditions of the job site, including safety of all persons (including employees) and property during the project period. This requirement shall apply continuously and not be limited to normal working hours.

Safety provisions shall conform to Federal and State Departments of Labor, Occupational Safety and Health Act (OSHA), and other applicable Federal, State, County, and Local Laws, Ordinances, Codes, requirements set forth herein, and regulations that may be specified in other parts of these specifications. Where these are in conflict, the more stringent requirement shall be followed. Contractor shall become thoroughly familiar with governing safety provisions and shall comply with the obligations set forth therein.

Special Provisions

These special provisions included herein apply to and govern the proposed roof replacement of both structures at 4580 N. Old Grand Avenue. In case of conflict with any part or parts of said specifications; said special provisions shall take precedent and shall govern.

ROOFING CONTRACTOR

The CONTRACTOR shall furnish all labor, material, and equipment necessary to properly complete the installation of the roofs including, but not limited to, layout, preparation, and cleanup required to install the roofs. The roofs shall be installed per the manufacture specifications.

REUSE OF EXISING STONE BALLAST

Fire House #1 and Well #1 are both stone ballasted roofs. The CONTRACTOR may reuse stone ballast instead of fully replacing existing ballast. It will be the responsibility of the CONTRACTOR to remove and store the existing stone ballast for reuse in the final product. The ENGINEER shall inspect exiting ballast for reuse prior to use for final installation. Additional ballast may be required which will be paid by the item listed as ADDITIONAL STONE BALLAST.

CONSULTANT REPORT

The included report from IRS Asset Management Consultants shows various replacement options for each roof. The Village has decided which option best suits their needs. Option #1 for Fire House #1 has been determined to be the best option for the Village. This option will allow for the salvage of the insulation and ballast. It is expected that 10% of the polyisocyanurate insulation could possibly need replacement as work is being performed, the Village has planned for this cost and is noted in the schedule of prices as REPLACEMENT OF POLYISOCYANURATE INSULATION. Additionally the Village also seeks to replace the existing rubber walkways and wood pipe supports. The cost of replacing the rubber walkways and wood supports shall be included in the Lump Sum price for ROOFING INSTALLATION. The Village has opted for the replacement of three roof drains as the only auxiliary work item for Fire House #1. The cost of replacing the roof drains shall be included in the Lump Sum price for ROOFING INSTALLATION. The Village has opted-out of installing the additional insulation mentioned in the report for Fire House #1. Option #1 has also been selected for Well #1, along with the replacement of two internal roof drains and skylight removal. Costs of the internal roof drains and skylight removal for Well #1 shall be included in the Lump Sum price for ROOFING INSTALLATION.

ASBESTOS WARNING

Directly on the plywood deck of Well #1 is an asphalt build-up roof system with organic felts. A sample of this membrane was sent in for testing and was found to contain asbestos. This requires that the removal and disposal be accomplished by workers trained to handle Asbestos Containing Roof Materials, per applicable rules and regulations.

VILLAGE OF GURNEE
PROPOSAL

Municipality: VILLAGE OF GURNEE

Road District WARREN

County LAKE

Permit No. _____

1. Proposal of (Bidders Legal Name): _____ for the improvement of said project by the construction of the **Fire House #1 and Well #1 Roof Replacements**, which includes: the replacement of about 17,333 Square Feet at Fire House #1 and about 633 Square Feet at Well #1, and all other work necessary to complete the improvements.
2. The plans for the proposed work are those prepared by **the Village of Gurnee, Engineering Division, and 325 N. O'Plaine Road, Gurnee, Illinois 60031.**
3. The undersigned agrees to accept, as part of the contract, the applicable Special Provisions contained in this proposal.
4. The undersigned agrees to complete the work within three working months unless additional time is granted in accordance with the specifications.
5. The lump sum shall incorporate the cost of removal, installation, materials, and all other work necessary to the complete the improvements.
6. The undersigned firm certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm. The undersigned firm further certifies that it is not barred from bidding on this contract as a result of a conviction for the violation of State laws prohibiting bid-rigging or bid-rotating.

7. The undersigned submits herewith the attached proposal, listing a description of work to be performed as well as a total amount for completion of the project.

