



**City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS**

**1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org**

Legislative File No: 2005-0384

TO: Mayor and City Council Members
FROM: Pat McKay, Bob Srogi
DATE: May 27, 2005
SUBJECT: Re-Roofing Projects at Rochester Hills Museum at Van Hoosen Farm

REQUEST:

City Council authorization for a re-roofing project at Rochester Hills Museum at Van Hoosen Farm for construction services in the amount of \$58,200 with a 20% contingency (\$11,640) to Butcher & Baecker Construction Company, Rochester Hills, Michigan, and for architectural/engineering fees in the amount of \$5,000 to THA Architects Engineers, Flint, Michigan for a total project budget of \$74,840.

REASON FOR PURCHASE:

The Van Hoosen Farmhouse was re-roofed in 1985, as part of a major exterior renovation. For the past ten years, the Farmhouse has had extensive damage due to ice damming problems in the winter that has affected the historic plaster and wallpaper inside the building. In addition, many of the shingles have warped and cupped. While there have been numerous spot repairs, the replacement of the shingles was identified in the THA evaluation report of City buildings in 2001. To repair the problems with ice damming, a new ice and water shield will be installed under the shingles, additional ventilation added and the shingles will be treated with a fire proof retardant chemical.

The Red House was re-shingled with cedar shingles in 1996. At that time a small portion of the roof was identified as having a swale in the roofline, however, the swale was not repaired because no structural flaw was detected. Unfortunately, the swale does not shed water effectively, and extensive ice damming and damage has occurred inside the Red House. The small rooms under this roof section have been closed to the public for over a year, waiting for these repairs to be completed. New shingles will be added, as well as a new ventilation system, new roof trusses, additional insulation and an ice and water shield will be installed under the shingles.

Plaster repair in both buildings will be pursued once the roof repairs are complete.

The gazebo shingles were installed in 1987, and have decayed due to moss growth. All new shingles will contain fire proof material and moss proof chemicals impregnated into the shingles.

Request for Proposals were solicited and proposals were reviewed and evaluated by an evaluation committee, consisting of Pat McKay, Alan Buckenmeyer, Bob Srogi, Jackie Hoist (THA Architects Engineers) and Jean Farris. Butcher and Baecker Construction Company was selected based on the lowest cost proposal and best value for the City. Butcher and Baecker Construction is a qualified contractor with experienced and certified staff relative to both cedar shingles and historical buildings. The company has performed prior re-roofing services at Bloomer Park and other Van Hoosen Farm buildings to the satisfaction of the City.

The following is a breakdown of the costs for the re-roofing project:

Butcher & Baecker Cost Proposal:

Red House Base Bid	\$ 6,500.00
Gazebo Base Bid	\$ 5,700.00
Farm House Base Bid	<u>\$46,000.00</u>
	\$58,200.00
*Contingency - 20%	<u>\$11,640.00</u>
	\$69,840.00
THA Architects Engineers	<u>\$ 5,000.00</u>
	\$74,840.00

*City Council is requested to approve a 20% contingency on this project due to the unique and historical nature of the structures and the unknown conditions that may be discovered during the course of the project.

PROCESS:

Vendor Name and Address:

Butcher & Baecker Construction Co.
3885 Industrial Drive
Rochester Hills, Michigan

THA Architects Engineers
817 E. Kearsely
Flint, Michigan 48503

Reason for Selection:

Lowest Cost Proposal; Best Value; Qualifications and Experience

Method of Purchase:

Contract/Blanket Purchase Order

BUDGET:

A budget amendment will be required in the amount of \$7,840.

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
Facilities	631	976000 PK-03G Museum/Farmhouse Roof Replacement	57,000	\$59,150*	(\$2,150)
Facilities	631	976000 Museum Red House Roof and Gazebo Replacement	10,000	\$15,690*	(\$5,690)

RECOMMENDATION:

It is recommended that City Council authorize a re-roofing project at Rochester Hills Museum at Van Hoosen Farm for construction services in the amount of \$58,200 with a 20% contingency (\$11,640) to Butcher & Baecker Construction Company, Rochester Hills, Michigan, and for architectural fees in the amount of \$5,000 to THA Architects Engineers, Flint, Michigan for a total project budget of \$74,840 and further authorize the Mayor to execute a contract on behalf of the City.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Budget Content: Finance Director		
Purchasing Process: Supervisor of Procurement		
Mayor		
City Council Liaison		