



# Board of County Commissioners Agenda Request

3A

Agenda Item #

Requested Meeting Date: 11/8/2016

Title of Item: Roof replacement - North Star Lodge Long Lake Conservation Center

- ☒ REGULAR AGENDA  
☐ CONSENT AGENDA  
☐ INFORMATION ONLY

**Action Requested:**

- ☒ Approve/Deny Motion  
☐ Adopt Resolution (attach draft)

- ☐ Direction Requested  
☐ Discussion Item  
☐ Hold Public Hearing\*

*\*provide copy of hearing notice that was published*

**Submitted by:**  
Land Commissioner

**Department:**  
Land Department

**Presenter (Name and Title):**  
Mark Jacobs

**Estimated Time Needed:**  
15-minutes

**Summary of Issue:**

The asphalt shingles on the North Star Lodge @ Long Lake Conservation Center are badly in need of replacement (photos enclosed).

Proposals were accepted for an asphalt or metal roof (proposals enclosed).

After reviewing the proposals with the facilities committee staff recommends removing existing shingles and replacing with a metal roof.

**NORTH STAR LODGE - ROOF ESTIMATES - September 2016**

	ASPHALT	STEEL	STEEL OVER EXISTING SHINGLES
BD Exteriors	\$66,170	\$89,870	
Matt Lueck Construction,	\$75,778	\$86,712	
A-1 Enterprises	\$90,468	\$107,190	\$99,412
HYTEC	\$90,720	\$121,660	

**Alternatives, Options, Effects on Others/Comments:**

**Recommended Action/Motion:**

Staff recommends the proposal from = Matt Lueck Construction - Aitkin, MN for \$86,712

**Financial Impact:**

Is there a cost associated with this request?

☒ Yes

☐ No

What is the total cost, with tax and shipping? \$ 86,712

Is this budgeted?

