

**NOTICE OF SPECIAL MEETING OF THE
MAYOR AND CITY COUNCIL OF THE
CITY OF NORTHLAKE**

On July 15, 2025 at 7:00 p.m. the Mayor and City Council of the City of Northlake will hold a special meeting.

**AGENDA
FOR THE SPECIAL BOARD MEETING OF THE CITY COUNCIL
OF THE CITY OF NORTHLAKE
TO BE HELD ON JULY 15, 2025**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. Approval of participation by aldermen via conference bridge.

M _____ 2nd _____

3. ROLL CALL:

MAYOR SHERWIN () CLERK PAULETTO ()

ALDERMEN: STRAUBE () FELDMANN ()
 CONTRERAS () SOSA ()
 JOHNSON () URBINA ()
 GROCHOWSKI () PATTI ()

OTHERS: CITY ATTORNEY () FINANCE DIRECTOR ()
 CHIEF BERES () PUB. WORKS DIR. ()

- 1) Discussion and motion to approve the Engineers Recommendation to accept the bid from Husar in the amount of \$69,850.00 for the Pre-Demolition Asbestos Abatement Removal Process at 112 N. Wolf Road.

M _____ 2nd _____

Straube _____ Feldmann _____ Contreras _____ Sosa _____
Johnson _____ Gonzalez _____ Grochowski _____ Patti _____

- 2) Discussion and Motion to approve the Engineers Recommendations to accept the bid from Earthwerks Land Improvement & Development Corp. for the Wiltse Parkway & East Drive Stormwater Storage Project for \$345,120.00.

M _____ 2nd _____

Straube _____ Feldmann _____ Contreras _____ Sosa _____
Johnson _____ Gonzalez _____ Grochowski _____ Patti _____

3) Discussion and motion to approve Salt Dome Roof Repairs and Replacement

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Gonzalez	_____	Grochowski	_____	Patti	_____

5. ADJOURNMENT

A motion to adjourn.

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Gonzalez	_____	Grochowski	_____	Patti	_____



CAMPLIN

Environmental Services, Inc.

June 24, 2025

City of Northlake Public Works
100 West Palmer Ave.
Northlake, IL 60164

Attention: Anthony Faciano, Director of Public Works

Subject: Asbestos Contractor Recommendation
112 N. Wolf Road, Northlake, IL

Dear Mr. Faciano,

I have reviewed the five proposals submitted for the removal of asbestos prior to the demolition of the building located at 112 N. Wolf Road in Northlake. The lowest responsible base bid was submitted by Husar Abatement in the amount of \$69,850.00 (Sixty-nine thousand, eight hundred, fifty dollars). Our consulting fees for project oversight and air monitoring is \$4,500 (four thousand, five hundred dollars).

A bid summary is as follows:

Asbestos Contractor Name	Base Bid	Alternate #1	Total
EHC Industries	NO BID	NO BID	NO BID
Husar Abatement	\$67,350	\$2,500	\$69,850
Kinsale Contracting Group	\$77,850	\$2,500	\$80,350
Valor Technologies	\$69,100	\$5,500	\$74,600

I have worked cooperatively with Husar Abatement on many projects in the past including with the City of Northlake: Their staff is extremely competent and qualified for completing the scope of work on this project. I am very confident in the recommendation of Husar Abatement for the pre-demolition asbestos abatement at 112 N. Wolf Road in Northlake.

The project proposals are enclosed for your review. Please contact my office if you would like to move forward on the asbestos removal process.

Cordially,

Jeffery C. Camplin

Jeffery C. Camplin, CSP, CIT
President

Illinois licensed asbestos professional #100-00091



Husar Abatement, Ltd.

10215 Franklin Ave, Franklin Park, Illinois • Tel: (847) 349-9105 • Fax: (847) 349-9136

June 23, 2025

RE: Anthony Faciano
Superintendent of Public Works
City of Northlake

Subject: Asbestos Abatement
112 N. Wolf Road
Northlake, IL 60164

Dear Anthony Faciano,

We appreciate the opportunity to present our proposal for the asbestos abatement project located in Northlake, IL. The scope of work that needs to be completed for this project is the removal of all asbestos as defined in the building inspection. An alternate bid is being provided in the event that floor tile and mastic are found beneath the tiered stairs in Room #2

Terms and Conditions:

1. **Disposal and Compliance:** All materials/debris will be disposed of according to the regulations of the governing authority for the project location.
2. **Pricing and Payment:** All labor, materials, and waste disposal costs are included (unless otherwise specified in writing and agreed upon). Payments are due within 30 days of invoice issuance. Overdue balances incur a 1.5% monthly interest.
3. **Exclusions:** Does not include independent air monitoring or related services unless specified.
4. **Site Access:** Limited to Husar Abatement authorized personnel with proper safety equipment.
5. **Supervision and Standards:** Projects overseen by qualified supervisors to ensure compliance with the standards of the governing authority.
6. **Insurance and Changes:** Certificates available upon request. Scope and/or insurance requirement changes may incur additional costs.
7. **Change Order Process:** Scope changes subject to our change order procedure.
8. **Limitation of Liability:** Liability is limited to direct damages caused by our work, as detailed in our terms.
9. **Client Responsibilities:** Provision of utilities unless otherwise agreed. Clients indemnify Husar Abatement against third-party negligence claims.
10. **Force Majeure:** Not liable for performance delays or failures due to uncontrollable events.
11. **Revision and Change Orders:** The contract covers the described work; revisions are subject to change orders.
12. **Warranties and Guarantees:** As defined in the contract.
13. **Dispute Resolution:** Arbitration or mediation is preferred before litigation.
14. **Permit and Regulatory Fees:** Original permit notifications are included. If required by the governing authority, additional revisions are billed at \$75 each.
15. **Validity:** The proposal is valid 60 days from the issue date.

By accepting this proposal, you agree to the terms and conditions outlined above.

Base Bid Price - \$67,350 (includes permits)

Alternate Bid Price - \$2,500

I look forward to working with you.

Sincerely,

Janina Stogowska, President

Please sign below to accept this proposal:

ACCEPTED BY (NAME): _____

ACCEPTED BY (SIGNATURE): _____

DATE: _____



VALOR TECHNOLOGIES, INC.
ENVIRONMENTAL REMEDIATION SERVICES • ASBESTOS • LEAD • MOLD
A C E R T I F I E D M B E / D B E E N T E R P R I S E

June 23, 2025

City of Northlake
55 E. North Avenue
Northlake, IL 60162

PROPOSAL

Valor Technologies Inc., (Valor) hereby agrees to furnish all labor, material and equipment necessary to remove and dispose of certain asbestos containing materials within the former Northlake City Centre located at 112 N. Wolf Road Northlake, IL as described below.

