



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Change Order #2 Wastewater Digester Cleaning & Inspection		
Presenter & Title:	Bob Van Gyseghem, Superintendent of Water & Wastewater		
Date:	February 5, 2024		
Please Check Appropriate Box:			
<input type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective:			
Estimated Cost: \$154,929.00	Budgeted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input type="checkbox"/> No
Executive Summary:			
<p>Requested for the City Council's approval is Change Order #2 to the Wastewater Digester Cleaning & Inspection Agreement. The change order is needed to pay for the replacement of the adhered PVC roofing system on the secondary digester.</p> <p>Please see attached memorandum for more information. All costs associated with the change order will be accommodated within the existing budget and reflected in a future budget amendment if necessary.</p>			
Attachments: <i>(please list)</i>			
<ul style="list-style-type: none"> • Memorandum • Resolution • Change Order Document 			
Voting Requirements:			
<p><i>This motion requires a simple majority of affirmative votes for passage. (City Council Only)</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
Recommendation / Suggested Action: <i>(how the item should be listed on agenda)</i>			
<p>Recommend approval of a Resolution authorizing the City Administrator to execute Change Order Number Two for Cleaning and Inspection of Wastewater Plant Digesters Agreement with Boller Construction Co. Inc.</p>			



Public Works Department

Memorandum

Boller Construction has completed the repairs to the digester cover outlined in Change Order #1. In order to make some of the repairs, a top portion of the roof covered with ballast rocks had to be removed. Below the ballast rocks is an adhered PVC roofing system with insulation. The contractor discovered the PVC roofing system and insulation material had deteriorated due to water damage. Federal regulations require the secondary digester to be kept at ninety-eight (98) degrees for the reduction of pathogen concentrations. Ineffective insulation will result in extended use of the heat exchanger (boiler) requiring the use of natural gas once methane has been exhausted. Staff recommends the replacement of the PVC roofing system and insulation. This would be the first repair/replacement of the PVC roofing system and insulation since the digester was constructed in 2000.

Bob VanGyseghem
Superintendent of Water & Wastewater

RESOLUTION NO. 2024-19

**RESOLUTION AUTHORIZING EXECUTION OF
Change Order #2 with Boller Construction Related to Repairs to the Secondary Digester**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS, as follows:

WHEREAS, the City Council of the City of Geneva, Kane County, Illinois on May 1, 2023 entered into a contract with Boller Construction for Digester Cleaning and Inspection at a cost of \$978,200.00; and

WHEREAS, the City Council approved Resolution 2022-105 Authorizing Change Order #1 increasing the Contract from \$978,200.00 to \$1,388,618.00.

WHEREAS, the Agreement was approved by the City Council and the scope of services to be provided by the Contractor needs to be changed, necessitating a change order to the Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Geneva, Kane County, Illinois, as follows:

SECTION 1: Pursuant to 720 ILCS 5/33E-9, Change Orders, the City Council finds (1) the circumstances said to necessitate the change in performance we not reasonably foreseeable at the time the Contract was entered; and (2) is germane to the original Contract as signed, and (3) the change order is in the best interest of the City.

SECTION 2: That the City Administrator is authorized to execute the change order as outlined at Exhibit A, increasing the total contract amount to \$1,543,547.00.

SECTION 3: That this Resolution shall become effective from and after its passage as in accordance with law

PASSED by the City Council of the City of Geneva, Kane County, Illinois, this ____ day of _____, 2024

AYES: __ NAYS: __ ABSENT: __ ABSTAINING: __ HOLDING OFFICE: __

Approved by me this ____ day of _____, 2024.

Mayor

ATTEST:

City Clerk

You are directed to make the following changes in the Contract Documents:

PROJECT:	Anaerobic Digesters Inspection	DATE OF ISSUANCE:	December 12, 2023
OWNER:	City of Geneva, Illinois	ENGINEER:	Baxter & Woodman, Inc.
CONTRACTOR:	Boller Construction Company, Inc.	ENGINEER's Project No.	211358.00

Description:

1. Provide for an adjustment to the Contract Amount for additional costs associated with the removal and replacement of the insulated roof on the Secondary Digester gas holder cover.

