

# PLAINFIELD CHARTER TOWNSHIP

## PUBLIC SERVICES

WATER • SEWER • STORMWATER • ENGINEERING

### **MEMORANDUM**

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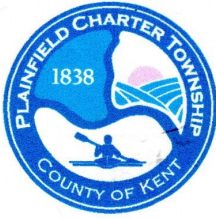
**Date:** June 1, 2026  
**To:** Cameron VanWyngarden  
**From:** Donald Petrovich, Water Plant Superintendent  
**Subject:** West Treatment Plant West Roof Replacement

The subject of this memo is the budgeted replacement of the West Water Treatment Plant Roof. The purpose of this replacement is to remove the old roof that has developed many leaks and has had many expensive repairs completed on it. This is a major concern due to the potential for contamination entering the water that is going through the treatment process. This will complete a four-year phased replacement of all the roofing on the plant and office.

There is a large discrepancy between what was budgeted compared to bids received. We believe this is due to a gross error by the contractor that gave us a budget number for the year 2026. Fortunately, there are enough excess funds in the Capital Outlay budget since the \$1,675,000 budgeted for the west wellfield work to increase capacity will not be completed this year due to delays in getting permits from EGLE.

Four bids from accredited contractors were solicited (see purchase authorization). Dalstra Roofing was low bid. Dalstra Roofing is in Plainfield Township and has a reputation for excellent workmanship. They also have years of experience conducting large commercial roof projects.

Staff would like to recommend award of bid to Dalstra Roofing for this project in the amount of \_\_\_\_\_\$439,500.00\_\_\_\_\_. I would like to place this project on the consent agenda for the June 8, 2026, meeting for Board consideration and approval. The bids, purchase authorization, and specifications are attached to this memo.



# PLAINFIELD CHARTER TOWNSHIP

## WATER PLANT

### **Revised Request For Proposal 4/28/26**

Plainfield Township Water Treatment Plant is soliciting bids for a new roof on the Western portion of the building (West Plant).

**Scope of Work:**

Roof the Upper West Roof Section, totaling approximately 17,300 sq. ft.

This Includes the upper Lime Silo roof section at the Northwest corner and the lower roof section on the West side. Field verification of measurement is required.

1. Remove all existing roofing Materials and insulation board down to the concrete roof deck.
2. Haul away debris.
3. Apply two (2) layers of 2.6" polyisocyanurate insulation board and tapered polyisocyanurate insulation board system with a minimum slope 1/8" per foot, with rising foam adhesive per manufacturers specifications. Install precut 8'x8' tapered polyisocyanurate roof drain target sumps at roof drain areas.
4. Install treated wood blocking at the perimeter to match the height of the new roof Insulation board.
5. Apply fully adhered white or gray 60 mil thermoplastic TPO roofing application.
6. Install pre-finished metal edge flashing and counter flashing at wall to match the adjoining roof section profile and color.
7. Provide manufacturers 20-year Material and 20 -year Labor Warranty.
8. Provide liability insurance documents.
9. Contractor will be responsible for any and all required permits

Bids will be accepted until Friday May 29th, 2026.

Bids will be submitted to the Township Board for award on June 8<sup>th</sup>, 2026.

Project Completion date is July 31<sup>st</sup>, 2025. Material shipping delays will be given consideration for later completion date.

Bids may be submitted by Mail to: Plainfield Township Water Treatment Plant, 5220 Woodfield Ct. NE, Grand Rapids, Mi, 49525 (Attn. Don Petrovich), or by e-mail to: [petrovichd@plainfieldmi.org](mailto:petrovichd@plainfieldmi.org).

Access to the plant can be obtained by calling 616-364-7174, 7:30 AM to 4:00PM.

Plainfield Township reserves the right to accept or deny any and all Bids.



# Plainfield Charter Township

## Purchasing Authorization

1. **DESCRIPTION OF PURCHASE:** The Manufacturer, model number and/or generic description identifying the specific items(s) required to meet the purpose described below.

**Roof replacement for West Water Plant Roof**

2. **PURPOSE:** Provide a brief description of the intended application(s) for the items to be purchased.

**Replacing old, leaking, deteriorated 30 year old roof**

3. **ATTACH A MINIMUM OF THREE COMPETITIVE QUOTES.** (If sole source, describe efforts to identify other vendors to furnish the item(s) and why the other vendors were not asked to submit a competitive quotation. State all vendors solicited prior to submitting your Purchase Authorization, or attach a separate list.)

