

**Springfield Township
Park & Recreation Commission Special Meeting
Tuesday, April 24, 2017**

I. CALL TO ORDER

The April 24, 2017 Special Meeting of the Springfield Township Parks and Recreation Commission was called to order at 11:35 a.m. by Chairperson Bower at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, Michigan 48350.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Commissioners Present

Roger Bower
Lisa Christensen
Dennis Omell
Rich Parke
Jean Vallad

Staff Present

Sarah Richmond

Others Present

Commissioners Absent:

Diane Baker without notification
Angela Spicer with notification

IV. PUBLIC COMMENT

None

V. OLD BUSINESS

A. Discussion of Hart Community Center Roof Repair

Director Richmond provided Commissioners with copies of the estimates received. She provided pictures showing the current structure of the roof and the area underneath used for storage and she explained those to the Commissioners.

Commissioner Vallad asked if any of the contractors commented on the way the roof is vented.

Director Richmond replied none of them felt it was an issue. She continued showing pictures and explaining the current condition of the roof. There are 15 ridge vents that would be installed with the new roof. She summarized the various estimates that she received. She stated that BCM Roofing is a company owned by a local family. She called one of the references offered by BCM and they provided a glowing reference. She did explain to Mark's Homes that new estimates were being received and the Commission would be holding a Special Meeting to discuss all the estimates.

Commissioners discussed the estimate amounts that were received and when it is appropriate to disclose that information.

Director Richmond stated that the question was asked at the last meeting that what if they tear off the roof and the contractor must replace the plywood, how much plywood would be included in the estimate and would they need additional amounts. She stated that therefore they included the price with plywood.

Commissioners discussed the plywood sheets that might be required and what exists on the roof now.

Commissioner Parke commented on the type of construction that would be done now versus the way the roof was constructed originally.

Director Richmond stated that the cleanup during the job is very important since this area is used by the public. She will be watching this closely. She stated the reference that she called for BCM was a residential home. She summarized the work that Lowe Home Improvement has done for Parks and Recreation in the past.

Commissioner Vallad stated that she is leaning towards Lowe because they have done work for the Parks and Recreation in the past and she is aware of the good work that they do.

Director Richmond replied that Lowe is 5-6 weeks out so that would be the beginning of June. All contractors know they must work around their building events. BCM can start about a week earlier.

Commissioner Vallad stated that Lowe did her home and worked on Saturday and Sunday to complete the job in a timely manner.

Director Richmond stated that both BCM and Lowe are in the community and both would not want their name on a job that was poorly done.

Commissioner Omell stated that BCM has first ten years' full warranty and ten years after pro-rated.

Director Richmond clarified that they are a different brand of shingles and the warranty varies. She stated that Lowe said they could use whatever shingles they wanted but provided her with a document showing the typical warranty.

Commissioner Vallad commented that BCM's price could go up if they request a 15-year shingle. She stated that she is worried about the timing. BCM is saying 2.5 to 3 days to do the job.

Director Richmond stated that she spoke to BCM and they advised her that they tear off a section and move in sections. They don't ever do the complete tear off at one time. All three bidders approached the job in the same way.

Commissioners discussed what type of shingles they wanted installed.

Chairperson Bower added that he would go with a longer lifetime single.

Commissioners discussed the importance of walking the roof to examine the job. Commissioner Parke stated that BCM is talking about ten-year labor and thirty-year material warranty. Lowe is talking about installing dimensional forty-year shingles. Lowe is a higher quality shingle.

Director Richmond stated that Lowe warrantied his work for fifteen years.

Commissioner Parke stated that if the timing works out, he is leaning towards Lowe.

Director Richmond contacted BCM to confirm price of longer warrantied shingle. She confirmed that the upgraded shingle is the same type of shingle but is a 50 year warranty, 20 year workmanship which would be the full 50 years covered at 100%. This would be the Weatherstopper plus warranty. She added that the contract at BCM Roofing thought it would be \$600 to \$700 more but her contact would need to call the owner to confirm this price. This would make the total price \$24,600 or \$24,700.

Commissioner Parke pointed out the replacement board price offered by BCM is the first 50 feet for free and then \$2.50 per linear foot after that.

Director Richmond stated that she checked with the insurance company at Commissioner Bakers request and they will not cover the roof.

Director Richmond received a call from BCM stating it would be an additional \$2,000 for the upgrades. She confirmed that the total price would be \$26,000 with the longer warrantied shingles; this would be 50-year full warranty and 20 year workmanship. She confirmed that the possible cost for plywood replacement does not come off the bid if they do not have to replace the sheets.

Commissioner Vallad commented that the timing is better, the turnaround is better with BCM. She recommends giving the job to BCM.

Commissioner Vallad moved to hire BCM Roofing to replace the roof on the Hart Center which includes the outdoor restrooms, main building and the front part of the building. This bid is being awarded on the original bid price of \$24,000 with an additional \$2,000 to upgrade to a higher quality shingle that is warranted for 50 years with a 20 year warranty on their workmanship and includes a \$4,000 contingency price for a cost not to exceed \$30,000. Supported by Chairperson Bower. Vote on the motion: Yes: Bower, Christensen, Omell, Parke, Vallad; No: None; Absent: Baker, Spicer. The motion carried by a 5-0 vote.

Commissioner Parke commented that \$40.00 per sheet is probably real plywood which is a much higher quality product.

The Commission discussed how they were going to fund this project, and it was decided that Prior Year Funds would be used. A budget amendment will be made once the project is completed.

VI. ADJOURNMENT

Commissioner Omell moved to adjourn the Regular Meeting of the Springfield Township Parks and Recreation Commission at 12:18 p.m. Supported by Commissioner Christensen. Vote on the motion: Yes: Bower, Christensen, Omell, Parke, Vallad; No: None; Absent: Baker, Spicer. The motion carried by a 5-0 vote.