SCHEDULE OF PRICES

(For complete information covering these items, see plans and specifications)

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
1	FIRE HOUSE #1 ROOFING INSTALLATION	L.S.	1		
2	WELL #1 ROOFING INSTALLATION				
3	REPLACEMENT OF POLYISOCYANURATE INSULATION	S.F.	1,796		
4	ADDITIONAL STONE BALLAST	S.F.	1,000		
PAGE TOTAL =					
BIDDER'S PROPOSAL FOR MAKING ENTIRE IMPROVEMENTS =					

SEE ATTACHED REPORT FOR MORE DETAILS

(Is an individual)

Signature of Bidder _____

Business Address _____

(If a partnership)

Firm Name) _____

Signed By) _____

Business Address) _____

Insert Names and Addresses of All Partners) _____

(If a corporation)

Corporate Name) _____

Signed By) _____

Business Address) _____

Insert Names of Officers)

President: _____

Secretary: _____

Treasurer: _____

Attest: _____

Secretary

Fire House Location



 Parcel Lines

Trails

 Trails



Scale
1:600

May 29, 2018

Mr. Scott Drabicki
Village of Gurnee
325 N. O'Plaine Road
Gurnee, IL 60031

Subject: Phase 1 Letter for Village of Gurnee - Fire Station #1 Roof Replacement
Gurnee, IL
IRS Job No. 16759

Dear Mr. Drabicki:

In accordance with Phase 1 of our proposal for the above referenced project, enclosed please find a summary of the existing roof analysis, suggested roof replacement options, additional items of consideration, and estimated costs. Please refer to the attached roof plan of the facility to provide you with a visual reference of the roof areas discussed.

Existing Roof Analysis

The roof system consists of four (4) separate roof areas:

Roof Area 1

Roof Area 1 is over the finished office space on the west half of the facility. The roof structure consists of steel open-web bar joists supporting a steel roof deck which is structural sloped towards internal roof drains. One (1) layer of 1.5" polyisocyanurate insulation is loose-laid atop the roof deck followed by a stone-ballasted EPDM single-ply roof membrane. This roof area encompasses approximately 8,174 square feet of roof surface and terminates at its perimeters via metal edge flashing and counter flashing. The roof system is in a deteriorated condition and in need of replacement.



Mr. Drabicki
May 29, 2018
Page 2

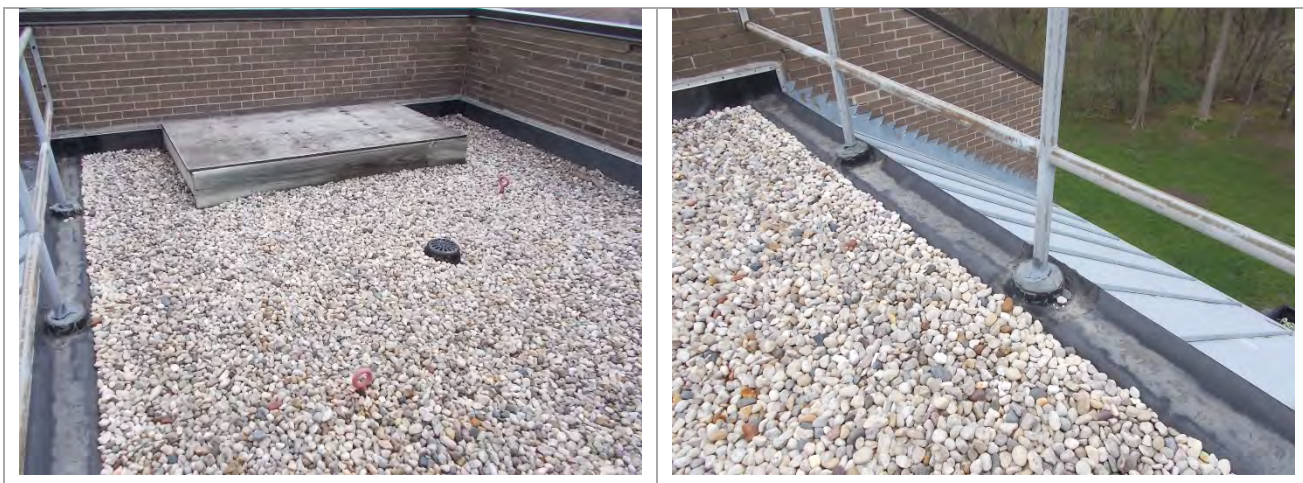
Roof Area 2

Roof Area 2 is over the apparatus bay on the east half of the facility. The roof structure consists of double-tee precast concrete planks which are structurally sloped towards internal roof drains. Atop the concrete roof deck is a 2" lightweight concrete (LWC) topping, one (1) layer of 1.5" polyisocyanurate insulation, and a stone-balled EPDM single-ply roof membrane. This roof area encompasses approximately 7,614 square feet of roof surface and terminates at its perimeters via metal edge flashing. The roof system is in a deteriorated condition and in need of replacement.