**See Attached Memo and Bid Tab**

4. **RECOMMENDATION: COST OF ITEM(s) / BUDGET ACCT. NO.:** List the item, vendor, the cost of each item, indicate whether this expense was listed in approved budget, whether there are sufficient funds in the budget line item account number to be charged.

Item	Vendor	Cost	Amount Budgeted *	Funds remaining* after Purchase	Budget Acct. Number
West Water Plant roofing replacement	Dalstra Roofing	\$439,500.00	\$150,000,	See Memo	591-537-970-000 (Capital Outlay)
	C & I Industrial	\$487,850.00	\$150,000	See Memo	591-537-970-000 (Capital Outlay)
	C & I Industrial (Alternate)	\$455,850.00	\$150,000	See Memo	591-537-970-000 (Capital Outlay)
	Allied Roofing	\$506,295.00	\$150,000	See Memo	591-537-970-000 (Capital Outlay)
	5 Star Roofing	No Bid Submitted	NA		

\*Show line item budget and remaining amounts

5. **APPROVAL:**

Requestor's Name & Department: Donald Petrovich

Requestor's Signature: Donald E. Petrovich DATE: 06/01/26

TOWNSHIP MANAGER OR DESIGNEE SIGNATURE: (necessary prior to purchase if item is > \$1,000, or item is not in current budget)

DATE \_\_\_\_\_

Date of Township Board Approval if > \$5,000.00 \_\_\_\_\_



Dalstra Roofing Inc.  
 5270 Northland Dr NE #C  
 Grand Rapids, MI 49525  
 www.dalstraroofing.com  
 Phone: (616) 363-3228

Plainfield Charter  
 Township  
 05/14/2026

Plainfield Charter Township  
 5220 Woodfield Northeast  
 Grand Rapids, MI 49525-1030  
 (616) 364-7174

Re Roof Upper West Roof Section Totaling Approximately 17,200 Sq Ft (includes the upper north west roof and the lower west roof sections)

Set up perimeter safety railing system and perimeter warning flags as needed, Install trash/debris hopper and trash chute on the west side of the building. Remove all roofing materials and insulation board and haul away debris. Adhere 2 layers of 2.6" polyisocyanurate insulation board and tapered polyisocyanurate insulation board system with a 1/4" slope per foot and 1/4" sloped crickets achieving a minimum R value of 30. Install prefabricated roof insulation drain sumps at drains as needed. Install necessary wood blocking at the perimeter to match the height of the new insulation board thickness\*. Apply Versico Versiweld white or gray fully adhered 60 mil thermoplastic TPO roofing application, (please specify preferred color). Flash onto all walls, roof top curbs and skylights with TPO roofing application as needed. Install new retrofit roof drain flashings to all existing roof drains. Install 24 gauge Kynar finished metal edge flashing to match the adjoining roof sections metal edging width and color as close as possible. Clean work area of debris daily. Provide Versico 20 year material and 20 year labor warranty..... \$439,500.00\*\*

\*Additional Cost: Re attachment of the existing perimeter wood blocking if needed will be an additional cost based on actual labor and materials cost with a labor rate of \$106.00 per man hour. The cost of this proposal is contingent upon using the west side of the building for material storage/ handling, uploading and debris removal.

No allowances have been made should there be a reason to cover anything up inside the building from fallen debris.

\*\*Pricing valid up to 9-30-26 which includes projected material cost increases from the manufacturer.

Payment Terms: 50% payment due upon material delivery with balance due within 21 days of completion or monthly billing based on percentage of work performed should weather conditions delay production.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Owner to carry fire, tornado and other necessary insurance coverage upon above work. Workmen's Compensation and Public Liability insurance on above work to be taken out by Contractor. Dalstra Roofing Incorporated shall assume no responsibility for damage or loss due to any buildings inadequate configuration, lack of structural integrity, any form of mold, ice build-up or failure of electrical devices designated to melt ice and any cost involved for fines or proper disposal of any unknown hazardous materials. We gladly accept checks or Visa and Mastercard payments. There is a 3% processing fee for all credit/debit card transactions.

David Dalstra  
 Company Authorized Signature

5-14-26  
 Date

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

\_\_\_\_\_  
 Date



**Plainfield Water Plant**

**5195 Plainfield Ave NE  
Grand Rapids Mi 49525**

**5/28/2026**

**Base Bid - Tear-Off / Replacement**

**18,500 sq. ft.**

- Remove existing roofing materials and insulation down to the concrete roof deck – haul away debris.
- Install two (2) layers of 2.6" polyiso board with a 1/8 per foot taper to the existing roof drains.
- Attachment of polyiso insulation to utilize low-rise adhesive.
- Installation of treated wood blocking at perimeter to exceed new roof height included.
- Adhere 60 mil TPO utilizing Versico brand with all necessary accessories.
- Provide a 20-year material & labor warranty from substantial completion date.
- Permits, liability insurance, etc. all included.

