

ACTION

WATERFORD SCHOOL DISTRICT
Board of Education
501 N. Cass Lake Road
Waterford, Michigan 48328

ITEM NO.: New Business a (3)
Superintendent's Recommendation 56-24-25

TOPIC: Roof Replacements Summer 2025

As part of the 2020 Bond, approved by voters on August 4, 2020, roof replacements were included. The District's roof consultant, SME, annually assesses all of the District's roofs to determine which areas need replacing each year.

This year, three buildings will have partial roof replacements: Waterford Kettering (15,100 sq. ft. – PAC Lobby, Café, South gym bathrooms); Mott (40,000 sq. ft., PAC Lobby, South gym, Track Hallway); Crary (7,400 sq. ft., 400 Hallway, Room 401, 402, and 403). Additional information about the work being completed, the bid tab, and aerial pictures of the buildings with the roof sections identified are attached.

All roofs are out of warranty and consist of built-up tar over membrane constructed in the 1990 – 2002. All existing roofs will be completely removed to decking. New vapor barriers and fully tapered insulation will be installed to assist with flat roof drainage. Roofs will be then covered with a fully adhered 60 mil reinforced rubber membrane. All flashing, pipe penetrations, roof sumps, and edge metal will be manufactured and provided by roof system suppliers. A 20 year full system warranty will be included in replacement package and a 2 year contractor's warranty.

WSD roofing consultant SME has reviewed each bid in its entirety and has found all unit pricing in line with industry standards and has recommended that Royal Roofing be awarded all projects.

It is recommended that the Board approve the award to Royal Roofing in the amount of \$639,800 for Kettering High School, \$1,394,700 for Mott and \$255,600 for Crary.

Funds for these projects are in the 2020 Bond.

Resource Persons: Karen Hildebrandt, Assistant Superintendent, Business & Operations
Amy Dagenhardt, Director of Finance and Budget
Sidney Tippet, Director of Maintenance and Operations

Date of Board of Education Meeting: April 17, 2025