

City of Plainwell



“The Island City”

Brad Keeler, Mayor
Lori Steele, Mayor Pro-Tem
Todd Overhuel, Council Member
Roger Keeney, Council Member
Randy Wisnaski, Council Member

Department of Administration Services
211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821
Fax: 269-685-7282
Web Page Address: www.plainwell.org

AGENDA

Plainwell City Council

Special Meeting

City Hall Council Chambers

Monday, June 21, 2021

3:00PM

For the purpose of considering a service contract and for a budget workshop.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. New Business:**

A. Mill – Building 2 and 3 Roofing Encapsulation

Council will consider approving a contract with Melching Inc. for encapsulation of asbestos roofing on Buildings #2 and #3 at a cost of \$125,049.22.

B. Budget Workshop 2021/2022 City Budget

Council will review and discuss the 2021/2022 draft city budget.

- 4. Public Comments**
- 5. Council Comments**
- 6. Adjournment**

Note: All public comment limited to two minutes, when recognized please rise and give your name and address



Date: 6/16/21 Invoice/Proposal Number: Building #2 and #3 Roofing Encapsulation

To: City of Plainwell Project: Former Plainwell Paper

Attn: Erik Wilson

Phone: _____ Fax: _____

Description:

The following is a proposal for encapsulation of asbestos roofing on Buildings #2 and #3 with warranties:

Division 7 Roofing

Building #2

Install new roof membrane over existing roof of Building #2 to encapsulate current asbestos roofing with 20-year warranty per attached proposal

Building #3

Install new roof membrane over existing roof of Building #3 to encapsulate current asbestos roofing with 20-year warranty per attached proposal

Combined Total \$108,681.11

Melching

Labor

Oversight and Safety \$3,000

Materials

Lift provided for access and material lifting \$2,000

Subtotal \$113,681.11

OH&P 10%

Total 125,049.22



Special Notes / Changes:

- Both of these installations would come with a 20-year manufacturer warranty
- This price does not include stripping any existing roof layers. If this were to be required, the cost would be additional according to unit rates provided

Proposal / Invoice Total:

Authorized By:

Submitted By: Brandon Murphy / Vice President

TERMS: PAYMENT DUE UPON RECEIPT OF INVOICE FOR COMPLETED WORK OR PHASE OF COMPLETED WORK A SERVICE CHARGE OF 1.5% WILL BE ADDED TO PAST DUE ACCOUNTS. FAILURE TO PAY PAST DUE AMOUNTS WILL RESULT IN YOUR BEING LIABLE FOR ALL OF MELCHING INC'S. COLLECTION FEES, ATTORNEY FEES AND/OR COURT COSTS REQUIRED TO COLLECT PAST DUE AMOUNTS AND AS RELATED TO THE CONSTRUCTION LIEN ACT. CHANGES TO THESE TERMS MUST BE IN WRITING.



West Michigan

Commercial Roofing Specialists

Experienced Design. Efficient Installation. Responsive Service.

Customer Proposal

Date: November 13, 2020 Job Number: 2289664.1
Customer: Brandon Murphy, Melching Demolition
Project Name: Plainwell Paper Mill – Roof Asbestos Encapsulation
Work Location: 211 North Main Street, Plainwell, Michigan 49080

Dear Mr. Murphy,

We appreciate the opportunity to submit a proposal. Our intent is to provide you with the necessary information to assess us as a specialist in commercial roofing.

Commercial roofing is a complex industry, with an assortment of manufacturers and construction techniques. Our single focus is to provide customers with unmatched access to the entire market for these roof systems. Our value is in our experience – since 1984 we've helped stakeholders understand the benefits and hindrances of different systems to make well informed decisions.

The intent of our response is to educate and inform you with options that meet your requirements. We value the opportunity to work with you and will make any resources of our team available as your work through your evaluation.

Regards,

Curt DeKryger, President
curtis.dekryger@d7bci.com
1.269.388.7428

Samuel Seaton, Project Engineer
samuel.seaton@d7bci.com
1.269.443.8426

Shane Bailiff, Project Manager
brian.bailiff@d7bci.com
1.269.388.7428

Scope of Work

Division 7 Building Contractors shall furnish all necessary materials, labor, equipment, & supervision to implement:

Firestone EPDM 60-Mil Membrane Roofing System according to all published procedures by the roof system manufacturer. This work shall be performed consistent with 20-year durability standards for warrantability and implemented directly by Division 7 as a Firestone licensed applicator with Master Contractor status.

Building Two

The following scope of work is included in the project price for Building Two to encapsulate any asbestos containing materials and provide a fully waterproof roof system:

Tear Off & Deck Replacement

Tear Off and Deck Replacement for areas of roof deemed by Division 7 to be unsuitable for implementation of roofing membrane under 20 year durability standards. The deck replacement, if any, will use the specialty lumber specified by the building owner and be billed at unit prices. Includes removal of one smoke stack unit at West End of building.

Vapor Barrier

Implement Firestone Self Adhered Vapor Barrier over replaced decking, if any, using adhesion or mechanical fastening if weather conditions do not permit adhering.

Membrane

Implement Firestone Reinforced 60-Mil Black EPDM using mechanical fastening consistent with 20-year durability warranty standards.