- Remove and dispose of approximately 10,300 s.f. of asbestos floor tile and mastic
- Remove 300 s.f. of Ceramic Tile/Grout/Mastic
- 1,600 s.f. troweled on ceiling plaster
- Remove 1 sink
- Remove windows and board up.

All work is based on the CESI Project Report # 25-018.

The owner shall provide both water and power for our use.

All carpet remove will be left behind for demolition with the building.

All work will be performed in accordance with all Cook County, IEPA, NESHAP, OSHA and local regulations.

In consideration of the above work **\$69,100.00** shall be paid to Valor upon completion.

Alternate #1: Should there be acm tile and mastic under the raised wood floor in room #2 and Valor has to remove that wood to access the ACM tile please **add \$5,500.00** to out base bid.

Thank you for the opportunity to be of service and should you require any further information please feel free to contact the undersigned.

Regards,
VALOR TECHNOLOGIES, INC.

Brian Duermit
Project Manager/Estimator



648 Blackhawk Drive • Westmont, IL 60559 • 630-325-7400 • fax 630-325-7401

June 23, 2025

Anthony Faciano
Superintendent of Public Works
55 East North Ave
Northlake, IL 60162

RE: Asbestos Abatement
112 N. Wolf Rd
Northlake, IL 60162

PROPOSAL

We propose to furnish the labor, disposal, material and equipment necessary to remove and dispose of the asbestos containing materials throughout the referenced address in accordance with the CES Asbestos Survey dated April 8, 2025. Scope of work is as follows:

Scope of Work

- Regulate the area and set up containment.
- Remove and dispose of asbestos containing carpet, floor tile, and mastic throughout the structure.
 - Where mastic is found on a wood substrate, the substrate will be removed in it's entirety to either next layer of substrate or to the joist.
- Remove and dispose of the asbestos containing trowel on ceiling.
- Remove and dispose of the asbestos containing window caulk on the colored windows.
 - Windows to be removed in their entirety and board to follow.

Clarifications

- Water and electric power will be provided by owner

All work will be performed in accordance with applicable Federal, State and local regulations.

Our workers will be protected with NIOSH approved respiratory equipment and protective clothing suitable for this type of work. While we are removing the asbestos containing material from this area, access will be restricted.

We have included a \$150.00 IEPA fee, which requires a 14-day notice prior to the start of the project.

We have included a \$2,200.00 Cook County Department of the Environment and Sustainability fee, which requires a 14-day notification prior to the start of the project.

In accordance with the Cook County Department of Environment and Sustainability, permits are valid for 30 calendar days. Any revisions to dates, times, and quantities are subject to a \$55.00 fee. A limit of six revisions are allowed. Thereafter a new permit must be applied for. Revision and/or new permit fees will be charged as an additional cost.

All movable items will be removed from the work area by others prior to beginning our work.

Demolition • Asbestos & Lead Removal • Microbial & Mold Remediation • Hazardous Material Clean-up

In accordance with the revised Illinois Department of Public Health regulations, it is the owner's responsibility to hire an independent 3rd party to take final air clearances.

Normal working hours will be 7:00 a.m. to 3:30 p.m., Monday through Friday.

We maintain true occurrence form commercial general liability insurance provided by an A XIII rated carrier. Our insurance program includes coverage for our lead and asbestos abatement operations and the total aggregate limit of \$12,000,000 applies on a per project basis. Kinsale Contracting Group is able to maintain such outstanding insurance due to its superior experience and excellent claims history.

In consideration of the above work, the sum of **\$77,850.00** shall be paid to the undersigned as work progresses.

Alternate #1

Should floor tile and mastic be discovered under the tiered stairs in room #2, for removal and disposal, please add the sum of **\$2,500.00** to the above price.

We thank you for the opportunity to submit our proposal and hope to serve you in the near future.

Very truly yours,

KINSALE CONTRACTING GROUP INC.



Michael Stewart

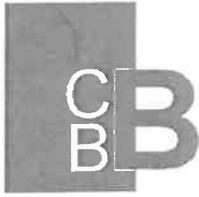
Project Manager

Email: michaels@kinsalecg.com

ACCEPTED BY: _____ TITLE: _____

DATE: _____

ALTERNATE #1: _____



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

July 10, 2025

City of Northlake
55 E North Avenue
Northlake, IL 60164

Attention: Mayor Jeffrey Sherwin

Subject: Wiltse Parkway & East Drive Stormwater Storage Project
Bid Results / Letter of Recommendation
(CBBEL Project No. 940032.DC194)
(MWRD 25-IGA-02)

Dear Mayor Sherwin:

On Tuesday, July 8, 2025 at 10:00 A.M. bids were received and opened for the Wiltse Parkway & East Drive Stormwater Storage Project. Five (5) bids were received and have been summarized below:

<u>Company</u>	<u>Bid as Read</u>
Earthwerks Land Improvement & Development Corp.	\$345,120.00
Martam Construction, Inc.	\$388,655.70
Acura Inc.	\$417,362.50
ALamp Concrete Contractors, Inc.	\$538,977.50
Berger Contractors, Inc.	\$570,076.90
<i>Engineer's Estimate</i>	<i>\$450,210.00</i>

Earthwerks Land Improvement & Development Corp. is the apparent low bidder with a bid amount of \$345,120.00. Earthwerks has performed contracts for the City of Northlake in the past, on time and under budget. Therefore, our office recommends accepting the Earthwerks bid for the amount of **\$345,120.00, subject to MWRD's review and approval of Earthwerks' utilization plan for the contract's Affirmative Action Requirements.** Please find a copy of the bid tabulation for your review and files.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Joseph DeFrenza, PE
Project Manager

- cc: Tony Faciano – City of Northlake (w/ encl.)
- Mark Wrzeszcz – CBBEL (w/ encl.)
- Eric Taraska – CBBEL (w/ encl.)
- Scott Russell – CBBEL (W/ encl.)
- Peter Tennant – CBBEL (w/ encl.)

