

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda
Bids and Proposals

TO: Scott Niehaus, Village Manager
 FROM: Carl Goldsmith, Director of Public Works
 DATE: July 11, 2023 Agenda Date: July 20, 2023
 TITLE: 23 W. Maple St. Victorian Cottage "Roof Replacement"
 SUBMITTED BY: Scott Neetz, Facilities Supervisor *SN*

RESULTS:

Date Bids Were Published N/A Bidding Closed N/A
 Total Number of Bids Received 3
 Total Number of Bidders Meeting Specifications 3
 Bid Security Required Yes X No
 Performance Bond Required Yes X No
 Were Any Bids Withdrawn Yes X No

Explanation:

Waiver of Bids Requested? X Yes No
 If yes, explain: Staff sought proposals from qualified vendors per the attached memorandum.
 Award Recommended to Lowest X Yes No
 Responsible Bidder?
 If no, explain:

FISCAL IMPACT:

Amount of Award: \$46,000.00
 Funding Source: 240.110.107.75610

BACKGROUND/RECOMMENDATION:

Waive the competitive bidding requirements and authorize the Village Manager to execute a proposal from Davis Roofing to replace roof of Victorian Cottage at 23 W. Maple St. with Davinci Artificial cedar shake roof for \$46,000.00

Has Recommended Bidder Worked for Village Previously Yes X No
 If yes, was quality of work acceptable Yes No
 Was item bid in accordance with Public Act 85-1295? Yes X No
 Waiver of bids - Public Act 85-1295 does not apply X Yes

REVIEW (as needed):

Village Attorney XX _____ Date _____
 Finance Director XX _____ Date _____
 Village Manager XX _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 4:30 pm, Wednesday, prior to the Board Agenda distribution.



June 29, 2023

TO: Scott Niehaus, Village Manager
THROUGH: Carl Goldsmith, Director of Public Works
FROM: Scott Neetz, Facilities Supervisor *SN*
SUBJECT: Victorian Cottage 23 W. Maple St. "Roof Replacement"

BACKGROUND

The 2023 Capital Improvement Plan included funding for the rehabilitation of the Victorian Cottage at 23 w. Maple St.



Included in the project, is the replacement of the cedar shake roof that is now in dire need of replacement. Staff has reached out to receive quotes for both genuine and artificial cedar shake to accommodate for the current style and originality of the building meeting the desires of the Historical Society to stay "period correct."

Upon receiving estimates and recommendations, staff would like to move forward on replacing the roof with artificial "DaVinci Bellaforte Shake" This not only completes the requirements the Historical Society demands, but staff has recognized that this is a longer lasting product, and in comparison, more cost effective and maintenance minded than genuine cedar.

These pictures reflect the installed version of Davinci Belleforte artificial cedar shake.



“DaVinci’s unique composite construction outperforms both natural slate and cedar shake with a Class A Fire Rating, Class 4 Impact Rating and a 110 mph Wind Rating. But the real genius of a DaVinci roof lies in its ability to provide lasting beauty and a constant source of pride.”-Davinci Roofscapes

Staff sought proposals from contractors with high quality ratings and reviews. Pricing was sought from Countryside Roofing, Butler Roofing, and Davis Roofing.

The pricing below reflects removal and disposal of the current roof, the removal and installation of any estimated decking that needs to be replaced, gutter attachments, flashings, and caulking. New installation of copper gutter on front porch to protect from water where protection was non-existent. New installation of Davinci Bellaforte artificial shake

| Contractor | | | | Total Proposal |
|-------------------|--|--|--|-----------------------|
| Butler | | | | \$68,000.00 |
| CountrySide | | | | \$61,992.09 |
| Davis Roofing | | | | \$46,000.00 |

In evaluating the proposals, staff evaluated the quality of the contractors and their installation abilities, as well as the ability to reach out to the contractor if warranty issue should arise. Due to the nature of the original build of the home, the decking is expected to be replaced in areas and will be replaced upon exposing and evaluating each area to ensure the new installation of roofing material will be installed correctly and for life of the roof to last.

Should you have any questions, please feel free to contact me. Staff requests that this item be placed on the Village Board agenda for the July 20, 2023 meeting.

RECOMMENDATION

Staff recommends that the Village President and Board of Trustees waive the competitive bidding requirements and authorize the Village Manager to execute a proposal from Davis Roofing for the removal and installation of the roof of the Victorian Cottage at 23 W. Maple St. Funding for the purchase will be through the Hotel/Motel Fund.



