



AGENDA ITEM # 13A

AGENDA ITEM EXECUTIVE SUMMARY

Village Board Meeting

February 14, 2022

Item Title: **Roof Replacement at Village Hall**

Staff Contact: Karen R. Young, P.E. Public Works Director

VILLAGE BOARD ACTION

Adopt a resolution authorizing the execution of a contract with Garland/DBS, Inc. for the roof replacement at the Village Hall in the amount of \$223,422 through the Master Intergovernmental Cooperative Purchasing Agreement (MICPA).

Executive Summary:

The FY 2022 budget includes funds for the replacement of the roof at the Village Hall. Staff solicited pricing for the work from Garland/DBS. Garland/DBS, Inc. provides turnkey roofing services through the Master Intergovernmental Cooperative Purchasing Agreement (MICPA), a cooperative contract. An alternate was included to replace the existing skylights due to their age and aesthetics. The expected remaining lifespan of the current skylights is a maximum of 3-5 years before risks of leaking or other structural issues may occur. Completing the skylights and the roof replacement simultaneously will better align the Village Hall roof's preventative maintenance schedule. Garland/DBS completed the bidding process, with the results shown below:

- Budget - \$200,000
- Roof Replacement – \$190,065
- Skylight Replacement – \$33,357
- Total Bid with Alternate - \$223,422
- Over Budget with Alternate Included - \$23,422

The skylight replacement was not included in the original budget amount as questions about their condition and aesthetics did not arise until after the budget process. Therefore, including the replacement in the project does result in the project being overbudget.

Implications:

Is this item budgeted? Yes. There are adequate funds available in the Capital Improvement Fund for the overbudget amount.

Any other implications to be considered? No

Attachments:

Resolution

Garland/DBS, Inc. – Contract & Proposal

RESOLUTION NO. 2022-

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR THE VILLAGE HALL ROOF REPLACEMENT BETWEEN THE VILLAGE OF ROSELLE AND GARLAND/DBS, INC. IN THE AMOUNT OF \$223,422 THROUGH THE MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT (MICPA)

WHEREAS, pursuant to the Illinois Governmental Joint Purchasing Act ((30 ILCS 525/1, et. seq), the Village may purchase personal property, supplies, and services jointing with other governmental units; and Illinois State Statues authorize municipal governments to jointly purchase supplies; and

WHEREAS, the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) has publicly and competitively joint bid for construction services; and

WHEREAS, the MICPA has awarded a contract to Garland/DBS, Inc. for construction services; and

WHEREAS, the corporate authorities of the Village of Roselle deem it in the best interest of the Village to enter into a contract with Garland/DBS, Inc. through the MICPA for the roof replacement at Village Hall; and

WHEREAS, the Village has available funds for the above stated purchase in the Capital Improvement Fund; and

NOW, THEREFORE, be it resolved by the Mayor and Board of Trustees of the Village of Roselle that the Mayor is hereby authorized to sign and the Village Clerk is hereby directed to attest that certain Agreement for Village Hall Roof Replacement between the Village of Roselle and Garland/DBS, Inc., which is attached hereto and incorporated as fully set forth as Exhibit A.

ADOPTED this 14th day of February, 2022

AYES:

NAYS:

ABSTAIN:

ABSENT:

David Pileski, Mayor

ATTEST:

Patricia Burns, Village Clerk

CONTRACT NO. ___ - _____ FOR CONSTRUCTION SERVICES

THIS CONTRACT is made and entered into by and between the Village of Roselle, a body politic and corporate (hereinafter the "Village"), and Garland/DBS, Inc. (hereinafter "Contractor").

WITNESSETH:

WHEREAS, the roof and skylights at the Village Hall have reached the end of their useful life and need to be replaced; and

WHEREAS, the Village has determined that it is reasonable, necessary and desirable to obtain the services of a contractor to complete the project; and

WHEREAS, Contractor desires to provide the necessary services upon the terms set forth herein.

NOW, THEREFORE, in consideration of the mutual promises, terms and conditions set forth herein, the parties agree as follows:

1. Scope of Services. Contractor shall perform the services described in its proposal dated January 26, 2022, which is attached hereto and incorporated herein as Exhibit A. Contractor represents and warrants that it shall perform its services in a manner consistent with the level of care and skill customarily exercised by other contractors under similar circumstances at the time the services are performed. Where this Agreement is inconsistent with any provision of Exhibit A, this Agreement shall control.

