

MEMO 24-31

TO: Frank Schulte, City Administrator
FROM: James Kowalski, Director of Public Services *J.K.*
DATE: September 23, 2024
SUBJECT: Cook Schoolhouse Roof Replacement

The Cook Schoolhouse's roof is 18 years old and is weathered and rotted. There have been multiple instances where squirrels have been able to eat through the cedar shake roof and nest in the attic causing damage. It was recommended to replace the current cedar shake roof with asphalt shingles.

The city requested and received the following quotes to replace 1,643 square feet of the Cook Schoolhouse's roof.

Four Seasons Kanga Roof	\$19,750.00
J&J Roofing	\$25,400.00
Premier Builder, Inc.	\$29,500.00
Schena Roofing & Sheet Metal	\$69,263.00

Four Seasons Kanga Roof is the lowest bidder and includes a Certainteed Sure Start Lifetime warranty from the manufacturer. They have also done work for the City previously and their work has been satisfactory.

Therefore, I am requesting Council to authorize the replacement of the Cook Schoolhouse's roof from Four Seasons Kanga Roof, 29153 Groesbeck Hwy., Roseville, MI 48066 in the amount of \$19,750.00. I further recommend a contingency in an amount not to exceed \$2,000.00 for any unforeseen problems should they arise. The total project will not exceed \$21,750.00.

Funds are available in the 2024/2025 fiscal year budget in the Cook Schoolhouse account no. 213-803-880.210.

I do not believe any benefit will accrue to the City by seeking further bids. Approved for Council consideration.

Frank Schulte

Frank Schulte, City Administrator

9-26-24

Date

RECEIVED

SEP 26 2024

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

Fund Certification:

Account numbers and amounts have been verified as presented.

Steven Schmidt

Steven Schmidt, Comptroller/Treasurer

9/26/24

Date



586-566-0308
www.Kanga-Roof.com
HopTolt@Kanga-Roof.com
29153 Groesbeck Hwy
Roseville MI 48066

Proposal

Date: September 15, 2024
Company: City Of Grosse Pointe Woods
Client: Jim Kowalski
Project: School House Building

Account Manager: Andy Mahaffey
Phone: 619-405-6580
Email: Andy.Mahaffey@kanga-roof.com

Four Seasons Kanga Roof, ("Kanga Roof"), will furnish and install all labor and materials to complete this project as indicated below. This project will conform to local and state building codes. This project will conform to manufacturer's recommendations as well as best practices and industry standards.

The proposed system follows specifications designed and recommended by the manufacturer of the roofing system. It is also based on our recommendations as an installer of the proposed system, as well as the system and products requested by the building owner. Kanga Roof is not an engineering firm or designer.

Insurance - Kanga Roof maintains General Liability and Workers Compensation insurance on all projects along with a Two Million Dollar Umbrella Policy.

Safety - All work shall be performed in compliance with current OSHA standards.

Protection - Each day measures will be taken to reasonably protect the building exterior, landscaping and surrounding property. Kanga Roof shall maintain a clean job site and will thoroughly clean job site of all job-related debris upon substantial completion.

Low Price Guarantee - It is always our intention to offer you the very best value in the roofing industry. In the event that you find a lower price, Kanga Roof agrees to meet or beat any competitors pricing so long as it is a true 'Apples-to-Apples' comparison.

Mastercraftsman Guarantee - Unless otherwise specified, all work is covered by a 5-year Mastercraftsman workmanship GUARANTEE. If any leaks should develop as a result of our workmanship, all leaks will be repaired free of charge.

Dedicated Project Management - Each commercial project is assigned a project manager to oversee the installation of approved work and ensure our team finishes strong.

