



September 2nd, 2014

Quoted To: Village of Hanover Park Public Works
2041 Lake Street
Hanover Park, Illinois 60133

Attention: Theodore J. Kaye
Telephone: 630-823-5707
Fax: 630-823-5704
Mobile: 630-878-7065
E-mail: tkaye@hpil.org

Project Name: Base Bid is for the 2 separate roof areas at 6704 S. Barrington Road Hanover Park, Illinois
Alternate Bid is for the single roof area to the North of the two roof areas described above

Thank you for calling Waukegan Roofing Co., Inc. and requesting that our firm provide an estimate to replace the existing roofing system on your building. Please review the enclosed proposal and call me to discuss any questions or concerns you may have.

Our Proposal is based on the information shown below and on the following pages all inclusive:

- This Proposal / Contract is based upon your request for our firm to visit the site to measure and evaluate the condition of the existing roofing system and from the information obtained during our discussions while on-site.
- If additional work is requested or required beyond the Scope of Work described herein said work shall be charged as an extra to the Proposal / Contract price shown below.
- Note the following is specifically not included in our Base Proposal Price shown below:
 - Interior protection of any kind
 - Interior clean up of any kind
 - Replacement of any structural angle iron supports for the East Mansard Wall

Base Bid includes:

Waukegan Roofing Co., Inc. (referred to herein as contractor) proposes to supply **Union Labor**, certified payrolls, required licensing and insurance, the necessary tools, equipment and materials to remove the existing roofing system and install a new mechanically attached White TPO Roofing System over and above the existing Metal Roof Decking as described below for the Commercial Building facility described above and with an approximate Roof Area of 17,646 square feet.

Scope of work for the tear-off and removal of the existing roofing system:

- ✓ For the safety and protection of any valuable equipment, property, inventory items, items stored on shelves, light fixtures, security, smoke or fire alarms or wall hangings we recommend that you, the owner, cover, remove or store those items before and during the course of completing this project.
- ✓ Prior to starting the removal of the existing roofing system(s):
 - We will have a "roll off" dumpster delivered and positioned on the pavement and wood boards will be placed beneath the wheels of the dumpster box.
 - We will have the new roofing materials and accessories delivered, stored on the ground at the jobsite
 - The existing HVAC Roof Top Units, exhaust fans, B-Vent flue pipes and fresh air intakes will be disconnected and stored on the roof
 - The existing electrical connections, condensate lines and all pitch pockets and pipe portal connections will be disconnected and capped

1320 Gladstone Avenue • Waukegan, Illinois 60085

Phone: 847-623-1625 • Fax: 847-623-4847

www.waukeganroofing.com

IL License #104-000761



Relax...With Us You're Covered!



- New HVAC Unit curbs will be supplied and installed along with the installation new steel angle iron reinforcements within the web of the existing steel bar joists
- The existing exhaust fan curbs, fresh air intake curbs, plumbing vent pipes, "B-Vent" flue pipes will be extended as required to reach a length of 8" above the new finished roof elevation
- New pitch pans and pipe portals will be supplied and installed as required
- ✓ Then the layers of the existing roofing system(s) along with the clay coping tiles and sheet metal flashings, will be removed and dumped into the "roll off" dumpster.
- ✓ We have included up to 8,823 square feet of metal deck replacement in our Base Proposal Price shown below
- ✓ We have included the removal of all abandoned equipment on the roof that is to be marked and identified by the Village prior to the start of the project
- ✓ We will remove and dispose of the existing roof drain heads and cap the existing drain pipe
- ✓ Throughout the course of the work day:
 - As the dumpster gets filled it will be hauled away
 - The pavement and lawn will be raked clean
 - A rolling magnet will be used to pick up metal scraps and nails in the area.
- ✓ We will leave the property in a broom clean condition at the end of work day.
- ✓ It should be expected that:
 - The accumulated water and moisture currently trapped and absorbed into the existing roofing system(s) may become dislodged and enter the building during the demolition process
 - The accumulated dust and dirt in the existing ceiling and attic spaces may become loose and fall into building and onto the floor.
 - The ceiling tiles may become loose and fall into the building as a result of the metal roof deck replacement
 - This type of clean up will be the responsibility of the Authorized Signee / Owner at no cost or expense to Waukegan Roofing Co., Inc.

