

TO: Committee of the Whole – City Services

FROM: Scott A. Haines, Superintendent of Public Properties and Services

DATE: August 26, 2021

RE: Resolution 21-088-R: Authorizing Execution of a Contract With DCG Roofing Solutions, Inc. for 2021 Public Works Garage Roof Repair Project

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Summary

The Public Works facility was built in 1987, and parts of the roof system are starting to cause issues. Overall, the majority of the roof is in great condition, but the roof panels around all penetrations (HVAC and vent stacks), as well as the panels near the gutters, are failing. After working with Inspec, Inc., the City's consultant, to perform an evaluation of our roof, we began drafting specifications for applying a coating to the entire roof. During the process of drafting specifications, however, the manufacturer of our roof system raised extreme caution about applying a coating, stating that the panels can start to deteriorate under the coating and, therefore, the coating would do far more harm than good. This is evident in the spot repairs that have been done over the last several years. All sections of panels along the gutters and around penetrations—where coatings were previously applied over spot repairs—are causing the metal under the coating to deteriorate.

Late this summer, we shifted the project away from application of a coating to replacement of panels near the gutters and around all penetrations; installation of new curbs and panels around HVAC units higher off the roof level; replacement of all vent stacks; and sealing all fasteners. With these improvements, we expect to get another 15-20 years of useful life before any additional major work is required. At the 15-year mark we will need to start budgeting and planning to install single-ply membrane overlay or standing seam metal roof overlay. Both of these future options require that the work included this current project to be completed.

The base bid includes panel removal and replacement along both east and west gutter edges; removal and replacement of all HVAC curbs and surrounding panels; removal and replacement of all vent stacks and surrounding panels; sealing all existing fasteners; and removal and replacement of all gutters and downspouts. Included in the base bid is a \$50,000.00 contingency allowance for unforeseen conditions or other intangibles during the course of the project. I've included the plan view of the engineering drawings to identify all of the above work. Alternate #1 is for replacing the panels and insulating where there were skylights years ago. The old skylights were covered with metal, but never insulated, so this alternate will replace the panels properly and insulate under them. Alternate #2 is a 25-year manufacturer's material warranty for proposed improvement.

Background

The project bids were opened on August 26, 2021, with the following results:

1. DCG Roofing Solutions, Inc.	
A. Total Base Bid	\$410,310.00
B. Alternate #1	\$36,300.00
C. Alternate #2	\$0.00
TOTAL	\$446,610.00

We have budgeted \$500,000.00 for this expense, which will be shared among the Public Properties and Services, Water/Sewer, and Electric Divisions. We have an engineer's estimate for materials only of \$200,000.00-\$250,000.00; labor and mobilization was not included in the engineer's estimate.

Staff Recommendation

Our consultant, Inspec, Inc, has worked with DCG Roofing Solutions, Inc. on several projects in the past and is very comfortable with us moving forward with them. Included in the bid amounts is a \$50,000.00 contingency allowance for unforeseen conditions.

Staff recommends approval of a contract for the 2021 Public Works Garage Roof Repair Project with DCG Roofing Solutions, Inc. for base bid amount, plus Alternate #1 and Alternate #2 for a total of \$446,610.00.

Recommended Committee/Council Action

Approve Resolution 21-088-R, authorizing execution of a contract for the 2021 Public Works Garage Roof Repair Project with DCG Roofing Solutions, Inc. of Melrose Park, Illinois, for an amount not to exceed \$446,610.00

**CITY OF BATAVIA, ILLINOIS  
RESOLUTION 21-088-R**

**AUTHORIZING EXECUTION OF A CONTRACT  
FOR 2021 PUBLIC WORKS GARAGE ROOF REPAIR PROJECT  
WITH DCG ROOFING SOLUTIONS, INC. OF MELROSE PARK, ILLINOIS**

**WHEREAS**, the City of Batavia has determined the need to repair the roof at the Public Works facility;

**WHEREAS**, the low bid was submitted by DCG Roofing Solutions, Inc. and references were found to be satisfactory; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

**SECTION 1.** That the Mayor and City Clerk are hereby authorized to execute a contract for the 2021 Public Works Garage Roof Repair Project with DCG Roofing Solutions, Inc. of Melrose Park, Illinois, for \$446,610.00

CITY OF BATAVIA, ILLINOIS, RESOLUTION 21-088-R

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**PRESENTED** to and **PASSED** by the City Council of the City of Batavia, Illinois, this 7<sup>th</sup> day of September, 2021.

