



Legislation Text

File #: 12-1464, Version: 1

Resolution to Approve a Contract with Renaissance Restorations, Inc. to Replace Roofs at Cobblestone Farm on the Event Barn and the Tincknor- Campbell House (\$109,500.00) and Appropriate Funds **(8 Votes Required)**

Attached for your review and action 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 \$109,500.00 with Renaissance Restorations, Inc.

The barn and house have suffered from roof leaks, and repeated patching of the roof 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 City hired an architectural company to perform an assessment of this roof and the assessment states ‘...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 copper flashing.

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 shape. 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.

In response to City’s ITB #4255 the following bids were received:

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 approve a 10% construction contingency (\$10,950.00) 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. The Park Advisory Commission recommended approval of this contract at their December 18th, 2012 meeting.

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 and Sumedh Bahl, Community Services Area Administrator

Approved by: Steven D. Powers, City Administrator

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

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

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

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

Whereas, The Park Advisory Commission recommended approval of this contract at their December 18th, 2012 meeting;

RESOLVED, That City Council authorizes the appropriation of \$120,450 from the unobligated fund balance in Park Maintenance and Capital Improvements Millage to fund the contract budget and construction contingency;

RESOLVED, That City Council approve 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;

RESOLVED, That the City Administrator be authorized to take all necessary administrative actions to implement this resolution including the authority to approve change orders within the approved contingency; and

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute the contract after approval as to substance by the City Administrator and approval as to form by the City Attorney.