Proposed Additional Cost for this Item..... \$154,929.00

Purpose of Change Order:

1. Provide an increase to the Contract Amount for the additional costs associated with the removal and replacement of the existing insulated roofing system on the Secondary Digester gas holder cover. The condition of the existing roofing system was not known at the time of design because visibly, the roofing appeared to be in satisfactory condition with no tears, compromised seams, or damaged materials visibly present. The only way to determine if the roofing was compromised in any way would have been to physically cut open the roofing system for a visible inspection, which due to the apparent satisfactory condition, was not considered. Additionally, opening what was considered an existing "watertight" roofing system, is generally not recommended due to creating a location for future seam compromise and leaks. Because of this, the bid documents did not include roofing replacement, as the scope of this Project is to inspect the Digester Covers, bidding contractors could not have expected the condition of the existing roof at the time of bid, and therefore, would not have included roof system replacement costs in their bid proposals.

It is noteworthy that due to the damaged condition of the structural components discovered by the Contractor during their inspections, and the immediate repairs that were authorized by City of Geneva, the Contractor was required to open the existing roofing system in several locations to perform their repair work. It was at that time they discovered and reported that the existing roofing system was saturated from pre-existing leaks in unidentified and unknown locations. The costs associated with patching of the existing roofing system in the locations the Contractor was required to open to complete the authorized structural work, have been credited back to the Contract Amount through this Change Order, as the patching will not be required with full removal and replacement of the roofing system.

Attachments:

1. Subcontractor's Change Order Proposal, with description "Remove and replace roofing system on Secondary Digester", issued by Boller Construction Company, Inc., dated November 13, 2023, for roofing replacement on the Secondary Digester.

CHANGE IN CONTRACT PRICE:

Original Contract Price: \$978,200.00

Previous Change Orders: \$410,418.00

Current Contract Price: \$1,388,618.00

Net Increase of This Change Order: \$154,929.00

Contract Price With This Change Order: \$1,543,547.00

CHANGE IN CONTRACT TIME:

Original Contract Time:
 Substantial Completion: September 25, 2023
 Completion: October 24, 2023

Change From Previous Change Orders:
 Substantial Completion: 207 Days
 Completion: 228 Days

Current Contract Time:
 Substantial Completion: April 18, 2024
 Completion: May 9, 2024

Net Increase of this Change Order:
 Substantial Completion: n/a
 Completion: n/a

Contract Time with This Change Order:
 Substantial Completion: April 18, 2024
 Completion: May 9, 2024

NOTE: USE ANYTIME THE CHANGE ORDER EXCEEDS \$10,000 ± OR 30 DAYS EXTENSION.

Pursuant to 720 ILCS 5/33E-9, (1) the circumstances said to necessitate the change in performance were not reasonably foreseeable at the time the contract was signed, (2) the change is germane to the original contract as signed, and (3) the change order is in the best interest of the City of Geneva, Illinois.

PREPARED BY:

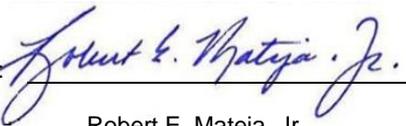
BAXTER & WOODMAN, INC.

APPROVED:

CITY OF GENEVA

ACCEPTED:

BOLLER CONSTRUCTION COMPANY, INC.

By: 
 Robert E. Mateja, Jr.
 Construction Project Manager

By: _____
 Stephanie Hawkins
 City Administrator

By: _____
 Joshua Boller
 President

RECOMMENDED BY:

By: 
 Daniel Bounds, P.E.
 Client Manager



CHANGE PROPOSAL

DATE: 11/14/23

TO: Baxter & Woodman, Inc.

RE: Geneva - Anaerobic Digesters Inspection
 Secondary Digester Cover Repairs

Description of Work: Remove and replace Roofing System on Secondary Digester. See attached roofing scope of work for details of roofing.

