



**Spring 2021 Roof Replacement Project
Cooling Tower Building**



Our Commitment to Excellence

PRESENTED TO:

Lake County

Attn: Jeremiah Varco, Chad Wright, and Michael Balsamo

18 N. County Street

Waukegan, IL 60085

PROJECT:

Lake County Cooling Tower Building

Spring 2021 ROOF REPLACEMENT PROJECT

Lake County

Roof Sections: Cooling Tower

RESPECTFULLY SUBMITTED –

MICHAEL PERRY, HON. AIA; VP SALES

&

KEVIN DIECKHOFF, TERRITORY MANAGER CHICAGO

1380 E. HIGHLAND RD.

MACEDONIA, OH 44056

P: 224-281-1128 F: 330-998-6600

03/19/2021

TIPS-USA CONTRACT NUMBER: 180702

GENERAL CONDITIONS

1. Insurance

Simon Roofing shall, at its expense, provide fire, extended coverage, vandalism, and malicious mischief insurance on materials, supplies, equipment, machinery and apparatus. Owner shall be added to such insurance policy as an additional insured, as its interest may appear. Owner shall not be responsible in any manner for property, tools, equipment or machinery (whether owned, leased, used, rented, borrowed or otherwise) of Simon Roofing or its employees or agents of either of them. Simon Roofing agrees to maintain a builder's risk policy in the amount of the contract for the duration of the contract, for work that is not yet accepted by owner. The owner shall be added to such insurance policy as an additional insured, as its interest may appear. Limits of coverage are to be no less than \$25,000,000.00 bodily injury and death and property damage. Completed operations coverage shall continue for not less than 12 months after acceptance of the work under contract by the owner. Simon Roofing shall provide automobile bodily injury and property damage insurance covering all vehicles moving or non-moving under their own power and engaged in the work under contract. Limits are to be no less than \$25,000,000.00 bodily injury and death and \$25,000,000.00 property damage. Simon Roofing shall carry worker's compensation insurance on Simon's employees in accordance with the laws of the state where the project is located. Simon Roofing and Sheet Metal Corp. has a comprehensive insurance program as shown below. A detailed insurance certificate will be provided upon award of the contract.

Commercial General Liability	\$ 1,000,000.00	Occurrence
	\$ 2,000,000.00	General Aggregate
	\$ 2,000,000.00	Products Aggregate
Automobile	\$ 1,000,000.00	Each Occurrence
	\$ 1,000,000.00	Aggregate
Excess Liability	\$ 25,000,000.00	Occurrence
	\$ 25,000,000.00	General Aggregate
Employer Liability Limits	\$ 1,000,000.00	Each Accident
	\$ 1,000,000.00	Disease Policy Limit
	\$ 1,000,000.00	Disease per Employee
Builder's Risk/Installation	\$ 1,000,000.00	Occurrence
	\$ 2,500,000.00	Disaster Limit (Excludes Flood)

The aforementioned coverages apply to negligent acts committed solely by employees of Simon Roofing and Sheet Metal Corp. All policy coverages are subject to the conditions, exclusions and limitations of each respective policy.

2. Contract Policy

It is the policy of Simon Roofing and Sheet Metal Corp. to review and execute contracts and specifications prior to commencement of the work thereby. Simon Roofing will consider contract terms presented to it sufficiently in advance of commencement of the job to allow for review and revision, but reserves the right to revise, delete or supplement such terms in accordance with its policies and the advice of its legal

counsel. Absent special circumstances, Simon Roofing will not enter, agree to or sign any contract terms presented to it after the work has been commenced or completed.

3. Bonding:

If a Payment and Performance Bond and/or Maintenance Bond is required for this project, please note:

The Surety bonds to be provided for this Contract and/or proposal shall not cover any warranty obligations than a one (1) year warranty that begins upon completion of the work performed. Any other warranties that may be provided shall be excluded from the Surety bonds.