Scope of Work for the installation of New Low Slope Roofing System:

Supply and install the following White Thermoplastic "TPO" 45mil mechanically attached roofing system with a 10-year roofing system warranty per the most current printed instructions, details and recommendations of the roofing materials manufacturer and the National Roofing Contractors Association.

- Overlay the new metal roof decking in place to match the existing profile where required using new high strength "Tec" screws to fasten the new metal decking to the existing bar joists
- Install a one way 1/8" per foot composite tapered roof insulation system beginning at 1 1/2" thick at the West (gutter) edge sloping up toward the East (mansard) wall with the maximum high point of 15" thick.
- We have included 1/4" per foot tapered crickets behind all roof mounted equipment curbs.
 - All roof insulation will be mechanically attached in place to the metal roof deck using #15 heavy duty roofing screws and insulation fastening plates installed according to the requirements of 1-60 attachment.
- Install one ply of **60mil** thick White Thermoplastic "TPO" Roofing Membrane mechanically fastened in place. Heat weld all edge seams and end laps and install a complete weather tight roofing system according to the requirements of the roofing system manufacturer.
 - One 30" x 30" Walk Pad is included at each of the 8 individual Roof Top Units
- Install one ply of **60mil** thick White Thermoplastic "TPO" Flashing Membrane adhered in place using solvent based bonding adhesive at the following:
 - Gutter drip edge flashing extending the membrane down the fascia a minimum of 3" fastened in place using
 - Adjacent low wall flashing between each unit will be run and over the top of the walls

1320 Gladstone Avenue • Waukegan, Illinois 60085

Phone: 847-623-1625 • Fax: 847-623-4847

www.waukeganroofing.com

IL License #104-000761

Relax...With Us You're Covered!





- East mansard wall flashing will be extended up to the existing steel angle iron and will be fastened in place to the substrate using an extruded heavy duty aluminum termination bar set into a bead of water block mastic
- Membrane flashing is included for
 - The new roof mounted HVAC curbs
 - The extended roof mounted exhaust fan curbs
 - The extended roof mounted make up air curbs
 - The extended plumbing vent stacks
 - The extended "B-Vent" flue pipes
- Membrane flashing around the new Pitch pans
- Membrane flashing around the new Pipe portals
- Membrane flashing under the Gas Pipe supports
- Supply and install new 24 gauge prefinished steel roof related sheet metal flashings with a Kynar 500 20-year paint finish using any one of manufacturer's standard colors.
 - Drip edge flashing along the gutter edge with cleats and splice plates included
 - Coping cap flashing with cleats and splice plates included
- Roofing System Manufacturer's 10-year Roofing System Warranty is included.
- Waukegan Roofing Co., Inc. 2-year Workmanship Warranty is included.

Base Proposal Price for the work described above is \$289,000.00

ALTERNATE PROPOSAL PRICE(S):

- 1.) UPGRADE THE 45MIL THICK ROOFING MEMBRANE TO A 60MIL THICK ROOFING MEMBRANE
NO ADDITIONAL CHARGE ALREADY INCLUDED**
- 2.) UPGRADE THE 10-YEAR ROOFING SYSTEM WARRANTY TO A 15-YEAR ROOFING SYSTEM WARRANTY
NO ADDITIONAL CHARGE**
- 3.) OPTION ROOF TO THE NORTH
REMOVE AND REPLACE APPROXIMATELY 2,448 SQUARE FEET OF THE EXISTING ROOFING SYSTEM ON THE "SMALL SPACE TO THE NORTH" OF THE SPECIFIED ROOF DESCRIBED ABOVE.
ADD TO THE BASE PROPOSAL PRICE SHOWN ABOVE: \$40,000.00**

This Proposal Price is based on the following:

- ***This proposal, if accepted, is to be attached as a rider to the Village's Contract Documents***
- ***The prices set forth in this proposal are good for 5 days from the date shown at the top of this page.***
- ***Prior to finalizing any proposal documents after that date will be cause for these proposed prices to be increased.***

Duties and Rights of Contractor:

Waukegan Roofing Co., Inc. (herein known as contractor) duties and rights in connection with the specific project address as described on page one herein are as follows:

- Responsibility for and supervision of work:
 - The contractor shall be solely responsible for all roofing and related work described above in this contract document including the techniques, sequences, procedures and gives it all the attention necessary for such proper supervision and direction.

1320 Gladstone Avenue • Waukegan, Illinois 60085

Phone: 847-623-1625 • Fax: 847-623-4847

www.waukeganroofing.com

IL License #104-000761

Relax...With Us You're Covered!