Roof Area 3

Roof Area 3 is small roof area over the hose tower and its construction is similar to that of Roof Area 2: precast concrete planks, 2" lightweight concrete topping, one (1) layer of 1.5" polyisocyanurate insulation, and a stone-balled EPDM single-ply roof membrane. This roof area encompasses approximately 245 square feet of roof surface and terminates at its perimeters via metal edge flashing and termination bar. The roof system is in a deteriorated condition and in need of replacement.



Mr. Drabicki
 May 29, 2018
 Page 3

Roof Area 4

Roof Area 4 is a small steep-slope roof area over a storage room adjacent to the hose tower. The roof structure consists of precast concrete planks sloped at approximately 9" per lineal foot towards the north perimeter. Atop the concrete planks is a wood substrate constructed with wood furring strips and 5/8" plywood. Atop the plywood is a standing seam metal panel roof system. This roof area encompasses approximately 219 square feet of roof surface. The metal panels appear to be original to the building's construction. The paint finish is deteriorated and the panels are rusting.



Suggested Roof Replacement Options for Roof Areas 1, 2 & 3

Two (2) suggested roof replacement options are provided below for your consideration. Suitable options are determined based upon parameters such as existing construction, building use, anticipated service life, and code requirements.

Option #1: 60-mil EPDM Single-Ply, Stone-Ballasted (membrane swap)

The existing stone ballast, sheet metal, and roof membrane would be removed down to the existing insulation. Atop the existing insulation, a new 60-mil EPDM single-ply membrane would be installed, followed by the stone ballast. New sheet metal flashings would be installed at all perimeters and penetrations. The new roof system would be installed to qualify for a twenty (20) year manufacturer's warranty.

Often, loose-laid stone-ballasted EPDM roof systems tend to require more maintenance through-out their service life, as compared to Option #2 below, and locating leaks can be difficult, but the most obvious benefit to this option is that it allows Ownership to take advantage of salvaging the existing insulation and stone ballast. This makes Option #1 likely the most cost effective; however, depending on leak history, the insulation may be wet or deteriorated, rendering it unusable. This is a risk that is always present with a membrane swap. Any wet or damaged insulation found during tear-off would need to be removed and replaced. Ownership should consider including a Construction Allowance to fund such costs.

If Option #1 is selected, Ownership should also consider installing additional insulation. The existing roof system has a thermal resistance value of approximately R-10. Ownership may wish to add insulation during the roof replacement project to reduce future heating and cooling costs. An additional 3.5" of insulation would be required to meet the recommended R-30, per the Illinois Energy Conservation Code, but existing conditions do not allow for such an increase in roof height without

Mr. Drabicki
May 29, 2018
Page 4

significant modifications to perimeter heights, rooftop mechanical equipment, adjacent access doors, etc. As such, Ownership should consider adding a lesser amount, 1.5", as this increase could be accomplished with only minor modifications to some existing components. (code allows this exception when there are existing height restrictions) The most practical and cost-effective way to accomplish this is by loose-laying an additional layer of 1.5" insulation over the existing insulation during the "membrane swap."

Estimated Costs for Option #1

Membrane Replacement..... **\$90,000 – \$110,000**
Additional 1.5" Insulation (optional) \$20,000

Value of existing insulation..... \$25,000
*(a potential cost associated with reuse
of the existing insulation, if it is found to be unusable)*

Mr. Drabicki
May 29, 2018
Page 5

Auxiliary Work Items

The following items require Ownership's review and decision. They are additional work items/options that Ownership should consider including with the roof replacement project. The costs for these items are listed separately below.

1. If Option #1 is selected, Ownership may wish to consider replacement of the existing stone ballast, which has some accumulations of dirt and fines. This is normal and generally is not an issue; some dirt and fines would likely still be present even with new stone ballast. Unless directed otherwise, bidders will have the option of replacing the stone ballast, but it will not be required.
2. The Fire Chief pointed out several penetrations that are no longer used, or will be abandoned in the near future. The roof replacement should include removal of the unused penetrations and proper patching of roof deck openings.



