



## Report to Village Board

**Agenda Item:** Municipal Center Roof Repair & Replacement Project  
**Meeting Date:** Monday November 13, 2023  
**Referring Body:** Community Life, Infrastructure & Public Property Committee  
**Committee Contact:** Chris Eiden, Committee Chair  
**Staff Contact:** Leonard Ludi, Director of Public Works & Utilities  
Pete Wagner, Community Development Director  
**Report Prepared by:** Leonard Ludi, Director of Public Works & Utilities

**AGENDA ITEM:** Review of Recommendation to Award the Municipal Center Roof Repair & Replacement Project and Identify Funding Source for Shortfall.

**OBJECTIVE(S):** Remedy for hail damage to the entire Municipal Center Facility roof. An insurance claim was filed with the Village's insurance carrier and moneys were approved to assist the Village with the repair and replacement of the entire facility's roofing system

Bids were solicited from local roofing contractors. Because the bids came in so off center from a specific scope of work, a scope of work was developed to level the bids and asked the contractors to rebid the project. The scope of work established was for the repair and replacement of the Municipal Building roofing system with comparable asphalt shingles to the existing. The bid proposal for the asphalt shingle scope of work line up as follows:

- Wausau Roofing and Siding Company Bid: \$144,751.00 (40-year limited warranty)
- Walk by Faith Roofing and Remodeling Bid: \$246,050.00 (15-year limited warranty)
- CW Customer Exteriors LLC Bid: \$174,525.00 (40-year limited warranty)

It was thereafter request that the PWD request bids for a metal shingle specification in order to have comparative of bids of both metal shingle bids (with a longer warranty) verses the asphalt shingle solution. The bid proposal for the metal shingle scope of work, with a (50-year) warranty line up as follows:

- Walk by Faith Roofing and Remodeling Bid: \$377,210.00 (warranty info not found)
- C&C Services Bid: \$346,500.00 (50-year warranty)
- CW Custom Exteriors Bid: \$382,092.92 (50-year warranty)

With the insurance company budget to fund the project at \$113,865.61 and the lowest bidder for asphalt shingle scope of work coming in at \$144,751.00 the budget off by approximately \$30,885.39. In addition to this, and due to the nature of the project, a contingency of \$14,475.00 (10%) will be needed for additional decking and penetration repairs, to include \$5,790.00 (4%) allowance for unforeseen conditions. The total budget needed to award the lowest bidder (Wausau Roofing and Siding Company) is \$165,016.00.

**HISTORY/BACKGROUND:** Hail damage occurred and confirmation of the MPIC insurance claim funding was approved thereafter. Final asphalt bids were received September 29, 2023 and final metal shingle bids were received on October 16, 2023. Both bids expire in 30 days of the bid date.

**PROPOSAL:** Identify funding source for shortfall of insurance funding and recommend award the Municipal Center Roof Repair & Replacement Project to Wausau Roofing and Siding Company for \$144,751.00, which will need a down payment of \$72,375.50 to get starting. Due to the proposal expiration of October 25, 2023 there may be a need to adjust the prices, pending any proposed pricing updates by the contractor.

**RECOMMENDED ACTION:** As recommended by Committee, if a funding source be identified for the shortfall of insurance proceeds, recommending award to Wausau Roofing and Siding Company for \$144,751.00, which will need a down payment of \$72,375.50 to get starting. This would thereby be presented to the Village Board for Final approval.

### **FINANCIAL**

**Financial Consideration/Action:** At this time premiums are not available for 2024. Placeholder for the 2024 budget is below.

**FUNDING SOURCE: TBD**

Account Number/Title:           # Revenue Account/Insurance Proceeds

Current Adopted Budget:       \$ TBD – Insurance Proceeds \$113,865.61

Spent to Date:                   \$ N/A

Remaining Budget:             \$ N/A

Requested Amount:             \$ N/A

Remainder of Budgeted Amount, if approved:

**ATTACHMENTS/PACKET:**

1. Combine Roof Bid Proposal Packet
  - a. Bid Comparative Coversheet
  - b. Asphalt Shingle Bid Packet
  - c. Metal Shingle Bid Packet.