

ACTION

WATERFORD SCHOOL DISTRICT
Board of Education
501 N. Cass Lake Road
Waterford, Michigan 48328

ITEM NO.:	NEW BUSINESS (b) 1 Superintendent's Recommendation 64-23-24
TOPIC:	Roof Replacements 2024

It is recommended that the Board award the bid for roof replacements to Division 7 Building Contractors Inc. in the amount of \$505,190 for Kettering High School and \$478,495 for Pierce Middle School for a total award of \$983,685.

Funds for these projects are in the 2020 Bond.

The specific work is partial roof replacements at Waterford Kettering (old gym, track hallway, pool hallway) and Waterford Pierce Middle School (media center, 100 wing).

Additional information about the work being completed, the bid tab, and aerial pictures of the buildings with the roof sections identified are attached.

Resource Persons: Sandra Elka, Assistant Superintendent, Business & Operations
Amy Dagenhardt, Director of Finance and Budget
Sidney Tippet, Director of Maintenance and Operations

Date of Board of Education Meeting: March 21, 2024

2024 WSD Roofing Replacement Pierce Middle School and Kettering High School

Pierce Middle School

Roofing Contractor	Pierce Middle School Roofing Replacement Base Bid Total	Bid Bond	Certificate of Compliance and Familial Disclosure	Bidder Qualifications	Addendum Acknowledged	Roofing Manufacturer Used For Bid Preparation	Days to Complete	References Provided
Bloom Roofing System Inc.	\$ 520,109.00	Yes	Yes	Yes	No	Carlisle	21	Yes
Division 7 Building Contractors, Inc.	\$ 478,495.00	Yes	Yes	Yes	Yes	Elevate/Carlisle	19	Yes
Butcher and Butcher Construction	\$ 642,000.00	Yes	Yes	Yes	Yes	Firestone/Elevate	48	Yes
KIP Roofing	\$ 626,000.00	Yes	Yes	Yes	Yes	Elevate	14	No
Newton Crane Roofing	\$ 555,000.00	Yes	Yes	Yes	Yes	As Specified	15	Yes
Quality Roofing	\$ 760,000.00	Yes	Yes	Yes	Yes	Carlisle	45	Yes
Royal Roofing	\$ 522,000.00	Yes	Yes	Yes	Yes	Elevate/Carlisle	18	Yes
Schena Roofing	\$ 541,682.00	Yes	Yes	Yes	Yes	Carlisle	20	Yes
MTD Construction	\$ 542,800.00	Yes	Yes	Yes	Yes	Carlisle	16	Yes

Kettering High School

Roofing Contractor	Kettering High School Roofing Replacement Base Bid Total	Bid Bond	Certificate of Compliance and Familial Disclosure	Bidder Qualifications	Addendum Acknowledged	Roofing Manufacturer Used For Bid Preparation	Days to Complete	References Provided
Bloom Roofing System Inc.	\$ 720,838.00	Yes	Yes	Yes	No	Carlisle	35	Yes
Division 7 Building Contractors, Inc.	\$ 505,150.00	Yes	Yes	Yes	Yes	Elevate /Carlisle	22	Yes
Butcher and Butcher Construction	\$ 603,600.00	Yes	Yes	Yes	Yes	Firestone/Elevate	42	Yes
KIP Roofing	\$ 611,000.00	Yes	Yes	Yes	Yes	Elevate	14	No
Newton Crane Roofing	\$ 1,220,000.00	Yes	Yes	Yes	Yes	As Specified	32	Yes
Quality Roofing	\$ 1,028,000.00	Yes	Yes	Yes	Yes	Carlisle	51	Yes
Royal Roofing	\$ 583,700.00	Yes	Yes	Yes	Yes	Elevate/Carlisle	26	Yes
Schena Roofing	\$ 382,381.00	Yes	Yes	Yes	Yes	Carlisle	20	Yes
MTD Construction	\$ 551,900.00	Yes	Yes	Yes	Yes	Carlisle	16	Yes

Recommended Contractor

Partial Roof Replacement Summer 2024

Kettering: 20,200 SQ FT- Old gym, Track hallway, and Pool hallway

Pierce: Square footage- 18,900 SQ FT- Media Center and 100 wing

All roofs are out of warranty and consist of built-up tar over membrane assemblies and were constructed in the 80s and early 90s

Consultant has inspected all roofs for condition with full replacement recommended as outlined in WSD district wide master roof assessment

Overview:

All roofs have lap seam and flashing failures. The membrane overlay has deteriorated and is very fragile and exposed. The constant temperature changes allow seams to open and close causing leakage into building interiors. Also, the 100 wing at Pierce had a partial replacement a few years back and that rubber membrane roof can become prematurely damaged at the transition to the older tar roof.

Solution:

All existing roofs will be completely removed to decking. New vapor barriers and fully tapered insulation will be installed to assist with flat roof drainage. Roofs will be then covered with a fully adhered 60 mil reinforced rubber membrane. All flashing, pipe penetrations, roof sumps, and edge metal will be manufactured and provided by roof system suppliers.

A 20 year full system warranty will be included in replacement package and a 2 year contractor's warranty.

WSD roofing consultant SME has reviewed each bid in its entirety and has found all unit pricing in line with industry standards and has recommended the following awards:

Kettering High School- Division 7 Building Contractors, Inc. \$505,190

Pierce Middle School- Division 7 Building Contractors, Inc. \$478,495