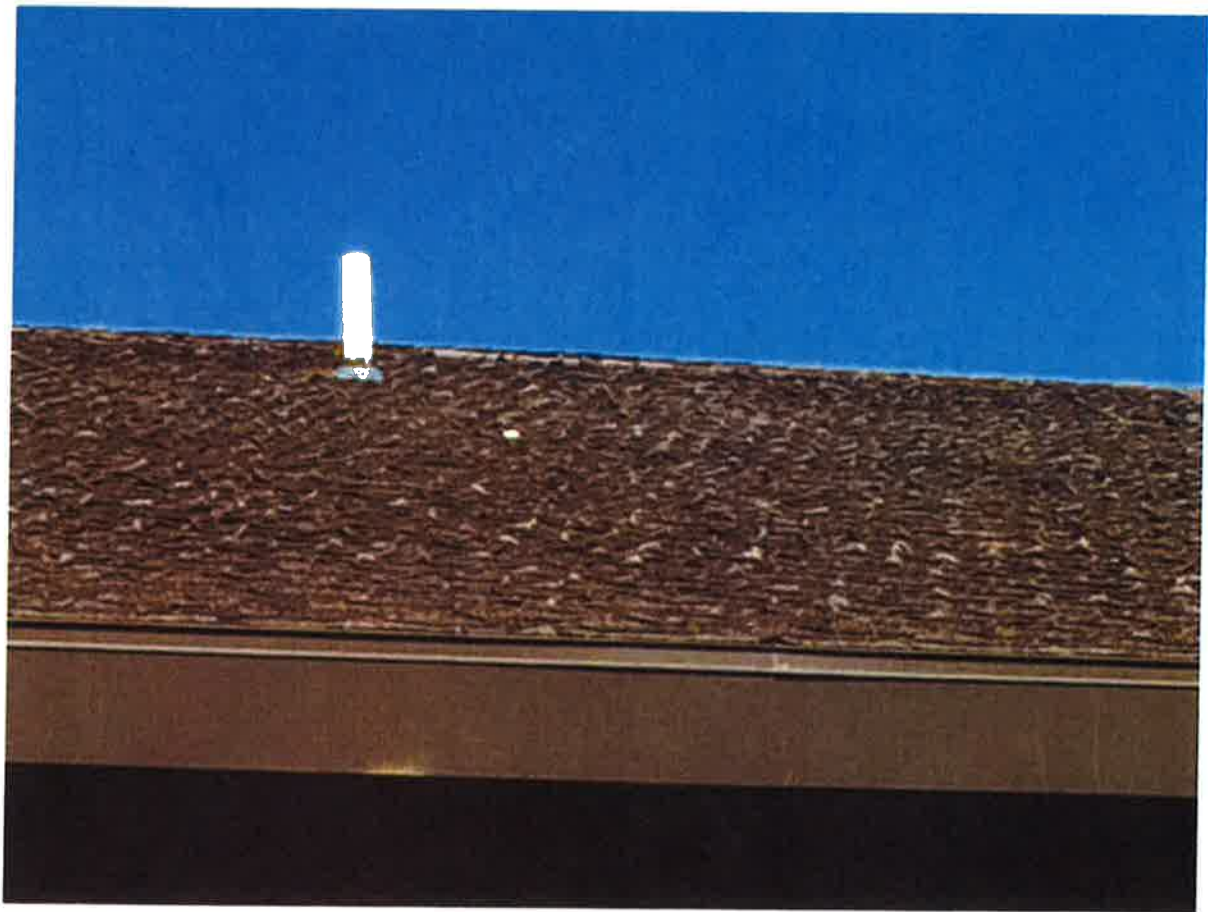
☐ Yes

☒ No

Please Explain:

3 tracts of County land near LLCC are being offered for sale to cover the non-budgeted replacement cost.

Legally binding agreements must have County Attorney approval prior to submission.



## **NORTH STAR LODGE - ROOF ESTIMATES - September 2016**

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BD Exteriors	\$66,170	\$89,870	
Matt Lueck Construction, LLC	\$75,778	\$86,712	
A-1 Enterprises	\$90,468	\$107,190	\$99,412
HYTEC	\$90,720	\$121,660	



Brian Donnay \* Brian@bdexteriors.com  
 679 Heritage Dr. \* Sartell, MN 56377  
 P: (320) 248-9497 \* F: (320) 259-7932

## Estimate

<b>Name / Address</b>
Long Lake Conservation Center Wendie Carlson 28952 438th Lane Palisade, MN 56469

<b>Project</b>
Asphalt Shingles

Phone #	Date	Estimate #
218-768-4653	9/7/2016	875

Description	Rate	Qty	Total
tear off existing shingles on the entire roof of the Conservation Center Building Place mandatory ice and water protection on the bottom 6ft of the roof and down the valleys tar paper the remainder of the roof with 15lb felt reuse existing roof edge Shingle roof with Certainteed Landmark Shingle with lifetime warranty in the color  replace all sewer vents and valley tins in color to match shingles install a continuous ridge vent system provide dumpster protect landscaping and siding with tarps and plywood clean up yard which includes using a magnet to pick up loose nails Five year workmanship warranty  <b>NOT INCLUDED</b> if there is any rotten plywood you will be charged \$40 per sheet replaced. Customer will be advised at the time it is discovered. For any other additional work that wasn't mentioned in the above bid you will be charged on a time and materials basis with an hourly rate of \$55 per man hour  The building permit is not included in this price (If one is needed it will be an additional charge)  Because this project is located 2 hours from our Shop in Sartell, MN we will need to rent hotel rooms for the duration of the project. For every night that we have to rent hotel rooms it will cost \$400 per night (approximately 7 nights) However, if we are able to stay in your dorm facilities you will not have to pay anything additional.	66,170.00		66,170.00
	0.00		0.00
	0.00		0.00
	0.00		0.00
We will require half down when the materials are delivered		<b>Total</b>	\$66,170.00

By signing below we agree to the terms outlined on the back of this page

Authorized Customer Signature \_\_\_\_\_

Authorized Customer Signature \_\_\_\_\_

Contractor Signature \_\_\_\_\_



Brian Donnay \* Brian@bdexteriors.com  
 679 Heritage Dr. \* Sartell, MN 56377  
 P: (320) 248-9497 \* F: (320) 259-7932

## Estimate

Name / Address
Long Lake Conservation Center Wendie Carlson 28952 438th Lane Palisade, MN 56469