**\$487,850.00**

**Voluntary Alternate – Provide 2" Polyiso in lieu of 5.2" Polyiso**

- Tapered insulation package provides an average r-value of 19.8.
- 2" polyiso insulation would add an r-14 making the entire roof average r-value over the specification required R-30.

*Deduct from base bid amount: \$32,400*

**Project Specific Notes & Exclusions:**

- *Due to market volatility, the proposal is only valid for 30 days.*
- *Project start estimated September 2026*

We propose to complete all work in accordance with attached specifications.  
We Propose to furnish all material and labor per the specified work.

Payment Terms: ½ Down + Monthly Draws Until Completion.

Prepared by: Tim Devries

Note: This proposal may be withdrawn, if not accepted within 30 days.

Acceptance of Proposal: The specifications and conditions are satisfactory, and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

Authorized Signature: \_\_\_\_\_

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

**The Single Source for all your Facilities Needs.**

C&I Building Investments, LLC. PO Box 268, Comstock Park, MI 49321 (616) 340-2166

# Allied

## ROOFING & SIDING CO.

### 616-243-7842

RESIDENTIAL & COMMERCIAL  
SPECIALISTS

FULLY INSURED & STATE LICENSED  
#32998

**CUSTOMER:**

Plainfield Township WWTP (West)  
5220 Woodfield CT NE  
Don Petrovich

745 McKENDRICK S.W.  
GRAND RAPIDS, MI 49503  
FAX 616-243-7843

**DATE:**

May 14, 2026



**ROOF PROPOSAL:**

Upper West Roof (approx 173 sq) Upper Lime Silo located at the Northwest Corner West side. 20 Year material and labor warranty, any required permits included in our quote.

Set up for tear off - perimeter railing and warning flag system per owner specification. Trash Chute down to roll off containers.

Tear off existing roof down to the concrete deck - Haul away and dispose of all debris from the roofing project.

Install (2) layers of 2.6" isocyanurate (min R 30) Tapered 1/8" per foot isocyanurate 1/2" min 4 1/2" max insulation installed using JM Quick Foam Adhesive. Tapered 8'x8' sumps to enhance drainage. Install treated wood nailers to accommodate insulation height. Fully adhere .060 mil TPO (white or gray). Flash drains, penetrations and roof edge per manufacturers specification to provide 20 yr warranty. New 24 ga Kynar finished asphalt drip replacing the existing to match as close as possible to the remaining drip edge.

PRICE DOES NOT INCLUDED SALES TAX

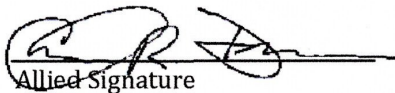
\*All credit and debit card transactions are subject to a 3% processing fee

Total \$506,295.00

**Chris Dawson**

Allied Roofing Sales Representative

Customer Name



Allied Signature

Customer Signature



Owner agrees to pay the cost of services purchased as described herein upon substantial completion of the project, regardless of timing or approval of any financing Owner may seek for the purchase. By signing, Owner hereby acknowledges that Owner has read the entire contract, including the terms and conditions which appear on the next page.

**QUALITY WORKMANSHIP SINCE 1926**





**Amendment:** This Contract constitutes the entire agreement and understanding between the parties, and this Contract replaces any and all prior negotiations, representations, or Contracts, either oral or in writing. No amendment, modification, or waiver of this Contract shall be valid or effective unless in writing and signed by both parties.

**Warranty:** Contractor warrants against defective, faulty, or improper workmanship for twelve (12) months from the Substantial Completion Date. Product warranties are as provided by the manufacturer. In the event of a warranty claim, Contractor reserves the right to substitute materials of equal or better quality. Owner understands that Contractor may make available to Owner additional product and labor warranties beyond the scope of twelve (12) months offered in connection with this Contract. Owner understands that no warranty will be effective while a balance due remains on this Contract. EXCEPT AS OTHERWISE SPECIFICALLY SET FORTH HEREIN, ALLIED MAKES NO OTHER WARRANTIES EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

**Late Payment:** If invoice is not paid when due, Owner agrees to pay a late fee of 1% per month on past due balance.

**Breach:** In the event that Owner breaches any of the terms and/or conditions of this Contract, Contractor may recover any damages for the breach thereof and all remedies in its favor existing at law, including, but not limited to, costs incurred by the Contractor for measuring, ordering, manufacturing, purchasing and administering the procurement of the goods and services identified in this Contract.