**APPROVED** by me as Mayor of said City of Batavia, Illinois, this 7<sup>th</sup> day of September, 2021.

\_\_\_\_\_  
Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	Solfa					Baerren				
2	Leman					Wolff				
3	Ajazi					Chanzit				
4	Malay					Knopp				
5	Uher					Beck				
6	Cerone					Russotto				
7	Vogelsinger					Miller				
Mayor Schielke										
VOTE: _____ Ayes _____ Nays _____ Absent _____ Abstention(s) counted as _____ Total holding office: Mayor and 14 aldermen										

ATTEST:

\_\_\_\_\_  
Kate Garrett, City Clerk



**CONTRACT**  
**2021 Public Works Garage Roof Repair**  
**Project**

1. **THIS AGREEMENT**, made and concluded this 7th day of September, 2021, between the **City of Batavia** acting by and through the **City Council of the City of Batavia**, known as the party of the first part, and “**DCG Roofing Solutions, Inc.**” of “**Melrose Park, Illinois**” their executors, administrators, successors, or assigns, known as the party of the second part.
2. **WITNESSETH**: That for and in consideration of the payments and agreements mentioned in the Proposal, attached hereto, to be made and performed by the party of the first part and, according to the terms expressed in the Contract Bond referring to these presents, the party of the second part agrees with said party of the first part, at their own proper cost and expense, to do all the work, furnish all materials, and all labor necessary to construct the **2021 Public Works Garage Roof Repair Project** in accordance with the plans, specifications, and special provisions hereinafter described and in full compliance with all of the parts of this agreement and the requirements of the Engineer under it.
3. And it is also understood and agreed to that the Contract Documents for the **2021 Public Works Garage Roof Repair Project** attached hereto, constitute all essential documents of this contract and are a part thereof.
4. **IN WITNESS WHEREOF**, the said parties have executed these presents on the date above mentioned.

For the Owner,  
Party of the First Part

**City of Batavia**

\_\_\_\_\_  
Attest: Kate Garrett, City Clerk  
(Corporate Seal)

By: \_\_\_\_\_  
Jeffery D. Schielke, Mayor

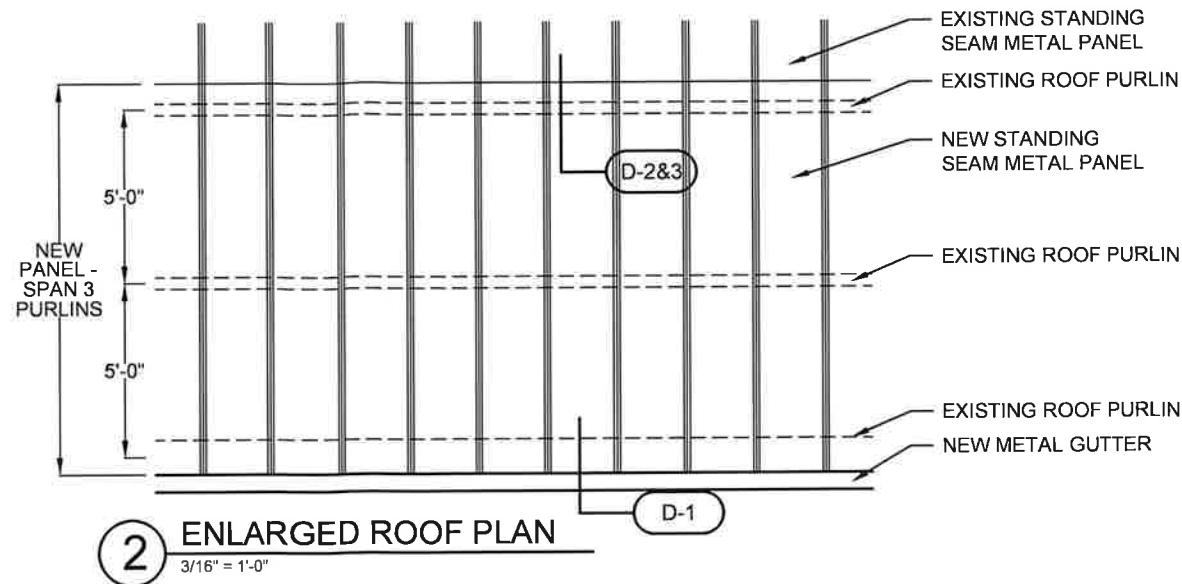
For the Contractor,  
Party of the Second Part