	Boller / Subcontractor	Description	Amount
	Boller	General Conditions—dumpsters, fork lift, supervision, safety, ect.	\$20980.00
	Waukegan Roofing	New PVC Membrane Roof	\$133725.00
	Waukegan Roofing	(Deduct roof patching from Change order #1)	(\$11905.00)

OH&P	Boller Work	15%	=	\$3267.00
OH&P	Subcontractor Work	5%	=	\$6091.00
Additional Bond Costs				\$1968.00
TOTAL:				\$154,929.00

WAUKEGAN ROOFING CO., INC.

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November 13, 2023

Project Name: Geneva WTP / Digester Roof Replacement
602 Crissey Avenue, Geneva, IL

Thank you for calling Waukegan Roofing Co., Inc. and requesting that our firm provide an estimate to replace the existing roofing system on your building. Please review the enclosed proposal and call me to discuss any questions or concerns you may have.

Our Proposal is based on the information shown below and on the following pages all inclusive:

- **This Proposal if accepted is to be signed and attached as a Rider to your firms Contract Documentation**
- **The Proposal Price shown is good for 30 days from the date shown at the top of the page**
- **After that date we retain the right to adjust our prices based on current market conditions at the time.**
- This Proposal is based on the information obtained from our on-site visit to inspect the condition of the existing roofing system.
- This proposal's price is based on our standard insurance coverage which is described herein.
- If additional work is requested or required said work shall be charged as an extra in addition to the Proposal Price shown below

Our recommendation of work to be performed:

Waukegan Roofing Co., Inc. (referred to herein as Contractor) proposes to supply Roofers' Local 11 Union Labor, the necessary tools, equipment, and materials to:

- Remove the existing Built-Up Asphalt and Gravel Roofing System along with the related walk pads and sheet metal flashing and properly dispose of the debris in a State Registered Landfill.

Supply and install the 60mil thick White PVC Adhered Roofing System with a 20-year Roofing System Warranty per the most current printed instructions, details and recommendations of the roofing materials manufacturer and the National Roofing Contractors Association.

- Vapor Barrier:
 - Install a self-adhered vapor barrier membrane over the steel digester cover and extend the membrane up the outside steel stop to match the thickness of the new roof insulation.
- Insulation Package
 - Install one layer of 2.5" thick Flat Polyisocyanurate Roof Insulation Board adhered in place using low rise foam insulation adhesive.
 - Install one layer of .5" thick High Density Polyisocyanurate Cover Board adhered in place using low rise foam insulation adhesive.
- 60mil thick White PVC Single Ply Roofing Membrane
 - Supply and install a complete weathertight adhered PVC Membrane Single Ply Roofing System with a 20-year roofing system warranty per the specifications and requirements of the roofing material.
 - The approximate weight of this roofing system is 6,500 pounds installed.
- 60mil thick White PVC Single Ply Flashing Membrane
 - Supply and install a complete weathertight White PVC single ply membrane flashing system adhered in place using a solvent based bonding adhesive per the specifications and requirements of the roofing material manufacturer.
 - We have included the manufacturer's single ply flashing membrane described above at the following where required:
 - Perimeter edge "strip-in" flashing
 - For the following roof penetrations:
 - Seven (7) Angle Iron Supports
 - (7) "I" Beam Columns
 - Two (2) 12" Round Vents
 - Two (2) 36" Round Vents
 - One (1) 108" Round Vent
- Walk Pads
 - 42 (forty-two) individual 24" x 24" x 2" thick concrete walk pads will be installed over the roofing membrane to replace the 11 (eleven) existing 36" x 60" asphalt walk pads
- Roofing System Warranty / Roof Maintenance
 - Manufacturer's 20-year Roofing System Warranty for roofing labor and material is included
 - Waukegan Roofing Co., Inc.'s 5-year Workmanship Warranty is included

956 Campus Drive • Mundelein, Illinois 60060

Phone: 847-623-1625 • Fax: 847-623-4847

www.waukeganroofing.com • IL License #104-000761



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WAUKEGAN ROOFING CO., INC.

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- Waukegan Roofing Co., Inc. 2-year Annual Scheduled Roof Maintenance Program included
- Sheet Metal
- Supply and install 050-gauge Mill Finish Aluminum sheet metal flashings as described below:
 - Counter flashing surface mounted where required

Adhered PVC Roofing System Price for the work described above is \$133,725.00



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