Mr. Drabicki
 May 29, 2018
 Page 6

- It is recommend that the adhered rubber walkway pads be replaced with 2' x 2' x 2" interlocking rubber pavers (to and around all serviceable equipment) to ensure adequate protection of the roof membrane in high traffic areas. These pavers should also be added to the east perimeter of Roof Area 3, where fire department personnel reportedly access the roof edge during training exercises. Currently a wood platform is constructed.

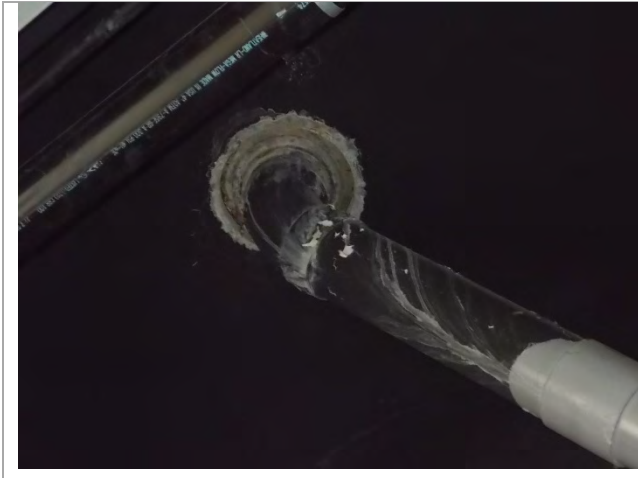


- The roof replacement should include replacement of the deteriorated wood pipe supports where pipes run across the roof surface. (this would be required if additional insulation is installed)



Mr. Drabicki
May 29, 2018
Page 7

5. Ownership should consider replacement of the drains on Roof Areas 1 & 2 in conjunction with the roof replacement. These drains appear to be original and have been a source of leakage.



Mr. Drabicki
May 29, 2018
Page 8



Auxiliary Work Item Cost Estimates

- Replace stone ballast in lieu of reusing	\$5,000
- Removal of 8 unused penetrations and patching of roof deck	\$4,000
- New rubber pavers to/around serviceable equipment	\$7,000
- New pipe supports	\$5,000
- Replace 3 roof drains	\$8,000
- New standing seam metal panels on Roof Area 4	\$18,000
- Wall-mounted access ladder	\$6,000

***Note:**

1. *Estimated costs within this letter do not include consultant fees or construction allowances.*
2. *With small, labor intensive projects such as this one, bids received may vary greatly as contractor's labor estimates tend to vary widely.*