Penetrations & Flashings

Install all necessary membrane flashings at perimeters and penetrations for rooftop units and pipe protrusions. Drains on south side shall be decked over due to implementation of gutter and demolition of adjacent building, consistent with Prior Agreement.

Metal/Gutter

Custom fabrication and installation of gutter system and downspouts for water runoff in standard color.

Building Three

The following scope of work is included in the project price for Building Three to encapsulate any asbestos containing materials and provide a fully waterproof roof system:

Tear Off & Deck Replacement

Tear Off and Deck Replacement for areas of roof deemed by Division 7 to be unsuitable for implementation of roofing membrane under 20 year durability standards. The deck replacement, if any, will use specialty lumber specified by the building owner and be billed at unit prices.

Vapor Barrier

Implement Firestone Self Adhered Vapor Barrier over replaced decking, if any, using adhesion or mechanical fastening if weather conditions do not permit adhering.

Membrane

Implement Firestone Reinforced 60-Mil Black EPDM using mechanical fastening consistent with 20-year durability warranty standards.

Penetrations & Flashings

Install all necessary membrane flashings at perimeters and penetrations for rooftop units and pipe protrusions. Drains on south side shall be decked over due to implementation of gutter and demolition of adjacent building, consistent with Prior Agreement.

Metal/Gutter

Custom fabrication and installation of gutter system and downspouts for water runoff in standard color.

Project Price

The base bid shall be furnished for \$108,681.11, including all taxes, delivery & hoisting costs.

Estimated Start Date

Roof system installation shall start at the direction of the customer, dependent on weather and other trades.

Estimated Duration

Roof system installation requires approximately fifteen working days, contingent on weather and other trades. There is a high probability of variability in this duration due to unique site conditions.

Warranty Provisions

Base Provisions

Division 7 Building Contractors, in combination with the manufacturer of the membrane and materials used in the installation the proposed roof system, will warrant to the building owner warranty coverage for the repair of any leak that occurs within the total system. The specific terms of these coverages are available upon request.

- Repair coverage does not depreciate or otherwise reduce as time goes on
- Repair coverage includes materials and labor without any limits on dollar amount
- Coverage encompasses any defect in materials or workmanship in the installation of materials
- The total system includes the Membrane, Flashings, Adhesives, Sealants, Insulation, Coverboards, Fasteners, Fastener Plates, Fastening Bars, Metal Work, and any other manufacturer products used during installation.

Included Duration: 20 YEAR TOTAL SYSTEM WARRANTY
 NO DEDUCTIBLE, NO DEPRECIATION, NO DOLLAR LIMIT

Exclusions

Warranty coverage does not cover damage resulting from:

- Natural disasters such as lightning, fire, insect infestations, earthquakes, tornadoes, hurricanes, or the like.
- Intentional or negligent acts of vandalism, accidents, misuse, abuse, civil disobedience, or the like.
- Deterioration or failure of building structure or building components such as walls, roof top units, etc.
- Acids, oils, chemicals or other harmful substances which come in contact with the roof after installation.
- Leaks caused by adjacent walls or which were not repaired/replaced at time of installation.

Notes & Clarifications

Standard Terms

The following terms and conditions apply to this proposal.

1. This proposal does not include the cost of permits, bonds, engineering calculations or seals.
4. For re-roof projects, watertight night seals are included for each tie-in to existing roof while work is ongoing.
5. Temporary roofs, tarping or the like is not included unless explicitly specified in applicable bid section.
6. Snow removal, wood blocking, or roof hatches are not included unless specified in applicable bid section.
7. Pricing based on standard stock color for metal components; custom color choice may result in price increase.
8. Due to asbestos encapsulation the productivity rate is anticipated to be slower.
9. Fabrication and/or installation of curbs to support rooftop units is not included.

Clarifications

The following clarifications are provided regarding this proposal. Should the customer elect to award Division 7 Building Contractors the proposed work, acceptance of the award shall be contingent on mutual agreement of the following terms:

1. An award notification by the customer shall not be considered a contract until countersigned by an officer of Division 7 Building Contractors, Inc. and the customer shall have no basis for any claim unless a mutually executed contract is in place.
Division 7 Building Contractors, Inc. ("D7BCI") is capable of satisfying the deadlines documented in the original bid package,
2. however, D7BCI shall not be liable, in any capacity or manner, for any damages, including liquidated damages, for any construction delay(s) which are the result of other trades.

Project Authorization

Job Number: 2289664.1

Unit Pricing

The following pricing is provided for construction materials required to successfully complete the project, but which quantities are variable or unknown until the specific roof area conditions are assessed at the time of implementation.

1. Decking Replacement will utilize specialty lumber designated by building owner and will be provided at \$6.49 per LF. Decking will be yellow pine at a moisture content of not greater than 18%.
2. Coverboard up to 1/4" will be provided as needed on a unit cost basis of \$1.37/SF, including all labor, fasteners and adhesives as required to achieve 20 year warrantability.

To initiate this agreement and schedule delivery of work please send all pages of this signed contract via email to projects@d7bci.com or by fax at 269.388.7429. Upon execution of the contract by the customer the contract will be counter signed by Division 7 Building Contractors Inc. and a copy will be provided to the client, which shall commence scheduling of service.

Melching Demolition	Division 7 Building Contractors Inc.
Title: _____	Title: _____
Name (Printed): _____	Name (Printed): _____
Signature: _____	Signature: _____
Date: _____	Date: _____