Project
Metal Roof

Phone #	Date	Estimate #
218-768-4653	9/7/2016	874

Description	Rate	Qty	Total
Tear off the existing shingles on the entire roof of the Conservation Center Building then install 6' of High Temp ice and water shield on the eaves of the roof and 1 row down the middle of the valleys then cover the remainder of the roof with synthetic felt next install Pro-Panel 2 Classic Rib metal roofing panels in the color	89,870.00		89,870.00
also install new roof trim in the same color, such as: roof to wall flashing, eave trim, rake trim, and valley metal install continuous ridge vent system this metal panel is installed with exposed fasteners with neoprene washers price includes: clean up including magnetic sweep, dumpster, and the cost of all materials and labor 5 year workmanship warranty from B.D Exteriors Inc			
NOT INCLUDED if there is any rotten plywood you will be charged \$40 per sheet replaced. Customer will be advised at the time it is discovered. For any other additional work that wasn't mentioned in the above bid you will be charged on a time and materials basis with a hourly rate of \$55 per man hour	0.00		0.00
The building permit is not included in this Price (if one is needed it will be an additional cost)	0.00		0.00
Because this project is located 2 hours from our Shop in Sartell, MN we will need to rent hotel rooms for the duration of the project. For every night that we have to rent hotel rooms it will cost \$400 per night (approximately 7 nights) However, if we are able to stay in your dorm facilities you will not have to pay anything additional.	0.00		0.00
We will expect half down when the materials are delivered	<b>Total</b> \$89,870.00		

By signing below we agree to the terms outlined on the back of this page

Authorized Customer Signature \_\_\_\_\_

Authorized Customer Signature \_\_\_\_\_

Contractor Signature \_\_\_\_\_



# Matt Lueck Construction LLC

36772 Deer St.

Aitkin, MN 56431 (218) 839-2828

Lic#BC635422

\*\*\*\*\*

9/25/16

## Asphalt Roof Proposal

Long Lake Conservation Center

North Star building

Asphalt shingled roof on North Star building

**Scope:** Remove and dispose of old shingles, underlayment and debris  
Inspect roof deck and make necessary repairs to roof decking and fascia boards

**Supply  
&**

Steel roof edge

**Install:**

2 rows ice and water shield across eaves and 1/2 row on gables

24 inch galvanized valley flashing

1 row ice & water shield in valleys

**30# felt underlayment**

30 yr Timberline architectural shingles

New plumbing vents

Low profile Omni Ridge vent

Ridge cap

15,778.00

Labor & Disposal Estimated total cost                      \$ 39,125.00

LLCC will purchase materials. Materials price is estimated and not a direct quoted price from Hometown Lumber, which is where I recommend purchasing materials.

Estimated materials cost                                      \$36,653.00

50% materials deposit balance due upon completion

Roof deck and fascia repairs are included up to \$1,200.00 in materials and labor for replacement any repairs that exceed that amount will be and added cost. Owners will be notified so any added costs can be discussed and agreed upon. All Labor is guaranteed to be as specified, and the work performed in accordance with specifications submitted for above work and to be completed in a substantial workmanlike manner.

Owner to carry fire, tornado and other necessary insurance upon above work. Workman's compensation and public liability insurance on above work to be provided by: Matt Lueck Construction

Acceptance of proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Matt Lueck Construction is authorized to do the work as specified and payments will be made as outlined above.

Proposal accepted by: \_\_\_\_\_ date \_\_\_\_\_

Respectfully submitted Matt Lueck Construction

# Matt Lueck Construction LLC

36772 Deer St.

Aitkin, MN 56431 (218) 839-2828

Lic#BC635422

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9/25/16

## Steel Roof Proposal

Long Lake Conservation Center

North Star building

Metal Sales Steel roof on North Star building

Reroof North Star Building with seamless Metal Sales 36 inch steel roof panels

Scope: Remove and dispose of old shingles, underlayment and debris  
Inspect roof deck and make necessary repairs to roof decking and fascia boards

Supply  
&

Install: Steel roof edge and gable trim  
Ice and water shield entire roof decks  
Galvanized Valley base system  
36 inch steel Metal Sales roof panels (exposed screw)  
20 inch vented Ridge cap  
Steel panel end closures  
New plumbing vents

86,712.00

Labor & Disposal Estimated total cost \$ 43,785.00

LLCC will purchase materials. Materials price is estimated and not a direct quoted price from Hometown Lumber, which is where I recommend purchasing materials.

