



Report to Village Board

Agenda Item: Municipal Center Roof Repair & Replacement Project
Meeting Date: December 11, 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 late Summer 2023. 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 Custom 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) versus 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)

The Director of Public Works was directed by the Board to solicit bids for a Standing Seam Metal Roofing comparable to the metal shingle warranty. The RFP was thereafter published and distributed on November 21, 2023. One bid was received on the December 4, 2023 as follows:

- CW Custom Exteriors Bid: \$300,092.92 (50-year warranty)
- RFP was distributed to 4 other contractors with no response

The approved budget for this project is \$198,400.00, which includes the insurance proceeds of \$113,865.61. With the CW Custom Exteriors Bid of \$300,092.92, there will be a budget shortfall to

award this project of \$101,692.92. Adding a contingency of \$15,475.00 (5%) and an unforeseen allowance of \$6,190.00 (2%), total budget shortfall is \$123,357.92.

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 expired and an additional RFP was published and distributed on November 21, 2023 for a Standing Seam metal roofing solution. The new bids were due December 4, 2023 and only one bid was received from CW Custom Exteriors LLC.

PROPOSAL: Fund the \$123,357.92 project shortfall and award the Municipal Center Roof Repair & Replacement Project to CW Custom Exteriors LLC for \$300,092.92. A down payment of \$201,175.49 will be required and a remaining balance of \$108,3235.66 to be due upon completion. Project start date proposed by CW Custom Exteriors LLC is between March 1st, 2023 and March 30th, 2023.

RECOMMENDED ACTION: Approve budget amendment needed to fund project the shortfall of \$123,357.92 and award CW Custom Exteriors LLC the Municipal Center Roof Repair & Replacement Project for \$300,092.92.

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: \$ Budget \$198,400 (Insurance proceeds of \$113,865.61 included), with a total budget shortfall of \$123,357.92.

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.
 - d. Standing Seam Metal Roofing Bid Packet