2. Compensation. The total amount to be paid Contractor for the services under this Contract and expenses incurred in connection therewith is \$223,422. Contractor shall submit its payment requests, and the Village shall pay contractor in accordance with the Local Government Prompt Payment Act.

3. Additional Services. Contractor shall perform only those services specified herein. In the event Contractor or the Village determines that additional services are required to complete the project, such additional services shall not be performed unless directed in writing by the Village. Payment for additional services shall be as mutually agreed upon by the parties.

4. Hold Harmless and Indemnification. Contractor shall defend, hold harmless and indemnify the Village, its officers, agents, employees and elected officials, from any loss, damage, demand, liability, cause of action, fine, judgment or settlement, together with all costs and expenses related thereto (including reasonable expert witness and attorney fees), that may be incurred as a result of bodily injury, sickness, death or property damage or as a result of any other claim or suit of any nature whatsoever arising from or in any manner connected with, directly or indirectly, the negligent acts, errors, omissions, or intentional acts or omissions of Contractor in performing the services provided for in this Contract or the negligent acts, errors, omissions or intentional acts or omissions of any agent, subcontractor or contractor hired to perform any service on behalf of Contractor. The obligation on the part of the Contractor to defend, hold harmless and indemnify the Village shall survive the expiration or termination of this contract.

5. Insurance. Unless otherwise authorized in writing by the Village Administrator, Contractor and each of its agents, subcontractors and contractors hired to perform any services provided for herein shall purchase and maintain during the term of this Contract insurance coverage which will satisfactorily insure Contractor and, where appropriate, the Village against claims and liabilities which may arise out of the services referred to in this Contract. Such insurance shall be issued by companies authorized to do business in the State of Illinois and approved by the Village. The insurance coverages shall include, but not necessarily be limited to, the following:

A. Worker's Compensation insurance with limits as required by the applicable statutes of the State of Illinois. The Employer's Liability coverage under the Worker's Compensation policy shall have limits of not less than \$500,000 each accident/injury; \$500,000 each employee/disease; \$500,000 policy limit.

B. Commercial general liability insurance protecting Contractor against any and all public liability claims which may arise in the course of performance of this Contract. The limits of liability shall be not less than \$1,000,000 each occurrence bodily injury/property damage

combined single limit and \$2,000,000 aggregate bodily injury/property damage combined single limit. The policy of commercial liability insurance shall include contractual liability coverage and an endorsement naming the Village as an additional insured.

C. Commercial automobile liability insurance covering Contractor's owned, non-owned and leased vehicles which protects Contractor against automobile liability claims whether on or off of the Village's premises with coverage limits of not less than \$1,000,000 per accident bodily injury/property damage combined single limit. The policy of commercial liability insurance shall include contractual liability coverage and an endorsement naming the Village as an additional insured.

D. Umbrella or Excess liability insurance with limits of not less than \$1,000,000 per occurrence bodily injury/property damage combined single limit. The Umbrella or Excess coverage shall apply in excess of the limits stated in subparagraphs (B) and (C) above, and shall either include an endorsement naming the Village as an additional insured or provide "following form" coverage for the primary insurance.

6. Evidence of Insurance. Contractor shall furnish the Village with a certificate of insurance and, upon the Village's request, copies of all insurance policies and endorsements thereto evidencing the coverages stated above. The insurance certificates and policies shall provide that no cancellation or modification of the policies shall occur without at least 30 days' written notice to the Village. Contractor shall not commence any services under this Contract until evidence of the required insurance is received and approved by the Village. The Village shall be named on the policies required by Section 5 subsections B and D as additional insured. No policy shall require contribution by the Village's insurance.

7. Compliance with Laws. Contractor shall comply with all applicable federal, state and local laws, rules and regulations, and with all Village ordinances, rules and regulations now in force or hereafter enacted in the performance of the services required under this Contract. Labor on this contract is subject to the "Prevailing Wage Act", 820 ILCS 130/.01 et seq. ("the Act"). Any

contractor having a question as to whether the Act is applicable shall consult with their own attorney to ascertain applicability. It shall be the Contractor's obligation to comply with all its terms and conditions unless the Contractor can establish to the satisfaction of the Village that the Act is inapplicable. If it is determined that The Act applies to this Agreement, all Contractors and subcontractors subject to its terms shall comply with all of its provision, including, but not limited to the following:

A. Prevailing Rate of Wages Applies. Not less than the current prevailing rate of wages (hourly cash wages plus amount for fringe benefits) in DuPage County, Illinois, as found by the Illinois Department of Labor or by a court of review shall be paid to all laborers, workers and mechanics performing work under this Agreement. As of June 1, 2019, the prevailing wage scheduled published by the Illinois Department of Labor automatically sets the applicable prevailing rates and the Village of Roselle no longer approves an annual prevailing wage ordinance. The Illinois Department of Labor publishes the prevailing wage rates at <http://labor.illinois.gov>.