Replacement Shingle Roofing System

- Create a safety plan for the jobsite.
- Dedicated Account Manager.
- Dedicated Project Manager specifically for your project to ensure proper communication for a successful project.
- Pre-job meeting with your Project Manager before the start of production.
- Kanga-Roof Certified Inspection Process: Time stamped and geo-fenced photos of YOUR job directly from our Project Administrator. This will include before and after photos from the work days to certify the installation process.
- Any required permits for this project will be obtained by Kanga Roof. The cost of the permit plus a \$250.00 administration fee will be added to the final contract price.
- Remove existing roofing, underlayment, flashing and trim.
- Utilize Equipter self propelled dump trailer wherever possible. (included in pricing below).
- Inspect decking replacing any deteriorated decking at \$75 per 4x8 sheet of OSB.
- Follow all manufacturer installation guidelines and building code for installation of the roofing system.
 - Follow Rhino Roofing installation process. (included in pricing below)
- Install ice and water shield on all eaves and valleys up to code minimums.
 - 24 inches in past the interior heated wall.
 - 6 feet minimum at eaves.
- Install synthetic felt on remainder.
- Install new drip edge.
- Install new pipe flashings and penetration flashings.
- Install Open Metal Valleys from Pre-Painted Metal
- Install Certainteed Belmont Designer 50 year Shingle Roof System
- Upon completion furnish Limited Lifetime Warranty from the manufacturer.
- Upon Completion furnish with Certainteed Sure Start Lifetime warranty from the manufacturer.
- Upon completion furnish a 5 year Kanga-Roof Mastercraftsman Guarantee.

Certainteed Belmont Designer Roofing System Proposed Pricing: **\$23,475**

> Alternate option for Landmark Pro **\$19,750**

Roof System: _____

Contract Amount: _____

Shingle Color: _____

Drip Edge Color: _____

Due to current pricing volatility experienced nationwide, as well as the everchanging supply chain issues, any cost included hereunder for either the materials or manufacturer warranty is the Customer's price for the warranty as of the time of entering this Agreement. The contractor cannot and does not guarantee that the cost will not be increased by the manufacturer between the time of entering this Agreement and the time the materials are delivered or the warranty is registered/issued, and as such, the Customer understands and agrees that if there is an increase in the actual cost of the manufacturer is in excess of 5% subsequent to the making of this Agreement, the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor. The contractor will submit written documentation of the increased cost to Customer upon request, however, Customer acknowledges that any additional costs/payment for materials or the issuance of a manufacturer warranty under this Agreement is the sole responsibility of Customer, and Contractor shall not be held llable or responsible for the same.

Pricing is based on having adequate area to set up and store materials. Pricing is based on standard stock colors. Any alteration or deviation for the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. This proposal including the attached Kanga Roof "Terms and Conditions". This agreement constitutes a contract between Kang Roof and the Owner. Note - we may withdraw this proposal if not accepted within 30 days.

Payment Terms: Per city requirements- Payments made using a credit card will be subject to a 3% processing fee.

Signature: _____

Name: _____

Date: _____

ACCEPTANCE OF PROPOSAL BY FOUR SEASONS KANGA ROOF: The above prices, specifications and attached terms and conditions are hereby accepted.

Signature: _____

Name/Title: Bill Burkhardt, Jr. / VP of Sales

Date: _____

ACCEPTANCE OF WORK PERFORMED: I hereby authorize the above work scope. The above terms and conditions are hereby accepted, you are authorized to proceed with the work, and all payments will be made within terms. I have the authority to bind this agreement representing all property owners for the above location. I agree to pay 1.75% per month for past due contracts, (minimum charge \$15.00). In the event that collection efforts are initiated against me, the company, or the property, I shall pay for all associated fees at the posted rates as well as all collection fees and reasonable attorney fees. I agree that the amount set forth in this space marked 'Contract Amount' is the total base amount plus any charges for unforeseen conditions such as decking, HVAC, plumbing or wood repairs.



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Kanga Roof "TERMS AND CONDITIONS"

EXCLUSIONS

- A. Yearly inspections and Maintenance are excluded, however available in our preventative maintenance program.
- B. Snow removal, winter conditions, structural repairs, skylights, carpentry, plumbing, electrical, mechanical, masonry, or code upgrades unless specifically mentioned in the above work scope.
- C. The contractor neither assumes nor accepts responsibility for the proper construction, slope or moisture content of the roof deck.
- D. The contractor is not responsible for leakage through the existing roof or other portions of the building that have not been reroofed by the contractor.
- E. The owner agrees to inform the Contractor in advance about any hazardous or regulated substance(s), including but not limited to asbestos or mold that may exist or be encountered anywhere in or around the work area. If Contractor encounters any such substance during the course of performance of this proposal, Contractor will immediately stop work until you have arranged for the containment, removal, and cleanup of any substance encountered by us and is responsible for any increased costs of performance caused to Contractor by the existence of any such substance in and around the work area.

