Date: February 5, 2020

To: David Niemeyer, Village Manager  
    Pat Carr, Assistant Village Manager

From: Terry Lusby, Jr., Facilities & Fleet Superintendent

Subject: Approve Service Contract: Industrial Roofing Services, Inc.

Presented for February 11th, 2020/February 18, 2020 Public Works Committee/Board Meeting Agenda discussion and possible action:

Description:
Approve a service contract with Industrial Roofing Services, Inc. of Butler, Wisconsin for the quinquennial visual roof inspection of all Village Facilities. In general the scope of services includes:

2. Roof plan drawings of all Village Facilities which will reflect all current field conditions.
3. Detailed reports of all Village Facilities current field conditions and photographs.
4. Detailed roofing recommendations for all Village Facilities, estimated costs, and annual budget summaries.

Background: Public Works is tasked with the proper upkeep of all Facilities roofing systems to optimize the longevity of our infrastructures and safeguard our roofs from early wear and tear. Continual routine preventive maintenance/inspections assures optimal roofing conditions and conserves the life span of vital Village owned infrastructure and equipment. For more than 34 years, Industrial Roofing Services has been serving municipalities and commercial businesses throughout the South Suburbs and Greater Chicagoland area. Industrial Roofing Services has utilized their extensive intricate knowledge of our roofing systems to assist us with avoiding wear, tear, and optimizing our roofing systems to operate at the most efficient levels.

The Village has contracted with Industrial Roofing Services for approximately the past 10 years and found them to perform all contracted services satisfactorily.
Budget / Finance: Funding is budgeted and available in the approved FY19 Budget; Municipal Buildings Fund.

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Budget Available</td>
<td>12,000</td>
</tr>
<tr>
<td>Contract Amount</td>
<td>12,000</td>
</tr>
<tr>
<td>Difference – Over Budget</td>
<td>$0</td>
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</table>

Staff Direction Request:

1. Approve a service contract with Industrial Roofing Services of Butler Wisconsin for the quinquennial visual roof inspection of all Village Facilities in the amount of $12,000.
2. Direct staff as necessary.
Proposal for

VISUAL ROOF SURVEYS

of the

ATTACHED FACILITY LIST

Submitted by

DAVE ANGOVE

Prepared for

Mr. Terry Lusby, Jr.

Village of Tinley Park
16250 S. Oak Park Avenue
Tinley Park, IL 60477

August 13, 2019
August 13, 2019

Mr. Terry Lusby, Jr.
Village of Tinley Park
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Subject: Proposal for Visual Roof Surveys of the facilities listed on the Attached Facility List

Dear Mr. Lusby, Jr.:

Industrial Roofing Services, Inc. is pleased to submit the following proposal to perform Visual Roof Surveys of each roof area of those facilities listed on the attached Facility List. These surveys and their accompanying summaries will provide you with the information necessary to plan required roofing work during the next five (5) years, creating a roof management program to facilitate proactive asset management practices that result in reduced life-cycle costs of new and existing roof systems.

In addition to a hard copy report, the results of these surveys will be available for your review through a secure client login via our Online Asset Management Program at www.irsroof.com. Secure, web-based access to the information gathered during this survey, along with our observations and recommendations, provide easy access to all information necessary to effectively manage your roof assets.

IRS shall supply all services necessary to provide the following information:

- **Roof Plan Drawing:** IRS will provide a CAD-generated roof plan of each facility to identify individual roof areas and determine total square footage for the purpose of establishing budgets. All perimeters will be shown on the plan.

- **Roof Conditions and Photographs:** IRS will examine each roof system's general appearance to analyze flashing conditions, membrane surface conditions, general drainage characteristics, excessive traffic patterns, etc., and to identify the presence of any contaminants and/or previous repairs. The adjoining building walls will also be examined for conditions that could affect the performance of the roof system. Conditions of each roof area will be confirmed and documented with photographs.

- **Recommendations and Estimated Costs:** Based on the existing construction and conditions of each roof area, IRS will establish recommendations and estimated costs for all roofing work that may be required during the current or upcoming year.

- **Annual Budget Summary:** The recommendations and budgets will be compiled into a summary for any necessary maintenance and capital roofing expenditures over the next seven (7) years.
FEES

Industrial Roofing Services, Inc. shall provide the above-described services for each of the Twenty (20) facilities listed on the attached Facility List for the lump sum fee of Twelve Thousand Dollars ($12,000.00).

AUTHORIZATION

To acknowledge acceptance of this proposal, please return a signed copy of the Authorization page with any paperwork (i.e. a purchase order or signed contract) to our corporate headquarters:

Industrial Roofing Services, Inc.
13000 West Silver Spring Drive
Butler, WI 53007
Fax: (262) 432-0504

Upon receipt of a purchase order or signed contract, we will enter the information in our system and schedule the work to be completed.

Should you have any questions regarding this proposal, please do not hesitate to call. We appreciate this opportunity and look forward to working with you on this project.

Sincerely yours,
INDUSTRIAL ROOFING SERVICES, INC.

Dave Angove
Dave Angove
Project Manager

Acknowledged by:

[Signature]

Name: ___________________________ Title: ___________________________ Date: ___________________________
## FACILITY LIST

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<thead>
<tr>
<th>Site Name</th>
<th>Site Address</th>
<th>Survey Cost</th>
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</thead>
<tbody>
<tr>
<td>7990 W. 183rd Street</td>
<td>7990 W. 183rd Street</td>
<td>$600</td>
</tr>
<tr>
<td>80th Avenue Train Station</td>
<td>18001 South 80th Avenue</td>
<td>$600</td>
</tr>
<tr>
<td>CRC Building</td>
<td>18241 80th Avenue</td>
<td>$600</td>
</tr>
<tr>
<td>DPW Garage / Post 10</td>
<td>7980 West 183rd Street</td>
<td>$600</td>
</tr>
<tr>
<td>ESDA</td>
<td>7780 183rd Street</td>
<td>$600</td>
</tr>
<tr>
<td>Fire Dept Training Facility</td>
<td>7800 W. 183rd Street</td>
<td>$600</td>
</tr>
<tr>
<td>Fire Station #1/Public Safety Building (Post 12)</td>
<td>17355 68th Court</td>
<td>$600</td>
</tr>
<tr>
<td>Fire Station #2</td>
<td>7825 167th Street</td>
<td>$600</td>
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<tr>
<td>Fire Station #3</td>
<td>9191 West 175th Street</td>
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<tr>
<td>Fire Station #4</td>
<td>7801 West 191st Street</td>
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<tr>
<td>Oak Park Avenue Train Station</td>
<td>17381 South Oak Park Avenue</td>
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</tr>
<tr>
<td>Police Department</td>
<td>7850 West 183rd Street</td>
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</tr>
<tr>
<td>Police Department Firing Range</td>
<td>17373 69th Ave.</td>
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</tr>
<tr>
<td>Post 1 (Pump House)</td>
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<tr>
<td>Post 2</td>
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<td>Post 3</td>
<td>7350 175th Street</td>
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<tr>
<td>Post 5</td>
<td>1711st Street &amp; 80th Avenue</td>
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<td>Post 6 (Lift Station)</td>
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<td>Salt Storage Shed</td>
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<tr>
<td>Village Hall</td>
<td>16250 South Oak Park Avenue</td>
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**TOTAL**                         | **$12,000**                 |