B. Revised Prevailing Rate of Wages. If the Department of Labor revises the prevailing rate of hourly wages to be paid by the public body, the revised rate shall apply to the Contractor. The Illinois Department of Labor revises the prevailing wage rates and the Contractor has an obligation to check the Illinois Department of Labor website for revisions to prevailing wage rates.

C. Certified Payroll. The Contractor and each subcontractor shall:

i. make and keep, for a period of not less than 5 years, records of all laborers, mechanics, and other workers employed by them on the project; the records shall include:

1.) each worker's name, address, telephone number when available, the last four digits of the worker's social security number, the worker's gender, the worker's race, the worker's ethnicity, veteran status, classification or classifications, the worker's

gross and net wages paid in each pay period, the worker's starting and ending times of work each day, the hourly wage rate, the hourly overtime wage rate, the hourly fringe benefit rates, the name and address of each fringe benefit fund, the plan sponsor of each fringe benefit, if applicable, and the plan administrator of each fringe benefit, if applicable.

ii.) submit not later than the 15th day of each calendar month, in person, by mail, or electronically, a certified payroll to the Village, until the Illinois Department of Labor activates its certified payroll database, at which time the certified payroll shall only be submitted to the Illinois Department of Labor's database. The certified payroll shall consist of a complete copy of the records identified in paragraph C of Section 7. The certified payroll shall be accompanied by a statement signed by the Contractor or subcontractor which states that:

- 1.) such records are true and accurate;
- 2.) the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required by this Act; and
- 3.) the Contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class A misdemeanor.

D. Inspection of Records. Upon seven business days' notice, the Contractor and each subcontractor shall make available for inspection and copying at a location within the state of Illinois during reasonable hours the records identified in paragraph C of Section 7 to the Village of Roselle, its officers and agents, and to the State of Illinois Director of Labor and his deputies and agents. The availability for inspection and copying shall be during reasonable hours that when considered with the location of the records and the location of the person providing the notice make it accessible by driving reasonable hours.

E. Bonds. In all Contractors' bonds the Contractor shall include a provision that will guarantee the faithful performance of the prevailing wage clause provided by this Agreement.

8. Control of Services. The Village shall not be responsible for or have control over the means, methods, techniques or procedures with respect to the performance by Contractor of the services in this Contract.

9. Termination of Contract. If the Village concludes that the Contractor is not performing in accordance with the terms set forth herein, the Village Administrator, or his designee, may issue a stop work order requiring an immediate cessation of all work except that necessary to secure project protection and safety. If the Contractor fails to remediate its breach within two business days the Village Administrator may terminate this Agreement. The Village may terminate this agreement without cause upon seven calendar days' notice. In the event of a termination, the Village shall pay Contractor for the services performed and expenses incurred as of the effective date of termination, less any sums attributable, directly or indirectly, to Contractor's breach. Stop work orders may be issued by the Village Administrator or his designee orally or by e-mail to the Contractor. All oral stop work orders shall be confirmed by e-mail but e-mail shall not be a prerequisite to the stop work order becoming effective. Contractor shall provide the Village with its Project Manager's e-mail address upon its execution of this Agreement.

10. Recovery of Costs. In the event the Village is required to institute any proceeding or action, whether legal or equitable, to enforce any provision of this Contract, the Village shall be entitled to recover all costs and expenses incurred as a result of said action or proceeding, including reasonable expert witness and attorney fees.

11. Ownership of Documents & Release of Information. All records, reports, tests, studies, documents, data or other information, regardless of whether in written, electronic or other format, prepared or generated by Contractor in connection with performing the services provided for herein shall be regarded as the sole and exclusive property of the Village and shall not be utilized by Contractor in any manner on other projects or distributed to third parties without the prior written consent of the Village. In addition, any information provided by the Village to Contractor in connection with Contractor's performance of the services provided for herein and all

information associated with Contractor's work product shall remain confidential and shall not be disclosed to any third party without the prior written consent of the Village.