Davis Roofing
2 E. 22nd Street
Suite 300B
Lombard, IL 60148
LIC# 104.000258
Phone: (630) 376-6493

Company Representative
Jon Walsh
Phone: (708) 774-0811
jon@davisroofing.com

Village of Lombard
Scott Neetz
23 West Maple Street
Lombard, IL 60148
(708) 280-6274

PROPOSAL

ROOF REPLACEMENT: Davinci Bellaforte Shake

Estimated Start Date: _____ 4-6 week lead time from time of acceptance _____

Includes Removal and Disposal of Existing Wood Shakes Shingles
Replace rotted decking at a rate of \$90/ per 4x8 sheet of plywood or \$5/lf for plank decking (not included unless specified) or
Install plywood-installation of plywood to cover spaced decking as needed. (Assuming building does not have solid decking.) Must be confirmed.
Plywood installation, remove and replace of entirety of decking not to exceed \$6,000.00
Install Synthetic Underlayment over roof deck
Install 6' of Ice and Water Shield- Gutter Edges
Install 3' of Ice and Water Shield- Valleys
Install new "W" Metal Valleys
Install Ice and Water Shield around chimney
Install Davinci Starter Piece at eaves
Install Davinci Bellaforte Shake 12" shingles
Install Davinci Rake Edge Pieces
Install Ridge Vents at Roof Peaks
Install Davinci Hip and Ridge Shingles Over Ridge Vents
Install (2) Lead Plumbing Stack Flashings
Install ½ Round Copper gutter on front of building over porch to match existing gutters on building
Re-Caulk Existing Chimney Flashing
Includes Davis Roofing's Installation Warranty (see Terms and Conditions) Includes
Manufacturer's Product Warranty

Pricing includes labor and material

Pricing estimated only based on anticipated costs for 2024. Pricing is subject to change

*Permits will be obtained by Davis Roofing. Cost of Permit is not included in this proposal

COLOR: _____

Customer Initials: _____

Extras Not Included in Price

No Extras are Included in this price. Items that are not listed will be an additional charge to the property owner.

i.e. additional unforeseen layers, rotted wood sheathing, Building Permit Fees.

\$46,000.00

TOTAL

\$46,000.00

Starting at **\$346/month** with  **ACORN** FINANCE • [APPLY](#)

Terms and Conditions effective 1/1/2023

PROPOSAL IS VALID FOR A PERIOD OF 14 DAYS FROM THE ISSUED DATE

PROPOSAL IS SUBJECT TO REVIEW AND REVISIONS IF NOT ACCEPTED WITHIN 14 DAYS OF ISSUANCE

BUILDING PERMITS: Davis Roofing, Inc. will obtain all necessary building permits, if applicable.

PERMIT COSTS ARE NOT INCLUDED IN THIS CONTRACT AND WILL BE CHARGED TO THE PROPERTY OWNER ON THE FINAL INVOICE

INTERIOR: Due to vibrations caused during construction - Davis Roofing Inc. is not responsible for any collateral damage including but not limited to minor interior wall cracks, nail pops in drywall ceiling, flaking of wall paint, debris falling into attic or damage to pictures and light fixtures is not considered contractor negligence. All homeowner's vehicles must be removed from jobsite prior to work commencing i.e. garage, driveway

IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO TAKE PRECAUTIONS AND PROTECT THE PROPERTY'S INTERIOR PRIOR TO WORK COMMENCING

EXTERIOR: Davis Roofing Inc. will lay down plastic tarps over existing landscaping and decks as a means to control construction debris. It is not intended for total protection of landscaping or decks. Davis Roofing Inc. will protect 1st floor windows and garage door from work related debris. Davis Roofing Inc. is not responsible for any collateral damage including but not limited to landscaping, landscaping lighting, sprinkler heads, decks, grills, patio furniture or exterior decorations.

IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO PROTECT OR REMOVE EXTERIOR ITEMS FROM JOBSITE PRIOR TO WORK COMMENCING

AIR CONDITIONING UNITS: Davis Roofing will cover A/C units with tarps during the removal process. IT IS

THE PROPERTY OWNER'S RESPONSIBILITY TO TURN OFF THE A/C UNIT WHILE UNIT IS COVERED

TV ANTENNA/ DISH: Davis is not responsible for reception after antenna or dish is re-installed.

IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CONTACT THEIR SERVICE PROVIDED FOR RE-ALIGNMENT

ROOF DECK REPLACEMENT: Replacement of roof decking is not included in this agreement unless specified. An additional charge for deck replacement will be added to the final invoice.

SKYLIGHTS: Skylights will be centered on the existing opening as best as possible. **NO INTERIOR TRIM work is included with your skylight.** Davis Roofing Inc. is not responsible for repairing damage to interior drywall, if original skylight was previously sealed to trim and/or drywall.

IT IS RECCOMENED THAT THE PROPERTY OWNER LAY DOWN PROTECTION UNDER SKYLIGHT OPENING PRIOR TO REPLACEMENT

MARKETING: Property owner permits Davis Roofing the use of photos/videos of property for the purpose of marketing and promotion. Davis Roofing Inc. agrees to keep your personal information anonymous.