**DCG Roofing Solutions, Inc. of Melrose Park, IL**

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_  
President, Party of Second Part

\_\_\_\_\_  
Attest: Secretary



**2 ENLARGED ROOF PLAN**  
3/16" = 1'-0"

**ROOF PLAN NOTES:**

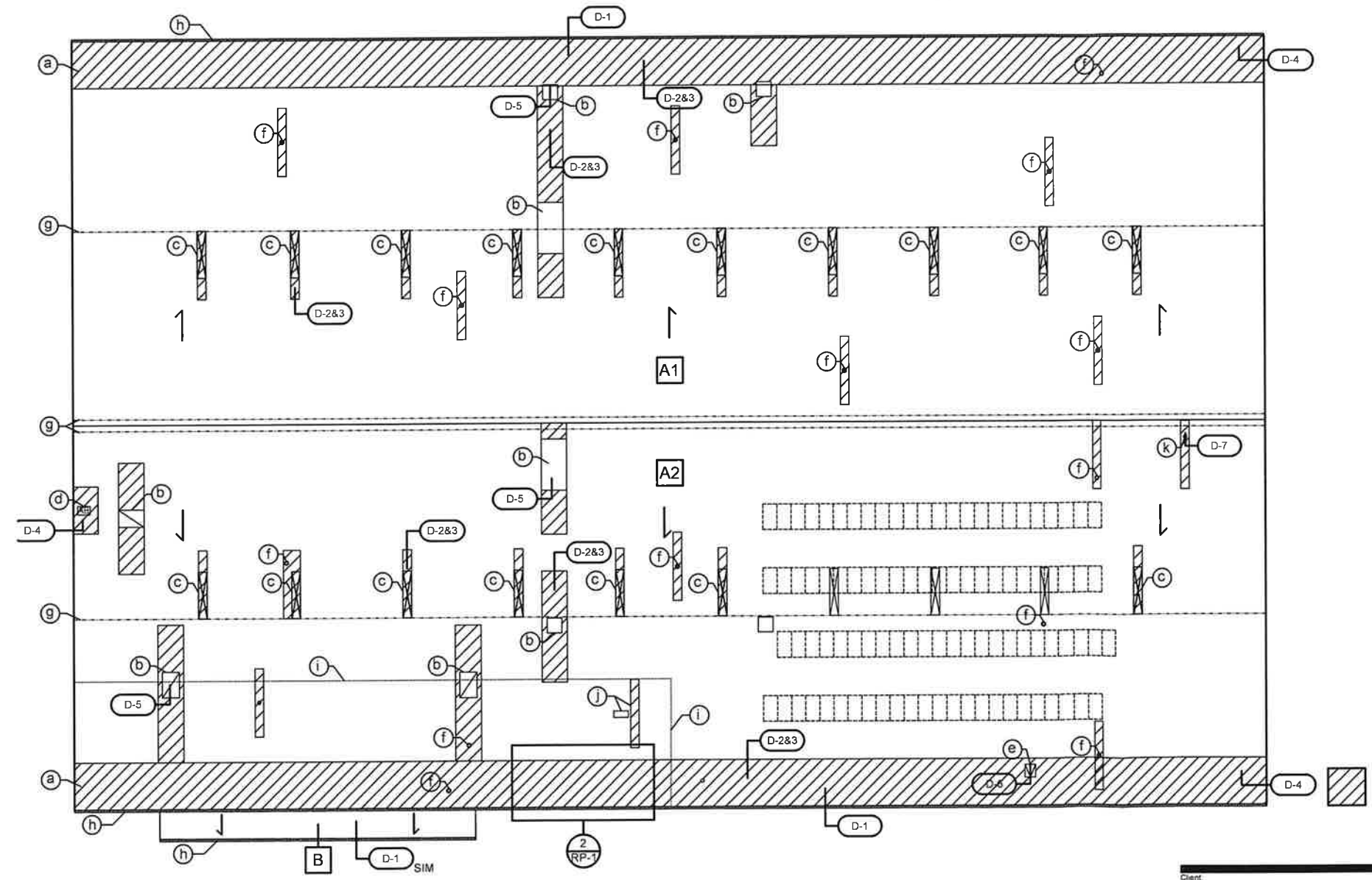
- (a) REMOVE AND REPLACE EXISTING VARCO PRUDEN SSR METAL PANEL, SPAN 3 ROOF PURLINS. INSTALL NEW BLANKET INSULATION SYSTEM. REFER TO DETAIL D-1 - D-3
- (b) REMOVE AND REPLACE EXISTING MECHANICAL CURB & SURROUNDING SSR PANELS. REPLACE EXISTING PIPE PORTAL CURB. DISCONNECTION AND REINSTALLATION OF UNIT BY QUALIFIED MECHANICAL CONTRACTOR. REFER TO DETAILS D-2, D-3 & D-5
- (c) ALTERNATE 1: REMOVE EXISTING SKYLIGHT INFILL AND REPLACE WITH NEW SSR PANELS. INSTALL NEW BLANKET INSULATION SYSTEM. REFER TO DETAIL D-2, D-3.
- (d) REMOVE ABANDONED CURB AND REPLACE WITH NEW SSR PANELS, SPAN 3 PURLINS. INSTALL NEW BATT BLANKET INSULATION. REFER TO DETAIL D-2, D-3 & D-4
- (e) REPLACE EXISTING ROOF HATCH. REFER TO DETAIL D-6.
- (f) REPLACE EXISTING HEAT STACK & SURROUNDING SSR PANELS, SPAN 3 ROOF PURLINS. INSTALLATION OF NEW HEAT STACK BY QUALIFIED MECHANICAL CONTRACTOR.