Mr. Drabicki
May 29, 2018
Page 9



Mr. Drabicki
May 29, 2018
Page 10

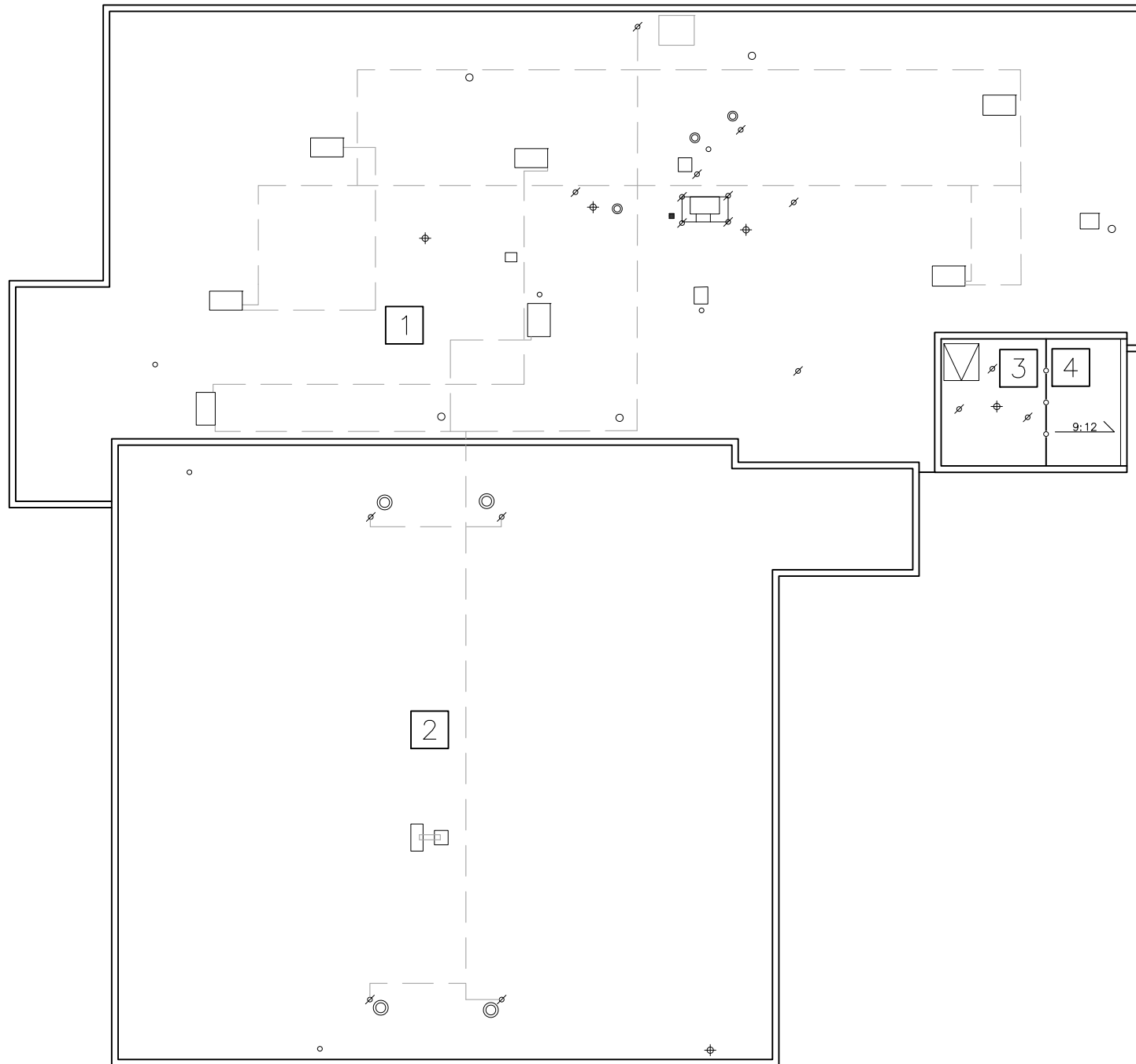
Please contact me to confirm your understanding and agreement/selection of the items discussed prior to undertaking Phase II of our proposal. We will then proceed with roof system design and generate the project documents.

If you should have any questions regarding the above information, please feel free to contact me.

Sincerely yours,
INDUSTRIAL ROOFING SERVICES, INC.

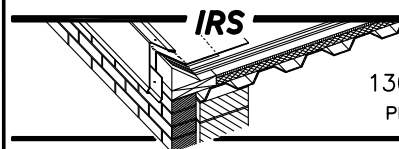
Dave Angove

Dave Angove
Project Manager



ROOF SIZES

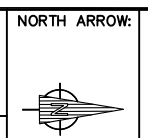
ROOF AREA	SQ. FEET	PERIMETER
1	8,174	451
2	7,614	382
3	245	63
4	217	37
TOTAL	16,250	933



INDUSTRIAL ROOFING SERVICES, INC.
 13000 WEST SILVER SPRING DRIVE - BUTLER, WI 53007
 PHONE: (800) 236-3477 / (262) 432-0500 FAX: (262) 432-0504

PROJECT NAME: VILLAGE OF GURNEE
 FIRE STATION 1
 4580 OLD GRAND AVE, GURNEE, IL

DRAWN BY: CJC
 DATE: 5/21/18
 DRAWING NO.: 7666



TITLE: VISUAL ROOF SURVEY

SCALE: N.T.S.
 DRAWING TYPE: ROOF PLAN

- KEY:
- ⊕ - ROOF DRAIN
 - ⊕ - THROUGH-WALL SCUPPER
 - ⊕ - ROOF EDGE SCUPPER
 - ⊕ - GUTTER EDGE
 - - CURBED OPENING
 - ⊕ - ROOF SCUTTLE
 - ⊕ - SKYLIGHT
 - ⊕ - CURBED PIPE VENT
 - ⊕ - UNUSED
 - ▨ - CHIMNEY
 - ⊕ - ROOF LADDER
 - ⊕ - PIPE VENT
 - - SOIL STACK
 - ⊕ - PIPE PENETRATION
 - - PITCH PAN
 - ==== - EXPANSION JOINT
 - - SLOPE TRANSITION
 - - SCREEN WALL