Estimated materials cost \$42,927.00

50% materials deposit balance due upon completion

Roof deck and fascia repairs are included up to \$1,200.00 in materials and labor for replacement any repairs that exceed that amount will be and added cost. Owners will be notified so any added costs can be discussed and agreed upon. All material is guaranteed to be as specified, and the above work performed in accordance with specifications submitted for above work and completed in a substantial workmanlike manner. Owner to carry fire, tornado and other necessary insurance upon above work. Workman's compensation and public liability insurance on above work to be taken out by: Matt Lueck Construction

Acceptance of proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Matt Lueck Construction is authorized to do the work as specified and payments will be made as outlined above.

Proposal accepted by: \_\_\_\_\_ date \_\_\_\_\_

Respectfully submitted: Matt Lueck Construction

**A-1 Enterprises**  
**43010 Conifer Street**  
**Aitkin, MN 56431**

**PH: (218) 678-2089 or (218) 678-2493 or FAX (218) 678-2089**

"We specialize in all types of ROOFING including DURO-LAST, SIDING, WINDOWS,  
FASCIA, SOFFIT, GUTTERS and INSULATION."

Long Lake Conservation Camp

September 26, 2016

ATTN: Anthony

Palisade, MN 56469

PH: 218. 232.1804 or camp 218.768.4653 or E-mail: wendie@longlakecc.org

Re: North Star Building

### **PROPOSAL**

A-1 Enterprises proposes to furnish all plant, labor and material necessary to install **new composition shingle roof** as specified below:

All existing shingles will be removed

All debris will be hauled away in a professional manner

Roof will be cleaned of all debris and foreign objects and made ready

Any rotten or deteriorated boards will be removed at cost of time and material. Labor to be figured at \$55.00 per hour

After roof has been checked over and if necessary repaired, than a layer of 15 # felt will be installed with Ice & Water Shield on the first 6 ft. from roof edge up

Ice & Water Shield will be installed in all valleys

New pipe and roof flashing will be installed

New Rollex Aluminum drip edge flashing will be installed

Following this new 30 year Architectural shingles will be installed. Color to be determined by owner

Warranty is 30 years on composition shingle

New vent-a-ridge will be installed

**PLUS PERMIT IF NEEDED**

**Bid Price Complete and Guaranteed:**

**\$ 90,468.00**

(Ninety Thousand Four Hundred Sixty Eight and 00/100 Dollars)

Terms are due upon completion of job unless other arrangements or payment plan have been made.

Sincerely,



Terry Drahosh

The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above. You are authorized to do the work as specified.

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_  
Bid Price: \_\_\_\_\_ plus permit if needed Option(s): \_\_\_\_\_

Please return one signed copy upon acceptance. Thank you.

A-1 Enterprises carries all required insurances.

A lien waiver will be furnished upon final payment.

This price is good for 30 days only due to material and freight increases.



**A-1 Enterprises**  
43010 Conifer Street  
Aitkin, MN 56431

PH: (218) 678-2089 or (218) 678-2493 or FAX 218-678-2089

"We specialize in all types of ROOFING including DURO-LAST, SIDING, WINDOWS,  
FASCIA, SOFFIT, GUTTERS and INSULATION."

Long Lake conservation Camp

September 26, 2016

ATTN: Anthony

Palisade, MN 56469

PH: 218.232.1804 or camp 218.768.4653 or E-mail: wendie@longlakecc.org

RE: North Star Building

### PROPOSAL

A-1 Enterprises proposes to furnish all plant, labor and material necessary to install new ProPanel II, Colored Metal Roof System over existing as specified below:

All loose debris and foreign objects will be cleaned off and made ready

All over hanging shingles will be cut back

All debris will be hauled away in a professional manner

Any rotten or deteriorated boards will be replaced at cost of material and labor. Labor to be figured at \$55.00 per hour

After roof has been checked over and repaired, if necessary, new slip sheet will be installed with ice and water shield on the first 6 ft from roof edge up

New Rollex aluminum drip flashing will be installed

New ProPanel II colored metal roofing will be installed over existing and secured with matching colored screws. Color to be determined by owner

All seams will receive a minimum of 10 ft. of ribbon caulking, only when necessary

New matching colored hip, ridge and valley will be installed

New Profile vent-a-ridge will be installed

New lead pipe flashings will be installed

**PLUS PERMIT IF NEEDED**

**Bid Price Complete and Guaranteed: \$ 99,412.00**

(Ninety Nine Thousand Four Hundred Twelve and 00/100 Dollars)

Terms are due upon completion of job unless other arrangements or payment plans have been made.

