



DDA ACTION SUMMARY SHEET

MEETING DATE: April 15, 2025

TOPIC Lumber Yard - Contracts

BACKGROUND BRIEF:

The Lumber Yard Project now moves into the next phase; concept planning and repair/reconstruction.

There are several contracts that require review and consideration

MAIN OFFICE BUILDING. In accordance with the adopted procurement policy for the Lumber Yard Project, the Executive Director has engaged MI Remodelers to perform assessment and preparation of the building for the replacement of the existing and former window locations. This results in three initial contracts;

1. Repair and Preparation. Four sources were contacted regarding the necessary repairs and preparation for replacement of the windows. This work includes interior removal and repair of rotten wood areas, and the repair of framing.

Recommendation: Approve the agreement from MI Remodelers at a cost not to exceed \$9,740, subject to all negotiated credits/change orders for adjusted work resulting from conditions found after commencement and not available during initial inspections.

2. Window Material Package. It was discovered that all of the firms contacted for pricing on replacing the windows in the office were charging a surcharge for the actual windows. The lowest secured price was in excess of \$17,000. The Director elected to price the window package directly and this lowered the material price to \$6,261.24

Recommendation: Approve the window package and quote from Dillman & Upton in Rochester Michigan, in the amount of \$6,261.24, plus all tabs and hangers necessary for installation, resulting in a estimated cost not to exceed of \$6,600.

3. Window Installation: In the same manner as when TBD Construction was onsite, there is a cost saving for mobilization and timing to retain MI Remodelers for the installation of the window package. This work would also include further inspections for the roofing, clear out of the extra debris, and recommendations for foundation and parapet work.

Recommendation: Award a single source contract to MI Remodelers for the installation of the window package at a cost not to exceed \$6,700, including all necessary materials.

MAIN BARN, SUPPLY SHED, MARKET PAVILIAN. The Public Space Grant accepted by the Board calls for the repair and reconstruction of three areas that are in addition to the Main Office Building. These areas were budgeted within the original scope for the grant, and have been include in design phases of the revenue and public programming aspects deriving from the pre-purchase charettes and input from the community. To get this work moving, and to avoid the expected up-charging upon a blind proposal process, the Director has invited multiple firms to inspect and propose necessary work to repair and perform necessary carpentry work to allow for the structures to stabilized and re-roofed. This work would include repairs to foundations, beams, roof supports, truss sistering, re-sheating, and material reclamation. The work would be fully performed according to permits and inspection from the building department and in accord with the Zoning Compliance Permit issued by the village.

This is not site planning, which is also concurrently moving forward, rather, the necessary repair work to stabilize and get the structures to the point where the public use(s) can be defined and final plans developed.

There are three main quotes:

ELS CONSTRUCTION, INC. Ed Sickmiller Lake Orion, Michigan	\$478,430 total cost, includes all materials and labor
AMERICAN METIAL ROOFS, INC Clare Marble Flint, Michigan	\$398,864 excludes foundations, materials and structural
MICKEYS CONSTRUCTION Mike Bartos Ortonville, Michigan	\$407,000 MIKES FULL PROPOSAL IS COMING SUNDAY

THE DIRECTOR WILL MAKE A RECOMMENDATION FOLLOWING

CONFIRMATION OF THE FINAL SCOPE AND BOARD DISCUSSION AT THE MEETING

FINANCIAL IMPACT:

Funding for the repairs and windows in the Main Office will be a charged to the grant line of GL 248-726-980-001 at a cost not to exceed

Funding for the Main Barn and other structure repairs will be allocated in part to the grant GL 248-726-980-002 and in part from the tax exempt fund balance.

RECOMMENDED MOTION(S)

WINDOWS.

1. To accept and approve an agreement with MI Remodelers LLC for the all necessary repair and preparation work in the Main Office at a cost not to exceed \$9,740, with funding from GL 248-726-980-001
2. To accept and approve the quote of Dillman & Upton for a complete window package for the Main Office at a cost not to exceed \$6,600 with funding from GL 248-726-980-001.
3. To accept and approve an agreement with MI Remodelers LLC for the installation of windows, including all additional materials and coordinating repairs, at a cost not to exceed \$6,700 with funding from GL 248-726-980-001

RECONSTRUCTION CONTRACT

RECOMMENDATION TO BE MADE AT THE MEETING