WILTSE PARKWAY & EAST DRIVE STORMWATER STORAGE PROJECT

Bid Tabulation
 Bid Tabulation
 Design Firm Name: Christopher B. Burke Engineering
 Design Firm Project #: 940032 DC194

SP	PAY ITEM NUMBER	PAY ITEM NAME	UNIT OF MEASURE	TOTAL QUANTITY	UNIT PRICE	TOTAL COST	Acura Inc.		Alamp Concrete Contractors, Inc.		Berger Contractors, Inc.	
							UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
	20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	70	\$50.00	\$3,500.00						
	20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	3470	\$42.00	\$145,740.00						
	21101625	TOPSOIL FURNISH AND PLACE, 6"	SQ YD	4690	\$92.00	\$42,210.00						
	25000100	SEEDING CLASS 1	ACRE	0.97	\$5,000.00	\$4,850.00						
	25100630	EROSION CONTROL BLANKET	SQ YD	4690	\$1.25	\$5,862.50						
*	25200200	SUPPLEMENTAL WATERING	UNIT	80	\$50.00	\$4,000.00						
	28000400	PERIMETER EROSION BARRIER	FOOT	1420	\$5.00	\$7,100.00						
	28000510	INLET FILTERS	EACH	5	\$200.00	\$1,000.00						
	28200200	FILTER FABRIC	SQ YD	10	\$20.00	\$200.00						
	44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	20	\$25.00	\$500.00						
	44000300	CURB REMOVAL	FOOT	140	\$12.00	\$1,680.00						
	44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	80	\$12.00	\$960.00						
	44000900	SIDEWALK REMOVAL	SQ FT	440	\$4.00	\$1,760.00						
	54213657	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 12"	EACH	1	\$2,500.00	\$2,500.00						
	55040050	STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	30	\$190.00	\$5,700.00						
	60208905	CATCH BASINS, TYPE C, TYPE 1 FRAME, OPEN LID	EACH	1	\$3,600.00	\$3,600.00						
	66900200	NON-SPECIAL WASTE DISPOSAL	CU YD	350	\$80.00	\$28,000.00						
	66900330	SOIL DISPOSAL ANALYSIS	EACH	2	\$2,500.00	\$5,000.00						
	66901003	REGULATED SUBSTANCES FINAL CONSTRUCTION REPORT	L SUM	1	\$5,000.00	\$5,000.00						
	A200816	TREE, TAXODIUM DISTICHUM (SWAMP WHITE OAK), 2" CALIPER, BALLED AND	EACH	6	\$900.00	\$5,400.00						
	X2080250	TRENCH BACKFILL (SPECIAL)	CU YD	10	\$70.00	\$700.00						
	X5011100	FOUNDATION REMOVAL	EACH	2	\$1,500.00	\$3,000.00						
	X5510308	SANITARY SEWER REMOVAL 8"	FOOT	70	\$50.00	\$3,500.00						
	X7010216	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	L SUM	1	\$30,000.00	\$30,000.00						
	Z0013798	CONSTRUCTION LAYOUT	L SUM	1	\$29,500.00	\$29,500.00						
		AS-BUILT DRAWINGS	L SUM	1	\$500.00	\$500.00						
*		CLASS D PATCHES, 6" (SPECIAL)	SQ YD	40	\$90.00	\$3,600.00						
*		COMBINATION CONCRETE CURB AND GUTTER, ALL TYPES	FOOT	80	\$50.00	\$4,000.00						
*		INSULATED SANITARY SEWER, DUCTILE IRON, 8"	FOOT	70	\$150.00	\$10,500.00						
*		ITEMS ORDERED BY ENGINEER	UNIT	10000	\$1.00	\$10,000.00						
*		STABILIZED CONSTRUCTION ENTRANCE	EACH	2	\$2,500.00	\$5,000.00						
*		STONE RIPRAP, RR-4 (SPECIAL)	SQ YD	10	\$150.00	\$1,500.00						
*		STRUCTURES TO BE REMOVED	EACH	1	\$1,000.00	\$1,000.00						
*		TEMPORARY CHAIN LINK FENCE, 6'	FOOT	880	\$40.00	\$34,400.00						
*		TEMPORARY CONSTRUCTION FENCE FOR TREE PROTECTION	FOOT	40	\$50.00	\$2,000.00						

CORRECTED BY GBBEL

TOTAL = \$417,362.50 TOTAL = \$38,977.50 TOTAL = \$570,076.90

CITY OF NORTHLAKE

Public Works

TO: Mayor Jeffrey T. Sherwin & City Council

FROM: Anthony A. Faciano
Supt. of Public Works

DATE: July 8, 2025

RE: Salt dome roof repairs/replacement

The roof of the salt dome located at 100 W. Palmer has been quickly deteriorating and is now in need of repairs and replacement.

I have requested proposals from local area contractors who specialize in these specific roofs, which are considered to be named "Steep Roof".

Please see below the quotes I have obtained:

Waukegan Roofing \$199,870.00

Filotto Roofing \$ 85,200.00

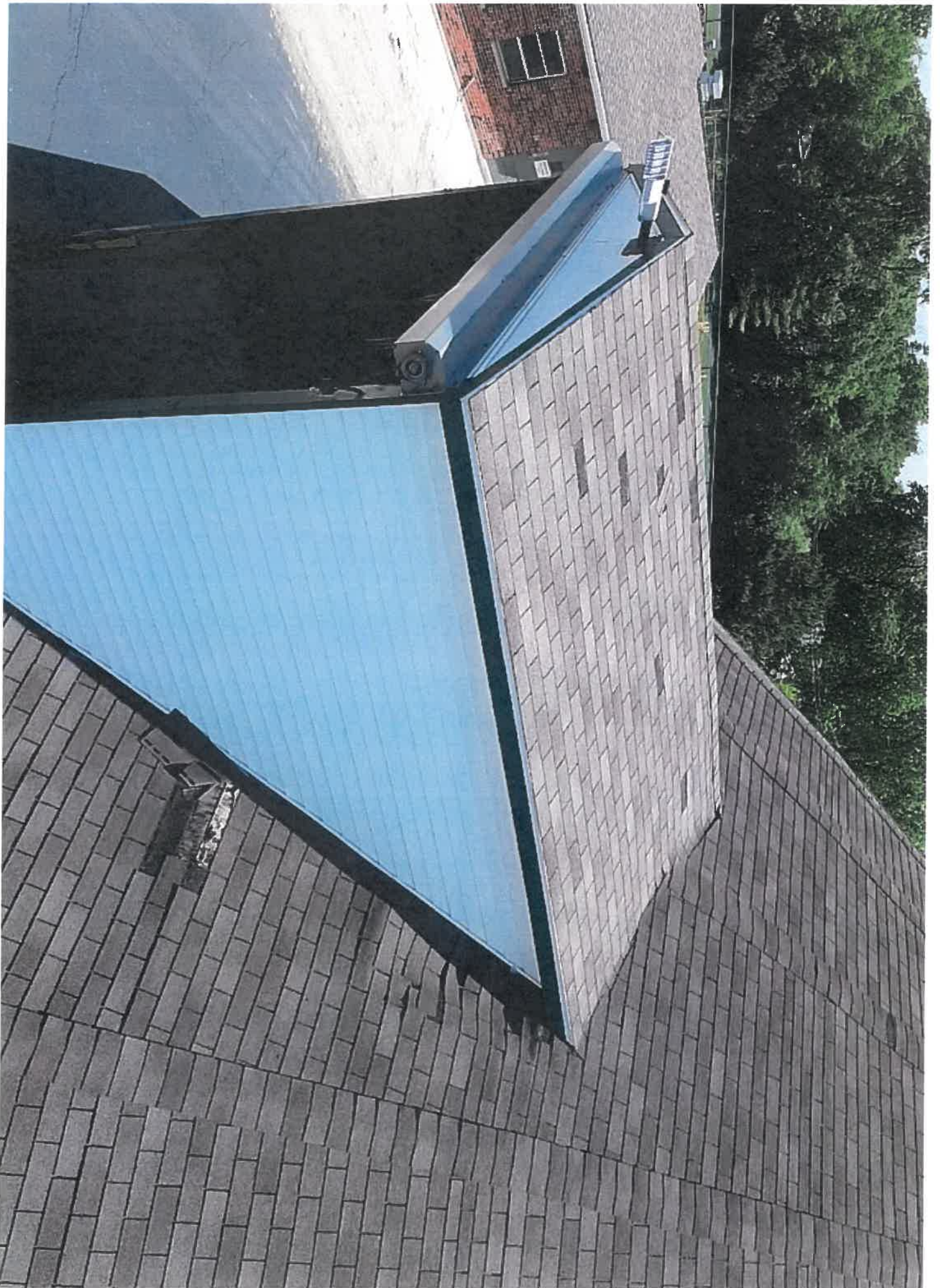
Bulk Storage \$ 85,770.00

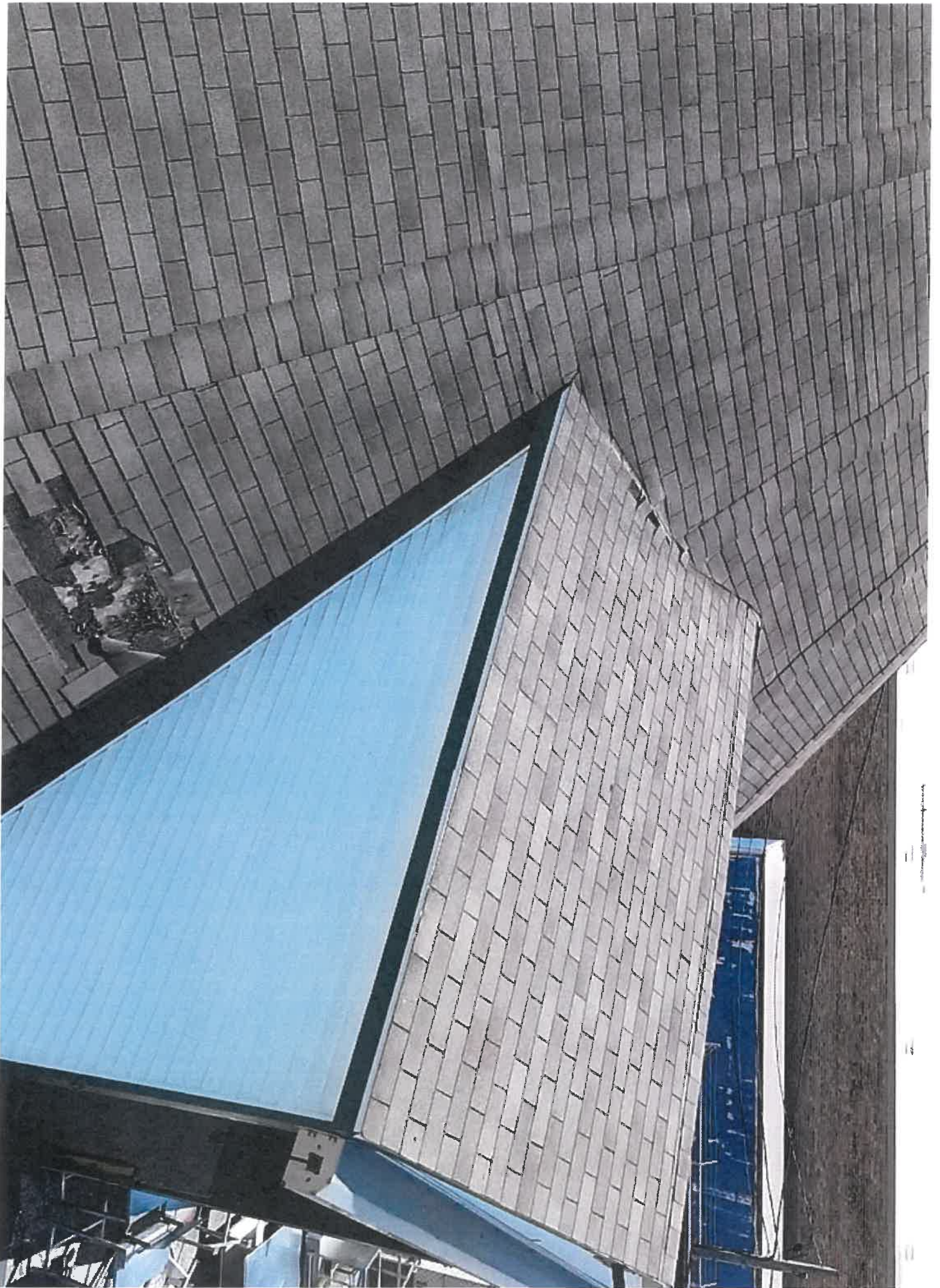
I recommend we contract Filotto Roofing to make all necessary structural repairs, and to replace the roof on the salt dome in the amount of \$85,200.00

