

**MEETING DATE:**

**ITEM:**

## **AGENDA ITEM SUMMARY**

### **Subject: Public Housing Roof & Window Replacement**

#### **Roof Replacements-SCT Office Building & Morningside 4 Residential Buildings and Garages**

The roofs on all residential buildings at South Cedar Terrace were replaced in 2009. The office building roof was not replaced at that time and there is not a known date of replacement besides prior to 2009. There is no information on the year the roofs on the buildings at the Morningside Complex were replaced. It is assumed they are not original as they were built in 1982. The office and Morningside roofs have increasingly had leaking issues and needed repairs over the past couple of years. They are due for replacement. Quotes were solicited from contractors to provide shingles at the South Cedar Terrace office building to match the existing shingles on the residential buildings. Morningside includes 4-two story 4-unit buildings, a double garage, and a single garage. Quotes for Morningside were to be architectural shingles equivalent to Owens Corning Duration or CertainTeed Landmark, a Grade 4 level asphalt shingle. Other contractors expressed interest but did not follow thru or did not have availability until next year.

#### ***Quotes for Roof Replacement 205 Greenless Circle, Morningside Residential Building and Two garages (Inclusive of installation and all associated costs):***

|                    |             |
|--------------------|-------------|
| Al & Tim's Roofing | \$95,176.00 |
| Young Construction | \$96,189.00 |

The CCHRA board reviewed the quotes received at the April Board meeting and recommend accepting the proposal from Al and Tim's for roofing project in the amount of \$95,176.00. The project will be scheduled to begin Summer 2023.

#### **NCT Window Replacement Background Summary:**

The Windows at North Cedar Terrace were last replaced in 2004. The existing windows are very worn and are often extremely difficult to open for residents and staff. Ease of use is essential for the safety and enjoyment of our tenant population which is comprised largely of elderly and disabled individuals. Each of the 48 dwelling units has 3 slider style windows with a dark brown interior and exterior. This Spring quotes were solicited for replacement and installation of all 144 residential unit windows at North Cedar Terrace. Contractors were asked to provide a quote for energy star rated slider windows with a similar dark interior/exterior finish.

#### ***Quotes for 144 Replacement Windows Inclusive of installation and all associated costs:***

|  |              |
|--|--------------|
| Window World (Window World Brand)                        | \$186,616.00 |
| Isakson Construction (Pella Impervia)                    | \$178,963.33 |
| Alternative from Isakson Construction (Marvin Essential) | \$170,110.27 |

Rock Central LLC also submitted a bid however the windows quoted were Anderson 100 series and the quote was for 242 windows, then revised to 141 window (both incorrect). I asked for another corrected revision and did not receive one. The Rock Central total cost was \$174,837, however since it is inaccurate it should not be considered. It is recommended the council approve the bid from Isakson Construction for \$178,863.33 for window replacements. The board be presented with the quotes at the upcoming board meeting to review and approve.

#### **Costs & Funding**

Both projects are included in the CCHRA 2020-2024 capital plan approved by the CCHRA board and HUD. The product will be funded with 2021 and 2022 capital funds. Operating reserves are also available to supplement all capital projects. The CCHRA Board will pass resolutions for both projects at the May Board Meeting pending council permission to proceed.