



MEMO TO: IHLS Board of Directors
FROM: Executive Committee
DATE: September 22, 2016
RE: Champaign Office Roof Replacement

The deteriorated condition of the roof on the Champaign office has been discussed this month at the Facilities, Finance and Executive Committee meetings. The Finance and Executive Committees support the recommendation by management below, and now the Executive Committee recommends this matter be brought to the Board for a vote.

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.