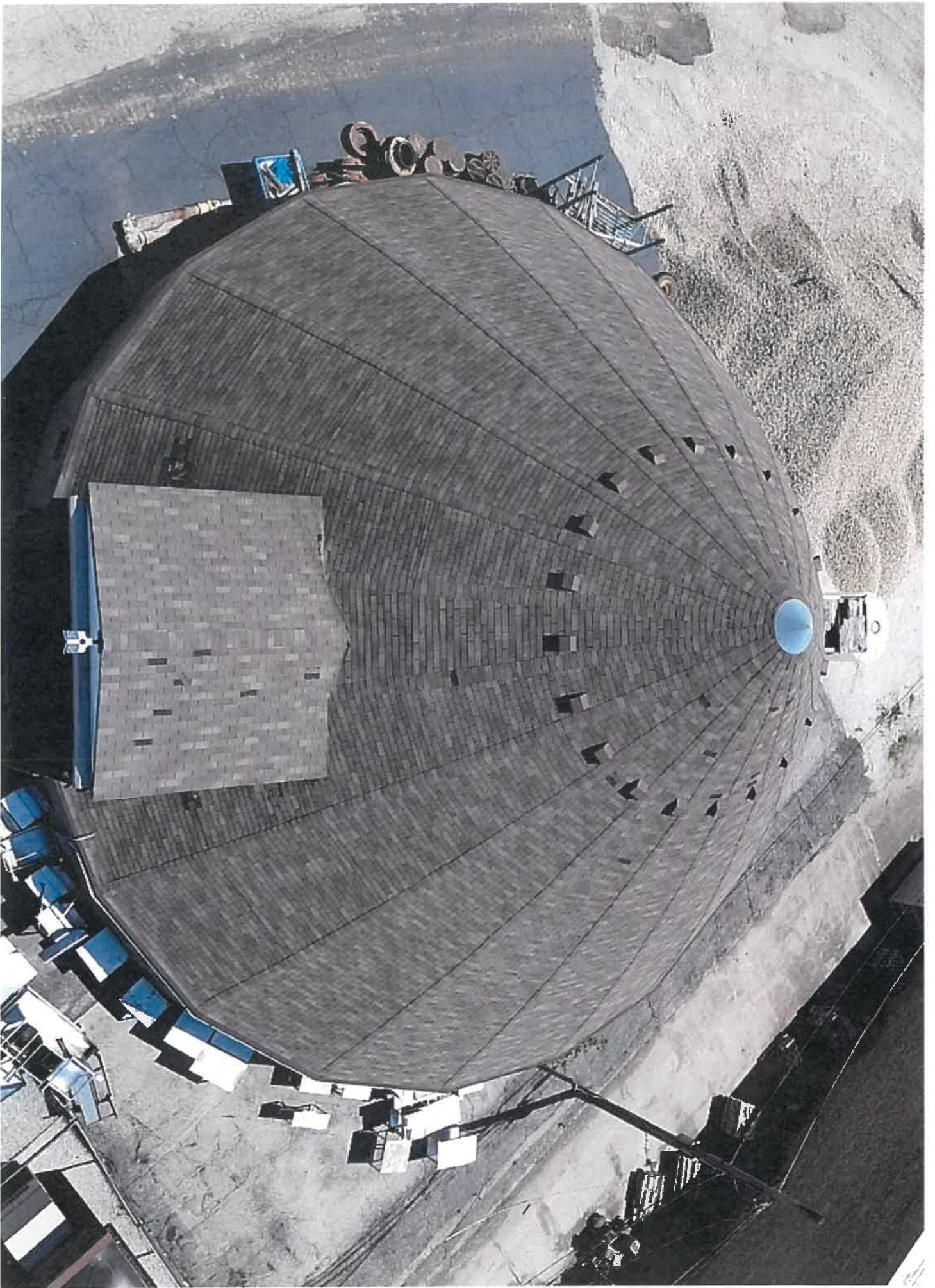
Sincerely,



Anthony A. Faciano
Superintendent of Public Works







May 12th, 2025

Quote To: Mr. Tony Faciano, Superintendent of Public Works
City of Northlake
100 W. Palmer Avenue
Northlake, IL 60164

Project Name: City of Northlake Salt Dome Tear-off and reroof.
100 W. Palmer Avenue
Northlake, IL 60164

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 attached as a Rider to the City of Northlake Contract documents.**
- **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 / Contract is based upon your request for our firm to visit the site to measure and evaluate the condition of the existing roofing system and from the information obtained during our discussions while on-site.
- If additional work is requested or required beyond the Scope of Work described herein, said work shall be charged as an extra to the Proposal / Contract price shown below.

General Information:

Roof failures can happen gradually over time, or they can happen instantly during a storm. If roof failures are not addressed quickly, these leaks can continue to progress, causing more damage to the roof and the building. If neglected, a small leak can cause extensive damage throughout the entire roofing system. The longer that any moisture infiltration is allowed to travel within the roofing system, the more damage is done. Root causes of the various roof leaks should be addressed, splits, cracks, open seams, failures at various roof penetrations are problems that should be repaired as quickly as possible after they are found. These seemingly small problems can lead to more pervasive issues such as completely saturating the roof insulation, damaging the roof deck, requiring total replacement. Investigation of the various roofing problems is a prerequisite to any effective long-term roofing solution. Before investing in your roof replacement project, be sure to hire a Professional Roofing Contractor who is properly licensed and insured to perform the work you intend to do.

Our recommendation for work to be performed:

Waukegan Roofing Co., Inc. (referred to herein as Contractor) proposes to supply **Roofers' Local 11 Union Labor**, the necessary insurance, tools, equipment, and materials to remove the existing roof system and install a new roof system, as described below, over the existing structurally sloped plywood roof decking for the commercial project location described above.