4. Unforeseen Conditions and Exclusions

Simon Roofing and Sheet Metal Corporation's (SRSMC) scope of work under this contract does not include testing for, or abatement or remediation of hazardous or toxic materials such as, but not limited to, toxic mold, fungus or asbestos at or near a job site. If such contaminants are discovered, Simon Roofing may, at its option, suspend further performance of this contract pending investigation, testing and, if appropriate, remediation or abatement of any contamination, which will be conducted at the sole cost of the owner. The time for performance under this contract will be extended by any delay resulting from testing for and/or abatement of toxic or hazardous materials present at the job site. Any additional costs incurred by Simon as a result of contamination by toxic mold, asbestos or other hazardous materials or substances found at or near the job site shall be paid by the owner. The owner shall indemnify and hold harmless Simon Roofing against all loss, liability and expenses caused by or arising out of toxic mold or other hazardous materials at or near the job site. SRSMC's scope of work does not include testing for, inspecting or otherwise determining the integrity or soundness of the structural components of the roof, the walls or other structural aspects of the premises. SRSMC's scope of work does not include design, evaluation, sizing or maintenance for drains on the roof, or the drainage system for the roof. Simon Roofing and Sheet Metal Corp. recommends that a design professional be consulted to assure proper design, (i.e. roof system selection) installation, conformance to building codes, insurance requirements, etc. SRSMC also is not responsible for pre-existing conditions to any existing protrusions or items in or on the roof that are in need of repair or upgrade if required by local code. This would include, but is not limited to, electrical lines, gas lines, HVAC units, curbs, duct work, skylights, lightning protection and communication systems, cables, HVAC disconnects and reconnects, etc. The building owner is responsible for the repair or upgrade of these items or systems.

5. Payment Terms

Payment terms will be based upon the following project progress billing schedule*: Semi-monthly progress billings will be invoiced for the remainder of the contract. These billings are due with Net 30 days terms. **Percentage increment billing will be contingent upon job size, weather conditions, etc.*

Pricing of this subject project is based on the timely receipt of payments. If partial payments are made, they will be credited against oldest invoices, unless the instructions are provided by the customer to the contrary. The customer will be responsible for any additional collection expenses the contractor incurs in the efforts to obtain the payment of the past due balances. This may include (but not limited to) interest, collection fees, attorney fees and court costs.

Customer hereby authorizes Simon Roofing and Sheet Metal Corporation (*Simon*) to evaluate customer credit, which may include but not limited to, obtaining credit records, credit histories, credit reports, consumer and/or corporate financial ratings or evaluations from third-party sources, or any reasonable steps necessary in establishing Customer current and past credit status. Should *Simon* at any time deem Customer credit status or history to be unfavorable, *Simon* may withdraw its offer to provide quoted/proposed services and Customer hereby acknowledges that *Simon* obligations relating to such quoted/proposed services are contingent upon *Simon* approval of Customer credit.

6. Scheduling

It is standard policy for Simon Roofing not to tear off the roof or expose the inside of the building if the chance of rain is thirty percent (30%) or greater. The risk of water leaking inside of your facility would be a major concern on both your part and ours, because Simon Roofing looks out for the best interests of its customer. We can assure you that although inclement weather may interrupt our process, the job foreman will visit the jobsite daily to ensure that all is well in regard to our project and will service any roof condition in relation to our scope of work.

The Job is estimated at taking **14 working days** from start to finish for all roof areas.

7. Application

Please understand that you will most likely hear the tear-off process and the travel of the equipment across the roof. We assure you that we do try to keep this to a minimum. Many products used in roofing applications, especially solvent-based materials, can emit odors, which are strong and sometimes offensive. In some applications, such odors cannot be avoided, but Simon does offer alternative products for some applications that are less odorous or that emit odors that may be less offensive. Please ask your Simon Roofing sales representative about these alternatives. Customer is responsible for ensuring adequate ventilation for customer's facility and for taking other steps to reduce the effects of odors, such as closing windows, where appropriate.

8. Pricing

The Proposal Price listed included in this document is based upon the following assumptions:

- Should the above assumptions change, the price will be adjusted by agreement of both parties.

Note:

1. Pricing includes prevailing wage rates
2. Pricing includes payment performance bond
3. Pricing includes **permit cost estimate required** by the City of Waukegan

9. Scope of Work

SECTION 011100 – SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Documents affecting work of this Section include, but are not necessarily limited to, General Requirements, bidding documents and drawings.

1.2 SUMMARY

- A. Furnish and install roof materials, insulation, flashings, and miscellaneous materials on the following designated roof areas:

- B. Option #1-Work on Roof Section Includes: (Roof Anomaly Repairs & Seam Repair)**

1. Riddiford Roofing to setup with roof repair material on roof area following all safety guidelines
2. Contractor will review all anomalies found on roof section with Kevin from SR Products
3. Contractor will provide liquid roof repairs to seal up all areas these repairs include:
 - a. All Seams Repaired
 - b. 3 Course Repairs over leak areas
 - c. 3 course Repairs over all anomalies
4. All Materials and Debris will be picked up and removed from worksite at the end of the workday.

- C. Option #2-Work on Roof Section Includes: (Overlay with White Single Ply)**

1. Install Gypsum cover board, as specified.
2. Install tapered edge and saddles as required to keep water from standing at raised perimeter, upslope from curbs, and between drains and/or scuppers.
3. Install stripping plies as specified around all penetrations, at curbs, and at roof area perimeters.
4. Install White Single Ply as specified.
5. Install lead drain sumps as specified.
6. Install single ply flashings as specified.
7. Install new coping, drip edge, gravel stop, reglet, counter flashing, lead stack flashings, and other metal components as specified.
8. Provide manufacturer's warranty as specified.

