



DETROIT ROOFING INSPECTION SERVICE

P.O. Box 99700, Troy, MI 48099

Timothy P. Riha

RRC, RRO ~ Consultant

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January 21, 2026

Mike Greene
City Administrator
27400 Southfield Rd.
Lathrup Village, MI 48076

Re: Roof Replacement Bids
Location: City of Lathrup Village – Community Room
27400 Southfield Rd.
Lathrup Village, MI

Dear Mr. Greene:

At your request I have specified roof replacement on the above referenced building and an public open bid, which was advertised by your office, was held on January 14, 2026. During this onsite meeting we allowed access to the roof for those contractors interested in this project, answering questions about the roof replacement as well as informing the contractors of the corresponding mechanical work being completed as part of this project.

At the Prebid 15 contractors were in attendance and bids were due and opened in your office January 21, 2026. Unfortunately, I was unable to attend the bid opening and I understand that 7 bids were received and read out loud. The contractors who submitted bids were: Butcher & Butcher, Four Seasons Kanga Roof, Lutz Roofing, Newton Crane Roofing, Royal Roofing, Schena Roofnig and Unlimited Construction.

After receiving and reviewing the bids, I note that Butcher & Butcher was the low bidder. I do not have any recent project history with this contractor; however, I did contact their project estimator, Mark Tremonti, to discuss his bid. During this discussion Mark indicated that he did miss a few items. These were minor and included sheet metal slip flashings on the units as well as service line support blocks. Additionally, Mark did not include Unit Costs for the tapered insulation panels on items 13 & 14 of the updated proposal pages submitted with Addendum 1, see attached email confirming these changes. Even with these additional fees Butcher & Butcher remains the low bidder.

Therefore, at this time I feel comfortable that Butcher & Butcher is capable of completing this project as specified and should be awarded this project based on being the low bidder at the updated cost of **\$52,938.**

Below is a breakdown of the bids and you already have the contractor's original proposals. Please see the attached specifications and Addendum issued during bidding for a full description of the roof system.

2026 Community Room Roof Replacement Bids								
Contractor	Bid		Familial		Iran		Base Bid	updated
	Bond	Statement	Disclosure	Addedum 1	Addedum 2			
	Received	Received	Received	Received	Received	Cost		
1 Butcher & Butcher	Y	Y	Y	Y	Y	\$ 51,982	\$ 52,938	
2 Four Seasons	Y	Y	Y	Y	Y	\$ 57,800		
3 Unlimited Const.	Y	N	Y	Y	Y	\$ 67,000		
4 Lutz	Y	Y	Y	Y	Y	\$ 71,250		
5 Schena	Y	Y	Y	Y	Y	\$ 87,460		
6 Royal	Y	Y	Y	Y	Y	\$ 91,200		
7 Newton Crane	Y	Y	Y	Y	Y	\$ 109,500		

The **Base Bid** is for removal of the existing EPDM membrane leaving the existing tapered insulation in place. This insulation will be reused to save on replacement costs. Insulation will be inspected daily and any wet or damaged insulation found, most likely around the HV/AC penetrations, will be replaced based on unit costs submitted with the bids. Over the existing insulation substrate a new layer of 1/2" High Density Polyiso Insulation will be installed with a new fully adhered EPDM membrane. This will include roofing on the main roof as well as the two smaller entrance canopies on the SW and NW sides of the Community Room. The roof will then be completed with all new associated sheet metal flashings.

This roof project has been bid, by all roofing contractors, with the knowledge that they will need to coordinate work with the removal and reinstallation of the HV/AC equipment and exposed duct work on the roof by your HV/AC contractor, Dennys Heating, Cooling & Refrigeration Service, Inc. This HV/AC work is necessary to allow access to the roof and flashings under existing HV/AC equipment which are covering the west side of the roof.

Please note that the roofing contractors have bid all roof work with the assumption that the reinstallation of the HV/AC equipment and ducts will be similar to the existing configuration. Any major alterations to the existing HV/AC footprints may require additional work by the roofing contractor and would be based on the unit costs submitted.

I have had discussions with Dean at Denny Heating Cooling & Refrigeration after the roof bids were received and he has indicated that he has all work included for raising the new units and ducts maintaining the flashings heights that we will need to achieve a minimum of 10" above the existing finished roof surface.

If you have any further questions, or are prepared to award this project, please contact our office.

Sincerely,

Timothy P. Riha, RRC, RRO
Consultant
Detroit Roofing Inspection Service, Inc.

Tim Riha

To: Mark Tremonti
Subject: RE: Lathrup Village Community Center Project

From: Mark Tremonti <mtremonti@bbconstruct.com>
Sent: Monday, January 26, 2026 1:23 PM
To: Tim Riha <tim.riha@drisonthenet.com>
Subject: Lathrup Village Community Center Project

Tim here are the unit prices as we discussed....

1/8" Taper

AA Panel	\$1.60 sq ft
A Panel	\$2.60 sq ft
B Panel	\$4.55 sq ft
C Panel	\$4.55 sq ft

1/4" Taper

X Panel	\$2.10 sq ft
Y Panel	\$4.10 sq ft

Slip Metal- ADD to bid amount:	\$756.00
Gas Pipe Supports-ADD to bid amount:	\$200.00

Let me know if you need anything else.

Respectfully,

 Mark Tremonti
Project Manager/ Estimator
Butcher & Butcher Construction
Phone 248-852-2323
Web www.bbconstruction.com
BUTCHER & BUTCHER Email mtremonti@bbconstruct.com
Celebrating 50 Years in Business!