Important Considerations for the Project:

- ✓ For the safety and protection of any valuable property, inventory items, items stored on shelves, light fixtures, security, smoke or fire alarms or wall hangings we recommend that you, the owner, cover, remove or store those items before and during completing this project.
- ✓ Prior to starting the removal of the existing roofing system(s):
 - We will have a "roll off" dumpster delivered and positioned on the pavement and wood boards will be placed beneath the wheels of the dumpster box.
 - We will have the new roofing materials and accessories delivered stored on the jobsite.
- ✓ Then the layers of the existing roofing system(s) along with the sheet metal flashings, will be removed by hand, or lifted with a crane, and will be dumped into the "roll off" dumpster.
- ✓ Throughout the course of the workday:
 - As the dumpster gets filled it will be hauled away
 - The pavement and lawn will be raked clean.
 - A rolling magnet will be used to pick up metal scraps and nails in the area.
- ✓ We will leave the property in a broom clean condition at the end of workday.

- ✓ It should be expected that:
 - The accumulated water and moisture currently trapped and absorbed into the existing roofing system(s) may become dislodged and enter the building during the demolition process.
 - The accumulated dust, dirt and deteriorated plywood roof sheathing in the existing ceiling space may become loose and fall into building and onto the salt pile.
 - This type of clean-up will be the responsibility of the Authorized Signee / Owner at no cost or expense to Contractor.

New Architectural Laminated Shingle Roofing System Installation Scope of Work:

Supply and install the following CertainTeed Landmark Shingle roof system with a Limited Lifetime Warranty (refer to Warranty Guide) per the most current printed instructions, details and recommendations of the roofing materials manufacturer and the National Roofing Contractors Association.

1. Supply and install the following CertainTeed Sure-Start Architectural Landmark Shingle Roofing system per the most current printed instructions, details and recommendations of the roofing materials manufacturer and the National Roofing Contractors Association.
2. **Tear-off of the existing shingle roofing system and related sheet metal flashing down the existing plywood roof deck and properly dispose of the debris off site in a State Registered Landfill.**
3. **Remove the existing "Dormer Roof" on the southeast side of the building and properly dispose of the debris off site in a State Registered Landfill.**
 - ***There are several areas of obvious roof deck deterioration, due to the fact that the dome is full of salt, it was not possible to observe the extend of the deterioration, so we are including a \$20,000.00 allowance in our Base Proposal Price shown below to allow for the removal, repair and replacement of deteriorated roof decking.***
 - ***Note: Structural Roof Framing Member repair, removal or replacement is specifically not included and if required would be in addition the Base Proposal Price shown below.***
4. Install the following CertainTeed Sure-Start Landmark Architectural Roofing System:
 5. Install new Weather Guard Ice and Water Shield along the leading edge where the structure meets the stone coping cap and extend it up the slope 36".
 6. Install new .032 thick Prefinished Aluminum "Water Table" flashing where the structure meets the stone coping cap and extend it up the slope 12" over the existing stone coping cap and down the face over the stone coping cap 4".
 7. Overlap all joints / seams set into a "double bead" of NP-1 Urethane Caulk and pop-river them together.
 8. Install CertainTeed Synthetic underlayment felt over the remaining roof deck not covered with ice and water shield.
 9. Install CertainTeed Sure Start Self-Sealing Starter Strip along the leading edge of the building nailed in place using Galvanized Coiled Roofing Nails by the Maze Nail Company.
 10. Install CertainTeed Landmark Architectural Laminated Shingles (color to be selected by owner) nailed in place using Galvanized Coiled Roofing Nails by the Maze Nail Company.
 11. For additional wind protection we will "Six" nail the shingles in place.
 12. Install CertainTeed Shadow Hip and Ridge color to match the shingles using Galvanized Coiled Roofing Nails.
13. Roofing System Warranty / Roof Maintenance
 - **CertainTeed Limited Roofing Material Warranty is included.**
 - **Waukegan Roofing Co., Inc.'s 5-year Workmanship Warranty is included.**

Base Proposal Price for the work described above is \$199,870.00.

This Proposal Price is based on the following:

- ***This proposal, if accepted, is the Contract Document***
- ***The prices set forth in this proposal are good for 30 days from the date shown at the top of this page.***
- ***Prior to finalizing any proposal documents after that date may be cause for these proposed prices to be increased to reflect the additional material and transportation costs extended to the contractor.***

Duties and Rights of Contractor:

Waukegan Roofing Co., Inc. (herein known as contractor) duties and rights in connection with the specific project address as described on page one herein is as follows:

- Responsibility for and supervision of work:
 - The contractor shall be solely responsible for all roofing and related work described above in this contract document including the techniques, sequences, and procedures and gives it all the necessary attention for proper supervision and direction.
- Furnishing of the tools, equipment, labor, and materials:

- The contractor shall provide and pay for all tools, equipment, labor, material and all other facilities and services necessary for the proper completion of all work specified and described above in this contract document.
- Clean up:
 - The contractor agrees to keep the work area and adjoining areas free of waste material and rubbish caused by their work.
 - All cleanup of roofing related debris will be contained onsite daily and properly disposed of as needed and upon completion of all work as described herein in a State Registered Landfill.
 - Contractor further agrees to remove upon completion of the project all tools, equipment, and surplus materials.

Insurance:

(A) Our standard Insurance Coverage is included as stated below:

- \$2,000,000.00 General Liability Coverage
- \$1,000,000.00 Automobile Liability
- \$10,000,000.00 Excess / Umbrella Liability
- \$ 500,000.00 Workers Compensation and Employers' Liability

Disclaimer

- Contractor is not responsible for its inability to perform, or delays caused by acts of God, labor disputes or strikes, war, riots, weather conditions, material availability shortages, public authorities, or other cause and casualties beyond its reasonable control and delays due to owner's conduct.

Guarantee

- All work completed by Waukegan Roofing Co., Inc.'s own employees in conjunction with this contract shall be covered for a period of 5 years from the date of completion as explained and described in the Waukegan Roofing Co., Inc. Workmanship Warranty.
- The Roofing System Manufacturer (the manufacturer of the roofing materials used in conjunction with this contract) shall issue their own Warranty to the owner as described above in the Contract document.

Conditions:

- Proper, safe, and adequate jobsite access shall be provided by the Authorized Signee / Owner at no cost or expense to Waukegan Roofing Co., Inc. for the duration of time required to complete this roofing project.
- All roofing related materials will be delivered to and stored on the jobsite.
- Pricing for this roofing project is based on regular working hours 6:30 am to 3:00 pm Monday through Friday
- This roofing project is to be completed once started in one continuous operation weather permitting.
- All existing and / or new roof penetrations, roof curbs, equipment rails and parapet walls shall be in place and 100% ready for the commencement of roof-related work prior to the start of this roofing project.
- No extra work will be completed without receiving either prior written and/or verbal approval from the Authorized Signee /Owner or Owner(s) Authorized Agents agreeing to pay for the extra work in addition to the amount(s) shown on this contract proposal.
- We have included the following OSHA exterior safety requirements designated by the "National Roofing Contractors Association" in our proposal:
 - Job appointed safety watchman.
 - Warning line system (flags and standards)
 - Fall protection where required.
 - Protective clothing/hardhats as required.

