



Illinois Heartland Library System

ATTACHMENT 10.1

MEMO TO: IHLS Executive Committee
FROM: Susan Palmer / Leslie M. Bednar
DATE: September 16, 2016
RE: Champaign Office Roof Replacement

The Champaign office has been experiencing additional (new) leaks. It is at the point where there will be structural damage if left unrepaired. IHLS has received 2 bids for roof replacement. A third company was contacted to submit, however did not provide a bid.

Bid 1: King Lar (Decatur)

Scope:

Remove roof down to the existing vapor barrier

Replace 12' x 20' of bad decking

Install insulation system

Install new Firestone TPO Rhino Bond roof system...warranty of 20 years labor + material

Clean up and haul away

Base estimate: \$115,324.00

>>For an additional \$3,944.00, replace perimeter, fabricate and install new 24G painted steel

Total estimate: \$119,268.00

Bid 2: ACR (Advanced Commercial Roofing) (Champaign)

Scope:

Remove down to existing metal deck

Replace 12' x 20' of bad decking

Install insulation system

Furnish and install Rhino Bond TPO Roof System over entire roof

Fabricate and install Securedge Anchor-tite Fascia at entire roof perimeter edge

Furnish manufacturer's 15 yr. 55 mph wind warranty

Total estimate: \$121,930.00

Management recommendation:

Accept bid response from King Lar. Both companies providing the same service with a difference of 5 years for the warranty. King Lar has a 20-year warranty with a total project cost of \$119,268.00.

ACR has a 15-year warranty at a cost of \$121,930.00.