- D. Option #3-Work on Roof Section Includes: (2-Ply torch applied system)**

1. Tear off designated roofing, insulation, flashings, perimeter metal, and obsolete equipment and properly dispose.
2. Bring to the attention of the building owner of all questionable substrate conditions and repair or replace decking as designated by building owner's representative at a cost in addition to the contracted amount based upon line item quoting on Bid Form.
3. Install first layer of insulation, as specified.
4. Install second layer of insulation, as specified.

5. Install Gypsum cover board, as specified.
6. Install tapered edge and saddles as required to keep water from standing at raised perimeter, upslope from curbs, and between drains and/or scuppers.
7. Install stripping plies as specified around all penetrations, at curbs, and at roof area perimeters.
8. Install APP IRO Ply SA-4 torch applied base sheet as specified.
9. Install lead drain sumps as specified.
10. Install APP IRO Ply MA-4 Premium torch applied cap sheet as specified.
11. Install torch applied flashings as specified.
12. Install new coping, drip edge, gravel stop, Reglet, counter flashing, lead stack flashings, and other metal components as specified.
13. Provide manufacturer's warranty as specified.



SIMON ROOFING
A M E R I C A L O O K S U P T O U S
Since 1900

Presented to: Lake County
Attn: Jeremiah Varco and Chad Wright
18 N. County Street
Waukegan, IL 60085

Simon Roofing & Sheet Metal
TIPS USA Vendor
Category – Job Order Contracting
TIPS Contract Number: 180702

Repairs and Waterproof Cooling Tower Roof Area:

Roof Repairs Proposal:

\$4,222.00

Bid Breakdown: Repairs and Waterproof Roof Area Cooling Tower:
Riddiford Roofing Co and Waterproofing Subcontractor Repair Quote

Re-Cover Roof Section w/Single Ply Roof System: **NOT RECOMMENDED SEE REPORT**

Roof Replacement Proposal:

\$124,003.00

Bid Breakdown: (Replacement of Roof Section Cooling Tower)

- | | |
|---|------------------|
| 1. Riddiford Roofing Co and Waterproofing Subcontractor Quote | \$122,503 |
| 2. Warranty 10 Yrs. SR Products Labor and Material | \$1,500.00 |
| 3. TOTAL ROOF REPLACEMENT PRICE SECTION B TO LAKE COUNTY THROUGH TIPS | \$124,003 |

Re-Roof Section 2 Ply Torch Roof System (Cooling Tower Roof Section):

Roof Replacement Proposal:

\$273,936.00

Bid Breakdown: (Replacement of Roof Section Cooling Tower)

- | | |
|---|------------------|
| 1. Riddiford Roofing Co and Waterproofing Subcontractor Quote | \$ 237,436 |
| 2. Warranty 20 Yrs. SR Products Labor and Material | \$3,000.00 |
| 3. Permit Required by City of Waukegan (Cost Estimate) | \$33,500.00 |
| 4. TOTAL ROOF REPLACEMENT PRICE COOLING TOWER SECTION | \$273,936 |

Unit Prices:

Spot concrete deck rehabilitation \$ 50 / per square foot.
Wood blocking removal and disposal..... \$ 10 / per linear foot.
New Roof Drains Installed..... \$ 3,111.00 / per drain.

Duration of the Project..... 14 working days.

TOTAL COMBINED PROJECT PRICE REVIEW: **Check One:**

Option #1	\$4,222	Roof Repairs and Seam Repairs	<input type="checkbox"/>
Option #2	\$124,003	Single Ply Roof Recover (Not Recommended)	<input type="checkbox"/>
Option #3	\$273,936	2 Ply Torch Roof Replacement (Recommended Bid)	<input checked="" type="checkbox"/>

THIS AGREEMENT IS ENTERED INTO AS OF THIS DAY AND YEAR AND IS EXECUTED IN TWO ORIGINAL COPIES OF WHICH ONE IS TO BE DELIVERED TO THE OWNER AND THE OTHER TO SIMON ROOFING.

THE PRICE ON THIS BID DOCUMENT IS VALID FOR 30 DAYS.

OWNER/OFFICER SIGNATURE:

SIMON ROOFING PRODUCTS:

SIGNATURE DATE

PRINTED NAME AND TITLE


03-19-21

SIGNATURE DATE

Michael Perry, Hon. AIA; VP Sales

PRINTED NAME AND TITLE