- Furnishing of the tools, equipment, labor and materials:
 - The contractor shall provide and pay for all tools, equipment, labor, material and all other facilities and services necessary for the proper completion of all work specified and described above in this contract document
- Clean up:
 - The contractor agrees to keep the work area and adjoining areas free of waste material and rubbish caused by their work.
 - All clean up of roofing related debris will be contained onsite on a daily basis and properly disposed of as needed and upon completion of all work as described herein in a State Registered Landfill.
 - Contractor further agrees to remove upon completion of the project all tools, equipment and surplus materials

Insurance:

(A) Our standard Insurance Coverage is included as stated below:

- \$2,000,000.00 General Liability Coverage
- \$1,000,000.00 Automobile Liability
- \$9,000,000.00 Excess / Umbrella Liability
- \$ 500,000.00 Workers Compensation and Employers' Liability

(B) Contractors Liability Insurance:

- The contractor agrees to keep in force at its own expense during the entire period of time required to complete the roofing project described herein such liability insurance as described above to protect them from claims under workers compensation and other employee benefit laws, for bodily injury and death, and such property damage that may arise out of work under this contract, such insurance shall include contractual liability insurance applicable to contractors obligations under this contract. All claims of property damage must be reported to contractor within 5 days after completion of the work described in this contract.

(C) Owners Liability Insurance:

- The owner agrees to maintain in force their own liability insurance during the entire course of this roofing project and reserves the right to purchase such additional insurance as in their opinion is necessary to protect them against claims arising out of the contractors operation

(D) Property Damage Insurance on the work site:

- The owner agrees to maintain at their own expense during the entire course of this roofing project property damage insurance on the work site to its full insurable value including interests of the owner, contractor and subcontractors against fire, vandalism and other perils ordinarily included in extended coverage, losses under such insurance will be adjusted with and made payable to the owner as trustee for the parties insured as their interests appear.

(E) Waiver of work site property damage claims to extent of insurance coverage:

- The owner and contractor hereby waive all claims against each other for fire damages from other perils covered by insurance provided in subdivision (D) of this paragraph.

Disclaimer

- Contractor is not responsible for its inability to perform or delays caused by acts of God, labor disputes or strikes, war, riots, weather conditions, material availability shortages, public authorities, or other cause and casualties beyond its reasonable control and delays due to owners conduct.

Conditions:

- Proper, safe and adequate jobsite access shall be provided by the Authorized Signee / Owner at no cost or expense to Waukegan Roofing Co., Inc. for the duration of time as required to complete this roofing project
- All roofing related materials will be delivered to and stored on the jobsite
- Pricing for this roofing project is based on regular working hours 6:30 am through 4:00 pm Monday through Friday
- This roofing project is to be completed once started in one continuous operation weather permitting

1320 Gladstone Avenue • Waukegan, Illinois 60085

Phone: 847-623-1625 • Fax: 847-623-4847

www.waukeganroofing.com

IL License #104-000761

Relax...With Us You're Covered!





- No extra work will be completed without receiving either prior written and/or verbal approval from the Authorized Signee /Owner or Owner(s) Authorized Agents agreeing to pay for the extra work in addition to the amount(s) shown on this contract proposal.
- We have included the following OSHA exterior safety requirements designated by the "National Roofing Contractors Association" in our proposal:
 - Job appointed safety watchman
 - Warning line system (flags and standards)
 - Fall protection where required
 - Protective clothing/hardhats as required

Exclusions:

- Any and all details relating to this project in any way that are shown or detailed on any plans or sketches not provided to this contractor for the preparation of this proposal
- Any and all specifications relating to this project in any way that are explained, detailed or specified on any plans or sketches not provided to this contractor for the preparation of this proposal
- Any and all requirements of the roofing system design and the requirements of the roofing system to meet the any specific Building, Construction, Energy, Green, Electrical, Plumbing and/or the new 2012 ICC Energy Code requirements are the responsibility of the Authorized Signee / Owner or a Design Professional employed by the Authorized Signee /Owner and is specifically not the responsibility of Waukegan Roofing Co., Inc.
- Any and all requirements of FM-1-52 wind uplift testing using the "bubble test" are specifically excluded and are by others at no cost or expense to Waukegan Roofing Co., Inc. and are specifically not included in this proposal price.
- Any and all plumbing, carpentry, roofing, sheet metal, roof deck, masonry or brick, electrical and HVAC work not referenced above
- Any and all additional insurance requirements not described herein
- Furnishing of any additional sheet metal flashings for mechanical roof mounted equipment curbs or equipment rails, portals or plumbing vent flashings not mentioned above
- Disconnection and / or reconnection of electrical, gas, HVAC condensate lines, unit heater flue pipes, flue pipes of any kind, television, telecommunication, satellite receiver or antennas of any kind not mentioned above
- Furnishing of any and all new roof drains, overflow drains, scuppers or conductors, gutters or downspouts of any kind not mentioned above
- Interior protection and / or clean up of any kind for any reason
- Determination of the structural slopes or the structural integrity to accept the roofing system described above
- All OSHA safety requirements for safety protection of the interior because of rooftop openings and opened roof deck above the interior work space
- Any and all demolition work not referenced above
- Any and all painting or staining of any kind is by others and is specifically not included
- Testing, removal and disposal of any and all asbestos containing materials
- Building Permits, Street or Sidewalk Permits, Crane or Lifting Permits, Payment or Performance Bonds

Time and Material Rates/Unit Pricing for Extra Work Requested or Required and Not Specified Above

- Waukegan Roofing Co., Inc. Employee Labor including taxes, fringe benefits, insurance, overhead and profit at \$135.00 per hour per man
- Materials at cost plus 15% markup
- Subcontractors (if any are required) at cost plus 15% markup
- Manufacturers approved walk pads or equal installed: \$65.00 per each pad
- Steel Roof Decking will be overlaid with Prime Coat Type "A" or "B" Decking at: \$7.50 per square foot
- Steel Roof Decking will be overlaid with Prime Coat Type "N" or "F" Decking at: \$9.50 per square foot
- Pressure treated wood nailers will be removed and replaced at 2" x 6" (nominal size) at \$6.75 per lineal foot

1320 Gladstone Avenue • Waukegan, Illinois 60085

Phone: 847-623-1625 • Fax: 847-623-4847

www.waukeganroofing.com

IL License #104-000761



Relax...With Us You're Covered!



Payment Terms and Conditions:

Upon acceptance of this Proposal / Contract as written and agreed to:

- We need to receive back in our office One complete signed and initialed copy of all of the pages of this Proposal attached as a Rider to the Village's Contract Documents
- Upon receipt of the signed documents our office will contact you with a proposed production schedule date
- It is important to understand that schedule dates are subject to change without notice due to weather conditions and previously scheduled production schedules
- It is further understood, agreed and accepted that the balance due shown in any and all pay applications presented according to the terms defined in the contract documents including any and all agreed to extra charges will be due in full within 5 days of the date of the invoice and pay application
- It is further understood, agreed and accepted that a Service Charge of 2% per month will be added to all balances not paid within 30 days of their due date.
- If the Authorized Signee /Owner fails to pay pursuant to the Terms of this agreement and Waukegan Roofing Co., Inc. or its authorized legal representative elects to take legal action to collect any and all amounts owing, the Authorized Signee / Owner shall pay all costs incurred by Waukegan Roofing Co., Inc., or its legal representative including but not limited to:
 - Attorneys fees, court costs, depositions and transcript costs, sheriff's fees, special process server fees and bond costs
- This transaction shall be governed by the:
 - Laws of the State of Illinois
 - Jurisdiction and venue for the hearing for any matter in dispute shall be with the Lake County Circuit Court of Illinois
- The Authorized Signee / Owner by making final payment waives all claims except those arising out of
 - Faulty work appearing after substantial completion
 - Work that does not comply with these contract documents
 - Outstanding claims of lien
 - Failure of Waukegan Roofing Co., Inc. to comply with any guarantees or warranties
- All guarantees and warranties are null and void if any and all payments are not made within the contract terms and conditions as stated herein

We want you to know that all of us at Waukegan Roofing Co., Inc. are dedicated to your total satisfaction and that we know and understand what our role is in the process of maintaining and improving your building.

Respectfully submitted,
Waukegan Roofing Co., Inc.
Bruce Diederich
Bruce Diederich, President

Accepted Sept 4 2014

Authorized Signee

JULIANA A. MALLER,

Authorized Signee's Printed Name & Title

VILLAGE MANAGER

1320 Gladstone Avenue • Waukegan, Illinois 60085

Phone: 847-623-1625 • Fax: 847-623-4847

www.waukeganroofing.com

IL License #104-000761



Relax...With Us You're Covered!