

MEMORANDUM

TO: Park Advisory Commission

FROM: Colin Smith, Parks & Recreation Services Manager

DATE: December 18, 2012

SUBJECT: Resolution to recommend approval of a contract with Renaissance Restorations, Inc. to replace roofs at Cobblestone Farm on the event barn and the Tincknor-Campbell House and appropriate funds (\$120,450.00)

Attached for your review and recommendation is a resolution to replace the roofs on the event barn and the historic Tincknor-Campbell house at Cobblestone Farm, and appropriate funds to approve a contract of \$109,500 with Renaissance Restorations, Inc.

The barn and house have suffered from leaks, and repeated patching is no longer practical or effective. In February 2012 an assessment of all of the structures at Cobblestone Farm was completed to evaluate and prioritize repairs to assist staff with long range planning. The repair of the roofs on these two buildings was identified as a high priority. The Parks and Recreation Open Space Plan lists the Cobblestone Farm roof replacement as a facility need, and upkeep of historic structures and facility infrastructure is an overarching goal.

The Tincknor-Campbell House, a cobblestone farmhouse, was constructed in 1844. The existing wood shingle roof was installed in 1977. The house is currently used for historic programs and as a museum. The assessment states that ‘...the roof is in poor condition and weathered beyond repair. Moss and lichen are growing in areas heavy with moisture and the existing cedar has deteriorated in multiple locations. Poor flashing details...have led to deterioration of the adjacent wood surfaces.’ The recommendation is to remove and replace the existing cedar roof, and to replace flashing that was installed incorrectly. To maintain the historical integrity of the house, the shingles will be cedar shakes and the flashing will be done in copper.

The Cobblestone Farm Event Barn was constructed in the late 1980’s in an authentic period ‘Dutch Barn’ typology utilizing heavy timber frame construction. The barn is currently rented for events such as weddings, parties, and business conferences, and accommodates up to 220 guests. The existing roof is over 30 years old and is in poor condition. Multiple leaks have been identified, and deterioration is evident in large sections of the roof. The assessment recommendation is to replace the roof. As the structure is not historic, a recycled plastic shingle resembling cedar is being recommended as it will last longer than cedar shakes, and the labor required to install

the shingles is less costly. The Historic District Commission staff approved the alternative material. The Cobblestone Farm Association also reviewed the specifications, and was in agreement with the recommendations.

Bids were received from three contractors

Renaissance Restorations Inc.	\$109,500.00*
Great Lakes Roofing	\$132,750.00
Duke Roofing	\$189,500.00

*Lowest Responsible Bid

You are also requested to recommend approval of a 10% construction contingency (\$10,950) to cover potential contract change orders to be approved by the City Administrator. It is requested that a \$120,450.00 contract and contingency amount be approved for the life of the project without regard to fiscal year. Funding is available in unobligated fund balance from the existing Parks Maintenance and Capital Improvements Millage.

Renaissance Restorations, Inc. meets the living wage and prevailing wage requirements and received Human Rights approval on November 5, 2012.

Prepared by: Amy Kuras, Landscape Architect IV
Reviewed by: Colin Smith, Parks & Recreation Services Manager
Matt Warba, Interim Field Operations Manager

RESOLUTION TO RECOMMEND APPROVAL OF A CONTRACT WITH
RENAISSANCE RESTORATIONS, INC. TO REPLACE ROOFS AT COBBLESTONE
FARM ON THE EVENT BARN AND THE TINCKNOR- CAMPBELL HOUSE
(\$120, 450.00) AND APPROPRIATE FUNDS

Whereas, The event barn and the Tincknor-Campbell House at Cobblestone Farm are both in need of major roof repair;

Whereas, An assessment of the structures at Cobblestone Farm rated the replacement of the roofs on these two structures as high priorities to preserve the integrity of the buildings;

Whereas, The project is an identified need in the current Parks and Recreation Open Space Plan;

Whereas, Competitive bids were received by Purchasing on November 5, 2012;

Whereas, Renaissance Restorations, Inc. submitted the lowest responsible bid;

Whereas, Renaissance Restorations, Inc. received Human Rights approval on November 5, 2012; and

Whereas, Funding for the project is available in unobligated fund balance from the existing Parks Maintenance and Capital Improvements Millage;

RESOLVED, That the Park Advisory Commission recommends the appropriation of \$120,450.00 from the unobligated fund balance in Park Maintenance and Capital Improvements Millage to fund the contract budget and construction contingency;

RESOLVED, That the Park Advisory Commission recommend approval of a contract with Renaissance Restorations, Inc. to replace the roofs on the Cobblestone Farm event barn and the Tincknor-Campbell house, and approve a construction contingency of \$10,950.00 (10%) to cover potential contract change orders for a total contract amount of \$120,450.00 for the life of the project without regard to fiscal year.