DISCLAIMER:

- F. The contractor is an installer only of roofing and waterproofing materials intended to keep exterior moisture from penetrating through roofing, siding or wall panels.
- G. Contractor is not a designer, architect or engineer.
- H. Contractor makes no warranties or guarantees as to the adequacy of existing or new roof venting to prevent an excess of humidity and consequential problems of condensation and mold, or any other interior climatic problems. We recommend that the owner consults with an architect, engineer or other interior air quality professional concerning ventilation concerns.
 - I. The owner acknowledges that noise, fumes, odors, dust and minor debris may be generated as part of the normal roofing operations.
 - II. The owner will indemnify and hold harmless Contractor from claims relating to noise, fumes and odors released during normal roofing process. The Contractor shall not be responsible for interior air quality including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building.
- I. Contractor's price is based upon there not being electrical or other conduit or other materials embedded within the roof assembly or directly affixed to the underside of the roof deck unless expressly identified on the face of this proposal. Customer will indemnify Contractor from any personal injury, damage, claim, loss or expense resulting from the

- presence of conduit, and shall render the conduit harmless so as to avoid injury, damage, claim, loss or expense resulting from the presence of conduit, shall render the conduit harmless so as to avoid injury to Contractor's personnel, and shall compensate Contractor for additional time, labor and expense resulting from the presence of such materials.
- J. Customers acknowledge that re-roofing of an existing building may cause disturbances, dust or debris to fall into the interior.
 - i. The Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage.
 - ii. The Contractor shall not be responsible for disturbances, damage, clean-up, or loss to interior property that the Customer did not remove or protect prior to commencement of roofing operations.
 - K. All work is to take place during regular work hours or regular working days.
 - L. Neither Customer or Contractor shall be liable to the other party hereto for any loss, damage, or delay arising out of any cause beyond the reasonable control of either party, including but not limited to: acts of government, strikes, lockouts, fire explosion, theft, floods, riots, and civil commotion, war, malicious mischief, or force majeure: provided however, that, should loss or damage to our material or work occur at the installation site, Customer shall compensate Contractor therefore unless such loss or damage results from the actors or omissions of Contractor. The contractor's liability with respect to any claim by Customer for any nature pursuant to this agreement shall be limited to the dollar amount of this proposal. Under no circumstances shall either Contractor or Owner be liable to the other for any consequential damages from whatever cause arising.
 - M. Any controversy or claim arising out of, or in relating to, this proposal or the breach thereof shall be settled first by mediation. If not settled, then by arbitration in accordance with the rules obtained through the American Arbitration Association. The decision of a single arbitrator shall be final as to law and fact, and judgment upon the award may be entered in any court having jurisdiction thereof. The arbitration proceedings shall be held at such a place that the parties mutually agree upon. In the event that the parties fail to agree, it shall be held in the County of Macomb in the State of Michigan. The owner shall limit any claims to Kanga Roof.

Unit Prices for Hidden or Unforeseen Work

- A. All reasonable efforts have been made to determine the composition of the existing roof system, in the event the actual construction is different from the projected, any additional work required would be completed on a time and material basis at a rate of \$96 per hour per man plus materials.
- B. Metal deck replacement 0-400 square feet: \$13.50 per square foot.
- C. Metal deck replacement 401 square feet and over: \$12.25 per square foot.
- D. Wood deck replacement plank: \$9.00 per linear foot
- E. Wood deck replacement OSB: \$75 per 4'x8' sheet
- F. Wood nailers: \$4.75 per board foot.
- G. Metal deck plating: \$10.00 per square foot.
- H. Damaged insulation per layer: \$4.00 per square foot.
- I. Roof drain inserts: \$600.00 each.