Warranties

INSTALLATION WARRANTY: Installation Warranty is limited to resolving issues solely related to improper installation of products on full replacement projects. Installation warranty is a non-transferable warranty. Please see warranty terms listed below.

___ **Single Family Residential:** (20) years from date of installation

___ **Multi-Family Residential:** (10) years from date of installation

___ **Commercial Properties:** (5) years from date of installation

___ **New Construction:** (1) year from date of installation

___ **Repairs or Partial Replacements:** No Warranty Included

MATERIAL WARRANTY: All material is warranted per manufacturer's specifications. All material defect and material warranty issues must be resolved between manufacturer and homeowner directly. Transfer of material warranties are the responsibility of the Property Owner.

PROJECT RESOLUTION: Property Owner agrees to allow Davis Roofing Inc. to attempt resolution of any warranty / installation related issues, prior to the involvement of a 3rd Party, at the discretion of Davis Roofing Inc. Work performed by a 3rd Party, without consent from Davis Roofing Inc., may void Davis Roofing Inc. Labor Warranty.

What's NOT Covered Under Warranty

CONDENSATION / ICE DAMS: This proposal does not include a warranty against moisture damage caused by condensation or ice dams.

IF YOU EXPERIENCE CONDENSATION OR ICE DAMS, IT IS RECCOMENDED THAT THE REQUEST AN INSPECTION OF YOUR ATTIC INSULATION BY A DAVIS REPRESENTATIVE

EXISTING COMPONENTS: Any existing property components, that are on or near the project work area, that have not been installed by Davis Roofing Inc., do not qualify for any type of warranty per this proposal. *Includes but not limited to : skylights, sun-tunnels, power attic fans furnace flue stacks, furnace housings, antennas/dish, electrical or cable/ internet lines.*

Payment Terms

All payments can be made via our emailed [Payment Portal](#) or **in person at time of final inspection.**

WE DO NOT ACCEPT CHECKS BY MAIL OR TAKE PAYMENTS OVER PHONE

___ **RESIDENTIAL / COMMERCIAL ROOFING / SIDING:** 1/3 Deposit required at acceptance of contract. **Balance due at time of final inspection**

___ **RESIDENTIAL / COMMERCIAL GUTTERS ONLY:** 1/3 Deposit required at acceptance of contract. **Balance due on day of completion**

___ **MULTI-FAMILY HOA:** 1/3 Deposit required at acceptance of contract. **2/3 Balance** upon completion of each building

___ **REPAIRS OR PARTIAL REPLACEMENTS:** 1/2 Deposit required at acceptance. **Balance due on day of completion**

___ **INSURANCE CLAIMS:** 1/3 Deposit required at acceptance of contract. **Balance due at time of final inspection**

PROPERTY OWNER IS RESPONSIBLE FOR SUBMITTING THIS SIGNED PROPOSAL TO THEIR INSURANCE ADJUSTER, PRIOR TO THE COMPLETION OF WORK, IN ORDER TO RECIEVE HELD DEPRECIATION FUNDS. **FINAL PAYMENT IS NOT CONTINGENT ON HOMEOWNER RECIEVEING FUNDS FROM THEIR INSURANCE CARRIER**

___ **FINANCING:** 10% deposit is required for all financed projects and due at acceptance of proposal. Terms only apply to financing obtained though one of our financing partners. Application/agreement is solely between our financing partner and Property Owner. Davis Roofing agrees to obtain financed amount directly from our financing partner.

PROPERTY OWNER IS RESPONSIBLE FOR SUBMITTING ALL REQUIRED DOCUMENTATION TO OBTAIN FINANCING

CREDIT CARD FEE: All Contracts Signed after 08/01/2022 will be charged a 3% service fee, that will be applied to all credit card payments. There is no charge for pay by check through our emailed Payment Portal.

DELINQUENT PAYMENTS: Invoices that have not been paid within (5) days of Invoice Date will incur a \$20/day fee until balance is paid in full. Any legal fees required by Davis Roofing Inc. in order to collect a debt from the property owner, will be charged directly to the Property Owner.

No deviations shall be made from this proposal without a signed agreement from both the Property Owner and Davis Roofing Inc.

These Terms, Conditions and Warranties are Non-Negotiable.

YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANYTIME PRIOR TO MIDNIGHT OF THE 3RD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT

Projects cancelled after the 3rd business day will incur a 20% fee of the contract amount payable to Davis Roofing Inc.

By signing this agreement, the signer fully understands and agrees to all the terms and conditions of this proposal:

Company Authorized Signature

Date

Customer Signature

Date