Exclusions:

- All details relating to this project in any way are shown or detailed on any plans or sketches not provided to this contractor for the preparation of this proposal.
- All specifications relating to this project in any way are explained, detailed, or specified on any plans or sketches not provided to this contractor for the preparation of this proposal.
- All requirements of the roofing system design and the requirements of the roofing system to meet the any specific Building, Construction, Energy, Green, Electrical, Plumbing and/or the new 2012 ICC Energy Code requirements are the responsibility of the Authorized Signee / Owner, or a Design Professional employed by the Authorized Signee /Owner and is specifically not the responsibility of Waukegan Roofing Co., Inc.
- All requirements of FM-1-52 wind uplift testing using the "bubble test" are specifically excluded and are by others at no cost or expense to Waukegan Roofing Co., Inc. and are specifically not included in this proposal price.
- All plumbing, carpentry, roofing, sheet metal, roof deck, masonry, or brick, electrical and HVAC work not referenced above.
- All additional insurance requirements not described herein.
- Furnishing of any additional sheet metal flashings for skylights, roof hatches, mechanical roof mounted equipment curbs or equipment rails, portals or plumbing vent flashings not mentioned above.
- Disconnection and / or reconnection of electrical, gas, HVAC condensate lines, unit heater flue pipes, flue pipes of any kind, television, telecommunication, satellite receiver or antennas of any kind not mentioned above.



956 Campus Drive • Mundelein, Illinois 60060
Phone: 847-623-1625 • Fax: 847-623-4847
IL License #104-000761

- Furnishing of all overflow drains, scuppers or conductors or downspouts of any kind not mentioned above.
- Interior cleanup of any kind for any reason
- Determination of the structural slopes or the structural integrity to accept the roofing system described above.
- All OSHA safety requirements for safety protection of the interior because of rooftop openings and open roof deck above the interior workspace
- All demolition works not referenced above.
- Testing, removal, and disposal of all asbestos containing materials.
- Building Permits, Street or Sidewalk Permits, Crane or Lifting Permits, Payment, or Performance Bonds
- Snow or Ice removal

Time and Material Rates/Unit Pricing for Extra Work Requested or Required and Not Specified Above

- Waukegan Roofing Co., Inc. Employee Labor including taxes, fringe benefits, insurance, overhead and profit at \$185.00 per hour per man.
- Materials at cost plus 15% markup
- Subcontractors (if any are required) at cost plus 15% markup.

Payment Terms and Conditions:

Upon acceptance of this Proposal / Contract as written and agreed to:

- We need to receive back in our office One complete signed and initial copy of all the pages of this Proposal attached as a Rider to the city of Northlake Contract Document.
- Upon receipt of the signed documents and deposit our office will contact you with a proposed schedule date
- It is important to understand that scheduled dates are subject to change without notice due to weather conditions and previously scheduled production schedules.
- It is further understood, agreed, and accepted that the Bi-weekly pay applications will be presented including all agreed to extra charges will be due in full within 30 days of the date of the invoice.
 - Payments terms are "Net 30 Day from Invoice Date." If there is a failure to make payment with these agreed terms, Buyer is subject to finance charges of 1.5% per month, (18% per annum on any past due amounts.
- The acceptance by Contractor of any payment after the specified due date shall not constitute a waiver of the Buyer's obligation to make further payments on the specified due dates.
- If the Authorized Signee/Owner fails to pay pursuant to the Terms of this agreement and Waukegan Roofing Co., Inc., or its authorized legal representative, elects to take legal action to collect all amounts owing, it is agreed and understood that:
 - The Authorized Signee / Owner shall be responsible for all interest accrued on the unpaid balance, collection costs and fees, including reasonable attorney fees, court costs, depositions and transcript costs, sheriff's fees, special process server fees and bond costs.
- This transaction shall be governed by the:
 - Laws of the State of Illinois
 - Jurisdiction and venue for the hearing for any matter in dispute shall be with the Lake County Circuit Court of Illinois
- The Authorized Signee / Owner by making final payment waives all claims except those arising out of
 - Faulty work appears after substantial completion.
 - Work that does not comply with these contract documents.
 - Outstanding claims of lien
 - Failure of Waukegan Roofing Co., Inc. to comply with any guarantees or warranties.
- All guarantees and warranties are canceled if all payments are not made within the contract terms and conditions as stated herein.

We want you to know that all of us at Waukegan Roofing Co., Inc. are dedicated to your total satisfaction and that we know and understand what our role is in the process of maintaining and improving your building.

Respectfully submitted,
Waukegan Roofing Co., Inc.
Bruce Diederich
Bruce Diederich, President

Accepted _____ 2025

Authorized Signee Printed

Authorized Signee's Printed Name & Title



2111 Oakland Ave
Crest Hill IL 60403
Office: 815-740-5461
Fax: 815-740-5463

May 30th, 2025

Submitted to:
City of Northlake
ATTN: Anthony Faciano

RE: Salt Dome

SCOPE OF WORK:

Demo existing asphalt shingles down to wood deck
Replace plywood sheathing at \$5.00/sqft in addition to contract price
Provide & install:
Ice and water shield at perimeter base of dome
Synthetic felt over entire roof area
GAF Timberline HDZ asphalt shingle roof system with all components
Replace all roof vents with new
Prefinished aluminum drip edges at all perimeter edges
Rebuild fan dormer roof structure and fascia, install new roofing, siding, and metal cladding as needed.
All hoisting of materials
Lifts for our work
Dumpsters for our work
2-year workmanship warranty
GAF's 40 year commercial warranty
All work performed by UNION roofers
All work performed by OSHA regulations

*We exclude all sales tax, bonds & permits.

We will complete the above scope of work for: \$85,200.00
Eighty Five Thousand Two Hundred Dollars and 00/100

Alternate: Reroof garage building to north of dome per above scope of work (includes new gutters & downspouts also) ADD: \$14,950.00

Sincerely,

Kevin Filotto
Vice President

Members of:

National Roofing
Contractors Association

United Union Of Roofers
Local 11

Contractors Association
Of Will And Grundy Counties

Chicago Roofing
Contractors Association



BULK STORAGE inc.

