



SUBJECT: Approval to proceed with the Meadowbrook Commons Ranch Housing Units Shingle Replacement including approval of a contract with Rapid Roofing in the amount of \$385,789 and approval to purchase underlayment materials provided by Garland Industries under the OMNIA purchasing agreement in the amount of \$166,083 and amend the budget.

SUBMITTING DEPARTMENT: Parks, Recreation, and Cultural Services
Facilities Management Division

EXPENDITURE REQUIRED	\$ 385,789 shingle replacement \$ 166,083 underlayment materials \$ 551,872
AMOUNT BUDGETED	\$ 273,180 (5 of 9 ranches) \$ 0 (4 of 9 ranches) \$ 273,180
APPROPRIATION REQUIRED	\$ 303,700
LINE ITEM NUMBER	594-000.00-969.040 (5 of 9 ranches) 594-000.00-969.044 (4 of 9 ranches)

BACKGROUND INFORMATION:

The roofs of the Meadowbrook Commons nine ranch housing units are original to their construction in 1999. This asset requires regular repairs to correct ongoing leaks and prevent future leaks penetrating to the interior, where our older adult residents reside. Shingle roofs typically last 20-25 years. These roofs are now 23 years old, and deterioration is showing. In 2016, an on-site review determined that the shingles have reached a point of replacement, and budgetary figures were provided at the time. This proposal is to remove and replace the existing asphaltic shingle roofs and includes all necessary flashings, copings, pitch pockets. Failure to address this issue now, will result in further damage to these roofs, increasing repair expenses as they deteriorate. To reduce overall costs of the project, the Facilities division consulted with Garland Industries to procure the underlayment material, which is covered under the OMNIA purchasing agreement.

Replacement of five of the nine ranches is budgeted for FY 22-23 in the amount of \$273,180. The remaining four units are currently budgeted for FY 23-24 in the amount of \$236,350. The overall estimated total for the nine units was originally \$509,530.

Rapid Roofing was awarded the contract to replace the roof of the main Meadowbrook Commons Senior Housing Facility in June 2022. They exceeded expectations with the quality and timing of work and have agreed to extend the contract pricing for the nine ranch units. Based on this, and in a proactive effort to preempt continued rising materials and labor costs, our recommendation is to proceed with Rapid Roofing with replacement of the ranch unit shingles.

The motion to approve includes the following:

1. Contract in the amount of the \$385,789 with Rapid Roofing for the replacement of the existing shingle system.
2. Approval to purchase underlayment materials in the amount of \$166,083 from Garland Industries under the OMNIA purchasing agreement.

RECOMMENDED ACTION:

Approval to proceed with the Meadowbrook Commons Ranch Housing Units Shingle Replacement including approval of a contract with Rapid Roofing in the amount of \$385,789 and approval to purchase underlayment materials provided by Garland Industries under the OMNIA purchasing agreement in the amount of \$166,083 and amend the budget.

RESOLUTION

NOW, THEREFORE BE IT RESOLVED that the following Budget Amendment for the Meadowbrook Commons Roofing Project (9 ranches) is authorized:

	INCREASE (DECREASE)
SENIOR HOUSING FUND	
APPROPRIATIONS	
Capital Outlay	303,700
TOTAL APPROPRIATIONS	<u><u>\$ 303,700</u></u>
Net Increase (Decrease) to Fund Balance	<u><u>\$ (303,700)</u></u>

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi at a regular meeting held on September 26, 2022

Cortney Hanson
City Clerk

Bid Form: A

**City of Novi
Meadowbrook**

Shingle Replacement (9) Ranch-style Housing Units

To: Tracey Marzonie
City of Novi Finance Dept.
45175 Ten Mile Rd.
Novi, MI 48375-3024

Bid Due Date: TBD

Bids are to be submitted in hard copy of the address and representative listed above. Bids received after the Due Date and Time will not be considered.

Pursuant to notices given, the undersigned proposes to furnish all materials and labor necessary to complete the replacement as described below and in strict accordance to the plans and specifications dated **4-4-22**. I, the undersigned, having familiarized myself with the attached Contract Documents do hereby propose to furnish all labor, equipment, materials, drayage, tolls, supervision, etc. and to complete all work as specified in these Documents and Specifications. By my submission of this Bidding Proposal, I acknowledge the receipt of the Package containing the following: General Conditions & Requirements, General Instructions to Bidders, Detailed Specifications, Detailed Rooftop Diagrams, and Detailed Specification Drawings. To provide supervision, labor, materials and equipment for roof repairs of the following items, per the attached:

Base Bid: Meadowbrook – Shingle Replacement Sections (Housing Units 1-9)

Base bid includes the removal and replacement of the existing asphaltic shingle roof per specifications. This shall include all necessary flashings, copings, pitch pockets, and meet all materials and inspection requirements in accordance with the specifications, scope of work, and details provided in the bid documents. Work is to be completed by the chosen deadline when approved.

Contractor to provide owner-direct warranty, installation inspections, assistance with site-specific details and technical support throughout the duration of the project.

All labor, materials, services and equipment necessary for completion of the work shown on the drawings and in the specifications.

Three Hundred thousand seven hundred Eighty-Nine _____ DOLLARS (\$ **385,789.00**)

Anticipated Start Date: 9/15/ _____, 2022

Company Name: Rapid Roofing _____

Extra work may be necessary other than required by the plans and specifications, extra work will be completed according to the written instructions of the Owner for the following unit prices:

Unit Cost Items: **Replacement of deteriorated decking –** \$1.65 per sq. ft.

Addenda Numbers 0 are hereby acknowledged

Respectfully Submitted,

SIGNATURE:



TITLE:

 President

BUSINESS NAME:

 Rapid Roofing

CONTRACTOR ADDRESS:

 2727 E Michigan Ave , Ypsilanti , MI 48198

DATE: 9/01/22

BID FORM: B

It is the intent of City of Novi ("Agency") to purchase materials for the Meadowbrook Roof Project ("Project") located at 25075 Meadowbrook Rd. Novi, Mi 48375 directly from Garland/DBS, Inc., based upon the Agency's participation in the OMNIA® Partners, Public Sector program for Roofing Supplies and Services, Waterproofing, and Related Products and Services, as priced by and awarded to Garland/DBS, Inc., resulting from the competitively solicited Sealed Bid # PW1925 issued by the Racine County Board of Commissioners.

As a bidder on the Project, you are required to fill in your order quantities for the following materials as listed below:

Base Bid – (9) Housing Units

Product #	Product Name	Unit / Size	Coverage Rate	Quantity
4133	R-Mer Seal	Roll	200 sq. ft. roll	510

PLEASE NOTE:

1. It is the responsibility of the bidder to obtain any product-related information from the Garland representative prior to bid submission.
2. The bidder takes full responsibility for the material quantities entered above. Any additional materials required to complete the Project, over and above the quantities submitted by the bidder in this addendum, will be billed to the bidder directly and will not be the responsibility of the Agency.
3. Material quantities will be cross-referenced to an expected Project take-off to verify accuracy. Any bids that have material quantities substantially below or above the anticipated requirements for the Project will be rejected unless a detailed explanation is provided.
4. Material quantities will be extended using the per unit pricing for materials and added to your quote. Award evaluations will be made on the combined price of labor and materials.