May 29, 2018

Mr. Scott Drabicki
Village of Gurnee
325 N. O'Plaine Road
Gurnee, IL 60031

Subject: Phase 1 Letter for Village of Gurnee - Well House #1 Roof Replacement
Gurnee, IL
IRS Job No. 16806

Dear Mr. Drabicki:

In accordance with Phase 1 of our proposal for the above referenced project, enclosed please find a summary of the existing roof analysis, recommended scope of work, and estimated costs. Please refer to the attached roof plan of the facility to provide you with a visual reference of the roof areas discussed.

Existing Roof Analysis

The small roof system consists of two (2) separate roof areas, both wood-framed with a structurally-sloped plywood roof deck. Directly on the plywood deck is an asphalt built-up roof system with organic felts. A sample of this membrane was sent in for testing and was found to contain asbestos. The roof systems drain via internal roof drains, which have been retrofit with drain inserts. The roof systems encompass approximately 605 square feet of roof surface.



Mr. Drabicki
 May 29, 2018
 Page 2

Suggested Roof Replacement Options

Two (2) suggested roof replacement options are provided below for your consideration. Suitable options are determined based upon parameters such as existing construction, building use, anticipated service life, and code requirements.

Option #1: 60-mil EPDM Single-Ply, Fully-Adhered

The existing built-up roof system and perimeter metal would be removed down to the plywood substrate. The project documents would require that the removal and disposal be accomplished by employees trained to handle Asbestos Containing Roof Materials, per applicable rules and regulations. Atop the prepared roof deck, a gypsum substrate board would be installed. This would serve as a fire barrier over the wood deck and provide a new clean substrate for the membrane. A 60-mil EPDM single-ply membrane would then be fully-adhered to the substrate board. New sheet metal flashings would be installed at the perimeters. This roof system would have an anticipated service life of 20 years.

Additional Work Items

It is recommended that the scope of work include the following work items. The cost for these items is included in the estimate costs provided below.

1. The two (2) internal roof drains have been retrofit with drain inserts, suggesting past leakage. These drains were not visible from the interior, but are likely original. It is recommended that these drains get replaced in conjunction with the roof replacement, which would require access through the ceiling below. The project documents would require the contractors to install an access panel through the ceiling as part of this work.



Mr. Drabicki
May 29, 2018
Page 3

- 2. Per previous conversation, the deteriorated skylight can be eliminated. The scope of work would include removal of the curb and skylight and patching of the wood roof deck before re-roofing.



Estimated Construction Costs

- Roof replacement (both options)	\$17,000
- Drain replacement and access panels.....	\$6,000
- Skylight removal and patching of roof deck (does not include restoration of interior finishes below skylight)	\$2,000
Total.....	\$25,000

**Note:*

- 1. *Estimated costs within this letter do not include consultant fees or construction allowances.*