28101 South Yates Ave., Beecher, Illinois 60401-3603
708-946-9595 Fax:708-946-7898 • info@bulkstorageinc.com

July 2, 2025

Anthony Faciano
Northlake Public Works
100 W Palmer Ave
Northlake, IL 60164

Re: 2005 Northlake Salt Dome Structural and Shingle Repair

Bulk Storage Inc. has years of proven performance, knowledge, expertise, and safety to properly adjust, repair and align the Cone Dome building roof without compromising its structural integrity. Our services will be able to keep this building in operational service. \.

Scope of Quote Shall Include:

Structural Repair:

- Remove Fan dormer and sheet over hole
- Repair/Replace damage Lumber and sheeting of entrance dormer
- Replace estimated 5 sheets of roof sheeting

Structural Repair Cost **\$ 4,850.00**

Complete Roof Shingle Tear Off and Replacement:

- Remove and proper disposal of all felt Underlayment and Shingling
- Install 15# Felt Underlayment with GAF Timberline HD Shingles, color to be customer specified
- Remove and Replace all Aluminum Roof vents.

Re-Roofing Cost..... **\$ 80,920.00**

The proposed scope and repairs are based pictures received of the dome, which was filled with road salt at that time. If Bulk Storage, Inc. does find additional repairs needed when the road salt is removed, we will contact the Administration before continuation of work.

We pride ourselves on customer service and look to maintain long term customer relationships.

Sincerely,

Zack Deery
Bulk Storage, Inc.

INSPECTION REPORT OF DOMES THE 20-SIDED FAMILY

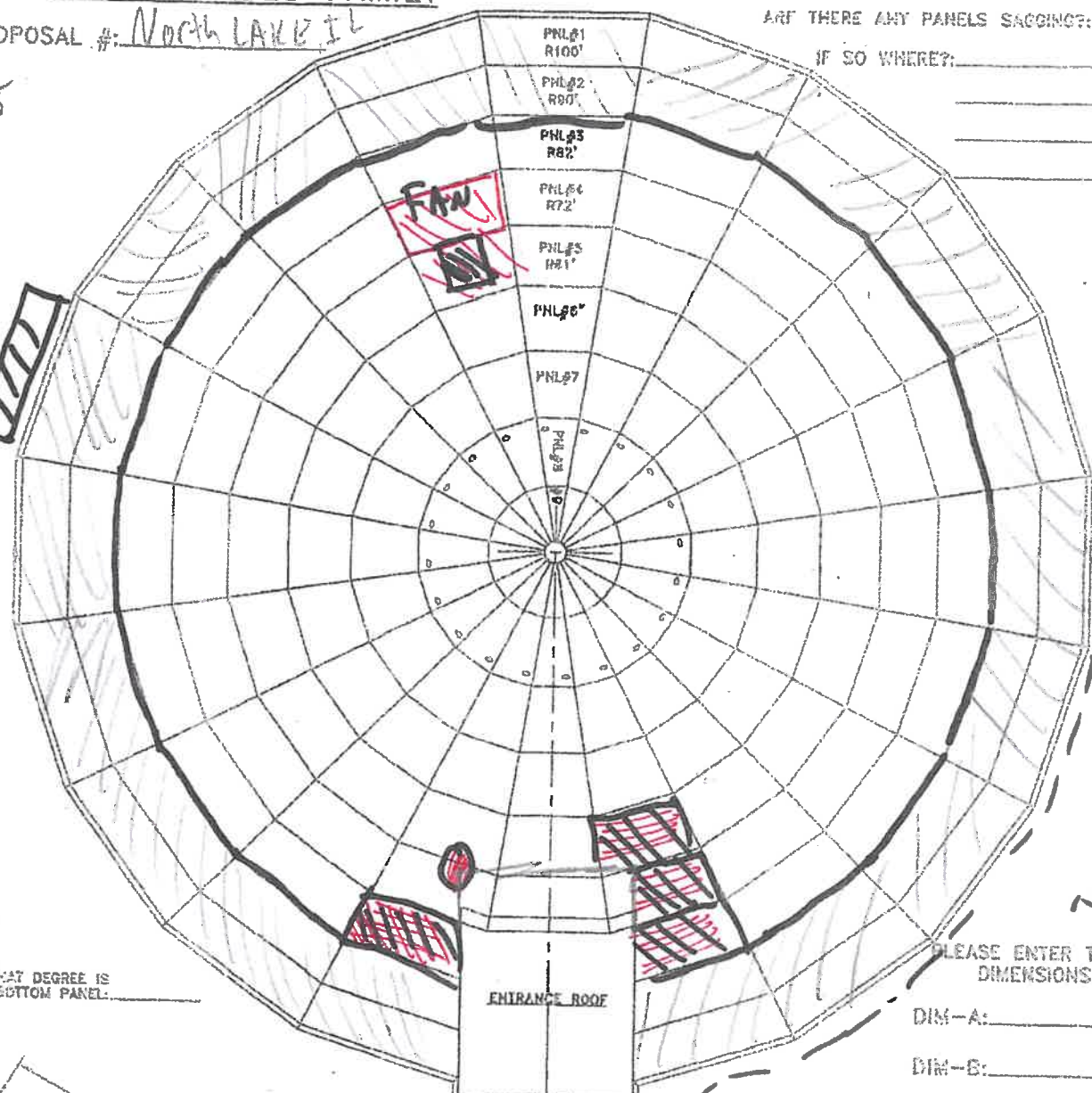
NOTE: SHADE IN ALL PANELS TO BE REPLACED.

PROPOSAL #: North LAKE II

ARE THERE ANY PANELS SAGGING? _____

IF SO WHERE? _____

7/1/25
720



Top of wall

WHAT DEGREE IS BOTTOM PANEL: _____

PLEASE ENTER THESE DIMENSIONS:

DIM-A: _____

DIM-B: _____

DIM-C: _____

DIM-D: _____

DIM-E: _____

DIM-F: _____

DIM-G: _____

DIM-H: _____

DIM-I: _____

DIM-K: _____

IS THIS A METRIC DOME? _____

HOW MANY PANELS UP DOES THE ENTRANCE GO? _____