- (g) SEAL ALL EXISTING EXPOSED FASTENERS
- (h) REPLACE METAL GUTTER AND DOWNSPOUTS. SIZE, LOCATION, COLORS TO MATCH EXISTING. REFER TO D-1
- (i) EXTENTS OF INTERIOR OFFICE AREA WITH SPRAY FOAM INSULATION UNDER ROOF
- (j) NEW NON-PENETRATING PEDESTAL SYSTEM UNDER ROOFTOP EQUIPMENT. REPLACE PIPE PORTAL & SURROUNDING SSR PANELS, SPAN 3 ROOF PURLINS.
- (k) REMOVE AND REPLACE EXISTING ROOFTOP UNIT CURB & SURROUNDING SSR PANELS. REFER TO D-6

**APPROX. ROOF AREAS:**

A1	25,250 SF
A2	25,250 SF
B	500 SF
<b>TOTAL:</b>	<b>51,500 SF</b>

**KEY:**

- 1** ROOF AREA DESIGNATION
- STRUCTURAL SLOPE
- ||| GUTTER EDGE
- ▧ ROOFTOP HVAC UNIT
- TYPICAL ROOF CURB
- ▨ TYPICAL ROOF HATCH
- ⊗ TYPICAL SKYLIGHT INFILL
- ⋯ SOLAR PANELS
- - - NON-PENETRATING EQUIPMENT
- TYPICAL PLUMBING VENT
- TYPICAL STACK
- AB ABANDONED CURB



**1 OVERALL ROOF PLAN**  
1/32" = 1'-0"

Client: **CITY OF BATAVIA**

Project Title: **BATAVIA PUBLIC WORKS GARAGE ROOF REPAIRS**  
200 N. RADDANT ROAD  
BATAVIA, ILLINOIS 60510

DATE: 11/30/20  
CLIENT PROJECT No.:  
INSPEC PROJECT No.: 400727  
PROJECT MGR: DK  
DRAWN BY: JS  
CHECKED BY: DK

Sheet No.: **RP-1**

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