Sincerely,

  
Terry Drahosh

Any work done other than what is listed above and was not discussed will be considered an extra.

The above prices, conditions and specifications are hereby accepted. Payment will be made as outlined above. You are authorized to do the work as specified above.

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

Bid Price: \_\_\_\_\_

Please return one signed copy upon acceptance. Thank you.

A-1 Enterprises carries all required insurances.

A lien waiver will be furnished upon final payment.

This price is good for 30 days only due to material and freight increases.

**A-1 Enterprises**  
**43010 Conifer Street**  
**Aitkin, MN 56431**

**PH: (218) 678-2089 or (218) 678-2493 or FAX 218-678-2089**

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FASCIA, SOFFIT, GUTTERS and INSULATION."

Long Lake conservation Camp

September 26, 2016

ATTN: Anthony

Palisade, MN 56469

PH: 218.232.1804 or camp 218.768.4653 or E-mail: wendie@longlakecc.org

**RE: North Star Building**

### **PROPOSAL**

A-1 Enterprises proposes to furnish all plant, labor and material necessary to install new  
**ProPanel II, Colored Metal Roof System** as specified below:

All existing shingles will be removed

Roof will be cleaned off and made ready

All debris will be hauled away in a professional manner

Any rotten or deteriorated boards will be replaced at cost of material and labor. Labor to  
be figured at \$55.00 per hour

After roof has been checked over and repaired, if necessary, new dry sheet will be  
installed with ice and water shield on the first 6 ft from roof edge up

New Rollex aluminum drip flashing will be installed

New ProPanel II colored metal roofing will be installed and secured with matching  
colored screws. Color to be determined by owner

All seams will receive a minimum of 10 ft. of ribbon caulking, only when necessary

New matching colored hip, ridge and valley will be installed

New Profile vent-a-ridge will be installed

New lead pipe flashings will be installed

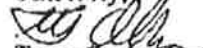
**PLUS PERMIT IF NEEDED**

**Bid Price Complete and Guaranteed: \$ 107,190.00**

(One Hundred Seven Thousand One Hundred Ninety and 00/100 Dollars)

Terms are due upon completion of job unless other arrangements or payment plans have  
been made.

Sincerely,

  
Terry Drahosh

Any work done other than what is listed above and was not discussed will be considered  
an extra.

The above prices, conditions and specifications are hereby accepted. Payment will be  
made as outlined above. You are authorized to do the work as specified above.

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

Bid Price: \_\_\_\_\_

Please return one signed copy upon acceptance. Thank you.

A-1 Enterprises carries all required insurances.

A lien waiver will be furnished upon final payment.

This price is good for 30 days only due to material and freight increases.

September 12, 2016

Anthony Miller  
Long Lake Conservation Center  
28952 438<sup>th</sup> Lane  
Palisade, MN. 56469

RE: Re roof of Northstar Lodge

Dear Anthony:

We hereby submit our cost proposal to install a new roof system on the Northstar Lodge  
For the sum of: New GAF Timberline Shingles \$ 90,720.00  
New Exposed fastener metal roof system \$ 121,660.00

Included in this proposal are the following:

- ✓ General Requirements: supervision, daily cleanup and disposal, general liability, Builders risk, and worker's compensation insurance
- ✓ Permit allowance of \$ 500.00 to Aitkin Co.
- ✓ Removal of all existing roofing material
- ✓ New Ice and Water shield 6' from roof edge and in Valleys ,Synthetic felt entire rest of roof
- ✓ New GAF Timberline HD Shingles or Pro Panel II exposed fastener metal roofing system from Metal Sales
- ✓ New plumbing flashings and Kick out flashings
- ✓ New ridge vent
- ✓ Inspection of existing roof deck for rotten or damaged material that needs replacement.

Not including any replacement of existing wall flashings. If flashings and or carpentry work is needed it will be done on an Time and Material basis at 50.00 per hr. No painting or staining of replaced wood is included

Price good for 30 days.

Thank you for the opportunity to present this proposal for your consideration. If you have any questions, please contact me.

Sincerely,



Scott Knoblauch  
Project Manager  
HY-TEC CONSTRUCTION  
OF BRAINERD, INC.

Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_