12. FOIA. Contractor agrees to furnish all records related to this Agreement and any documentation related to the Village required under an Illinois Freedom of Information Act (ILCS 140/1 et/ seq.) (hereinafter, "FOIA") request within five business days after Village issues notice of such request to the Contractor. Contractor agrees to not apply any costs or charge any fees to the Village regarding the procurement of records required pursuant to a FOIA request except it may request and shall be paid fees authorized by the FOIA. Contractor agrees to defend, indemnify and hold harmless Village and agrees to pay all reasonable costs connected therewith (including but not limited to reasonable attorney's and witness fees, filing fees, and any other expenses) for Village to defend any and all causes of action, disputes, prosecutions, or conflicts arising from Contractor's failure to furnish all documentation related to a request within five days after the Village issues notice of request that Village utilize a lawful exemption under FOIA in relation to any FOIA request thereby denying that request, Contractor agrees to pay all cost connected therewith (such as reasonable attorney's and witness fees, filing fees and any other expenses) to defend any denial of a FOIA request by the Contractor's request to utilize a lawful exemption to Village.

13. Integration. The provisions set forth herein represent the entire agreement between the parties and supersede all prior agreements, promises and representations, as it is the intent of the parties to provide for a complete integration within the terms of this Contract. This Contract may be modified only by a further written agreement between the parties, and no modification shall be effective unless properly approved and executed by each party.

14. Electronic Signatures. Each party agrees that this agreement may be executed by electronic signatures, whether digital or encrypted, of the parties included in this agreement and shall have the same force and effect as manual signatures. Similarly, delivery of this agreement by electronic mail in "portable document format" (".pdf") form or by another electronic means will

have the same legal effect as delivery of an original executed copy of this agreement.

15. Jurisdiction. Exclusive jurisdiction for any disputes under this Agreement shall be in the 18th Judicial Circuit Court, Wheaton, DuPage County, Illinois.

IN WITNESS WHEREOF, the parties have entered into this Contract as of the 14th day of February, 2022.

VILLAGE OF ROSELLE
ADMINISTRATOR'S OFFICE
31 S. PROSPECT ST.
ROSELLE, IL 60172

GARLAND/DBS, INC.
3800 EAST 91ST STREET
CLEVELAND, OH 44105

BY: _____
Mayor

BY: _____
Owner/President

ATTEST: _____

ATTEST: _____



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



ROOFING MATERIAL AND SERVICES PROPOSAL

Village of Roselle
Village Hall
31 South Prospect Street
Roselle, IL 60172

Date Submitted: 01/21/2022
Proposal #: 25-IL-220065
MICPA # PW1925

STATE General Contractor License #: 104.015673
STATE General Contractor REF #: 105.005715

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). The line item pricing breakdown from Attachment C: Bid Form should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work:

1. Stage and mobilize equipment & materials
2. Remove existing roof down to insulation
3. Replace any wet areas (per Moisture scan details)
4. Adhere in foam adhesive 1/2" primed dens deck recovery board
5. Install Garlands base sheet 80 in Weatherking cold adhesive 2 gal per interply
6. Install Garlands Stress base 80 and stressply cap sheet in Weatherking flashing bond Flashing adhesive for all new flashings
7. Terminate flashing and install surface mounted counter flashing
8. Install Garlands stressply plus mineral cap sheet in the field in Weatherking Interply adhesive at a rate of 2 gal per 100 sq ft
9. Install Garlands Garla prime at a .5 gal per 100 sq ft
10. Install Garlands Silver Shield at a rate of 1 gal per 100 sq ft. 2x coasts and 2 gal per finished surfacing
11. 3-course all corners and curbs with Garlands silver flash and Gar-mesh
12. Full clean/sweep of all construction debris

Base Bid Proposal Price:	\$	190,065
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Garland/DBS Price Based Upon Local Market Competition:

RB Crwother	\$	190,065
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GE Riddiford	\$	199,581
DCG Roofing	\$	203,531
Knickerbocker Roofing	\$	224,943

Add Alternate Skylight Repair Proposal Price: \$ 33,357

Garland/DBS Price Based Upon Local Market Competition:

RB Crwother	\$	223,422
GE Riddiford	\$	232,973
DCG Roofing	\$	236,937
Knickerbocker Roofing	\$	258,427

Unforeseen Site Conditions:

Pipe Boot Replacement	\$	171.00	Per boot
Poly Isocyanurate replacement	\$	5.70	per Sq. Ft.
Drain Head Replcement	\$	3,648.00	per drain head only

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.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could affect your project. Thank you for your understanding and cooperation.

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. Masonry work is excluded.
6. Interior Temporary protection is excluded.
7. 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,

Zak Bates

Zak Bates
Garland/DBS, Inc.
(216) 430-3552