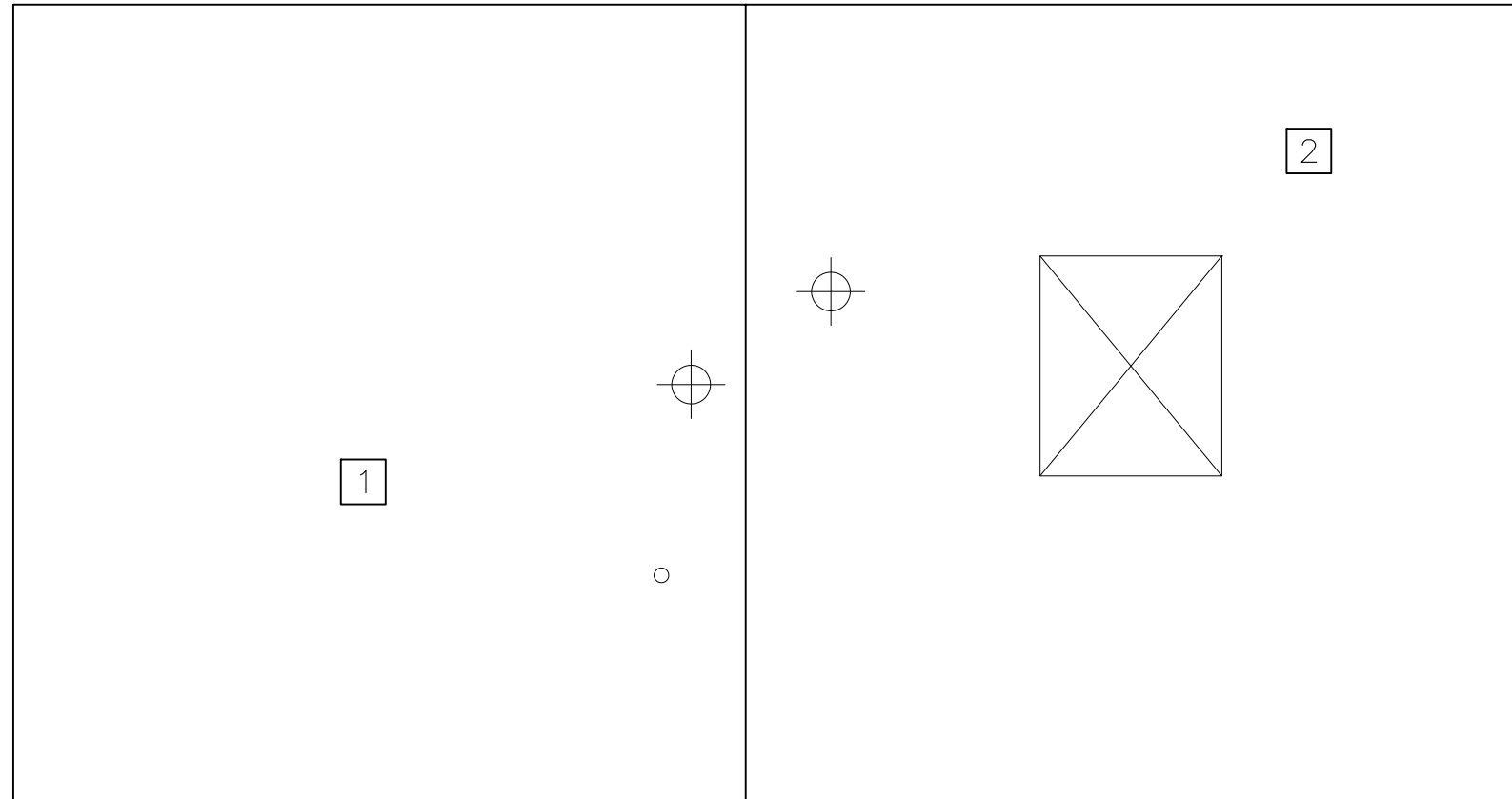
Please contact me to confirm your understanding and agreement/selection of the items discussed prior to undertaking Phase II of our proposal. We will then proceed with roof system design and generate the project documents.

If you should have any questions regarding the above information, please feel free to contact me.

Sincerely yours,
INDUSTRIAL ROOFING SERVICES, INC.

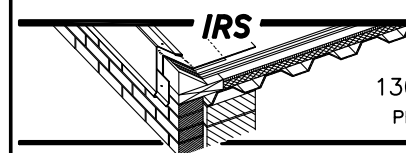
Dave Angove

Dave Angove
Project Manager



ROOF SIZES

ROOF AREA	SQ. FEET	PERIMETER
1	292	69
2	313	53
TOTAL	605	122



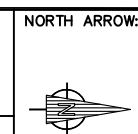
INDUSTRIAL ROOFING SERVICES, INC.
 13000 WEST SILVER SPRING DRIVE - BUTLER, WI 53007
 PHONE: (800) 236-3477 / (262) 432-0500 FAX: (262) 432-0504

PROJECT NAME:
 VILLAGE OF GURNEE
 WELL HOUSE 1
 4558 OLD GRAND AVE, GURNEE

DRAWN BY:
 AMS

DATE:
 5/17/18

DRAWING NO.:
 5251



TITLE:
 VISUAL ROOF SURVEY

SCALE:
 N.T.S.

DRAWING TYPE:
 ROOF PLAN

- KEY:
- ⊕ - ROOF DRAIN
 - ⊕ - THROUGH-WALL SCUPPER
 - ⊕ - ROOF EDGE SCUPPER
 - ⊕ - GUTTER EDGE
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