



**City of Lathrup Village**  
27400 Southfield Road  
Lathrup Village, MI 48076  
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TO: Mayor & City Council  
FROM: Mike Greene – City Administrator  
DATE: April 20, 2026  
RE: Community Room Roof Electrical

**Background Brief:** In February, the City Council decided to move forward with a project to replace the membrane on the failing Community Room roof. Part of that project includes removing the current HVAC system and properly placing the units back on the roof once the new membrane is installed.

While conducting additional pre-construction work, the electrical components on the Community Room roof, including the conduit, have been found to be in worse condition than originally anticipated. This work falls beyond the expertise of Denny’s Heating & Cooling and will require a qualified electrical contractor to safely and properly reconnect the HVAC units once the roof project is completed.

Over the past couple of weeks, staff have been contacting commercial electricians to submit a quote for this quick turnaround. Those electricians who completed a site visit and provided feedback include:

- Lighthouse Electrical – \$13,244 (quote was adjusted to remove permit fees)
- Whitney Services – declined to quote as the scope is too much for them at this time
- J. Simon Electric – \$7,164
- Diversified Electric – \$7,580

**Previous Action:** 2-23-26 – Approved Butcher & Butcher/Dennys Heating & Cooling as Community Room Roof Contractors

**Economic Impact:** Previously approved an estimated project cost of \$88,938 (Butcher/Denny's) + \$5,500 for Detroit Roofing Inspection Services. Additional electrical work will add \$7,164 to 101-201-000-970. A budget amendment will be required for this project at the end of the fiscal year.

**Recommendation:** It is my recommendation to approve J. Simon & Sons as the electric contractor for this project.

**Recommended Motion:**

Moved by \_\_\_\_\_ seconded by \_\_\_\_\_ to approve J. Simon & Sons Community Room Roof electrical scope of work for an estimated cost of \$7,164.

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**Bruce Kantor**  
Mayor

**Kelly Garrett**  
Mayor Pro-Tem

**Jalen Jennings**  
Council Member

**Jason Hammond**  
Council Member

**John Sousanis**  
Council Member