**Contractor's Right to Cancel:** In the event that Contractor determines that this Contract cannot be performed as intended by the parties due, for example, to incorrect pricing, unforeseen structural defects, or pre-existing conditions to Owners' property, Contractor may cancel this Contract within sixty (60) days of its execution, notify Owner of such cancellation in writing and return all monies paid by Owner.

**No Setoffs or Retentions:** Upon Substantial Completion of Contractor's work (the "Substantial Completion Date") under this Contract, Owner shall pay all amounts due under this Contract without any right of set-off or retention. Substantial Completion is defined as the stage in the progress of the work where the work is sufficiently complete in accordance with this Contract so that the Owner(s) can occupy or utilize the work described in the Description of Services for its intended use.

**Limitation of Liability:** Contractor shall not be liable for damages of any kind which result from any circumstance beyond the control of the Contractor. Contractor's liability to Owner for damages of any kind due to breach of this Contract, warranty, error, omission, or tort, shall be limited to the direct and actual damages, not to exceed the fees paid to Contractor under this Contract. Contractor must use minimum 1-inch nails to secure shingles and is not responsible for any damage for nail damage where minimum length nails are used. Additionally, Contractor is not liable for 1) damage from ice dams or 2) NOTWITHSTANDING ANY PROVISION HEREIN, IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, PUNITIVE, SPECIAL, EXEMPLARY OR INDIRECT DAMAGE, OR EXPENSES (INCLUDING, WITHOUT LIMITATION, LOST PROFITS OR OTHER ECONOMIC LOSS, LOST REIMBURSEMENTS, OR LOST SAVINGS) EVEN IF SUCH PARTY WAS ADVISED OF THE POSSIBILITY OF THE OCCURRENCE OF SUCH DAMAGES, EVEN IF SUCH DAMAGES WERE REASONABLY FORESEEABLE, AND EVEN IF ANY REMEDY FAILS OF ITS ESSENTIAL PURPOSE. This provision shall survive termination of this contract.

**Owner Representations and Responsibilities:** In addition to making timely payment to Contractor according to the terms and conditions of this Contract, Owner represents and warrants that (a) Owner owns the premises where the services are being provided by Contractor; (b) Owner will provide Contractor with unrestricted access to the premises at all reasonable times when required; (c) Owner will protect all items of value or concern as the Contractor will not be liable for damaged household items in the work areas; and (d) Owner is responsible to submit any required forms and obtain approval from any homeowner's or other voluntary association for the work to be done. Owner agrees that Contractor has a right to cure any defect in any work performed under this Agreement.

**Contractor's Responsibility:** Contractor shall obtain any necessary permits and provide the Owner with a certificate of occupancy, if required. Contractor accepts no responsibility for and is not responsible for remedying any damage resulting from structural or other defects in the Property at which work is performed under this Contract. Contractor is not responsible for any damage that results from removing or installing materials, including deformation of structural components. Owner acknowledges that Contractor's products do not correct or cure pre-existing problems. Contractor shall not be responsible for (a) any damages arising in whole or in part from any causes beyond control of Contractor; (b) any damages including without limitation, lost profits, or reduction in value of the premises, arising from Contractor's delay in performing under this Contract or due to its breach of this Contract; and (c) unintentional damage to property beyond the scope of that involved with the Description of Services, it being understood that Owner is responsible at its own cost for all protection of such items prior to commencement of any work.

**Mold and Related Matters:** Owner agrees to defend, indemnify, and hold Contractor and its employees, agents, and vendors harmless from any claims as to the identification, detection, abatement, encapsulation, or removal of mold, asbestos, lead-based products, or other hazardous substances inside or outside of the property at which work is performed. Contractor does not provide mold testing or remediation services.

**Lien Rights:** In the event that Owner does not pay Contractor any of the money owed when it is due, Contractor may have a claim against Owner that may be enforced against owner's property in accordance with applicable lien laws.

**Miscellaneous:** No waiver of any breach of this Contract shall be construed as a waiver of any prior, concurrent, or subsequent breach hereof. This Contract is to be governed by the laws of the state in which it is performed, except as may be preempted by federal law. Any part of this Contract contrary to the law of this state shall not invalidate other parts of this Contract. If a provision of this Contract is held to be invalid or unenforceable, this Contract shall continue in full force and effect and shall be construed as if the invalid or unenforceable provision was omitted.

**Dispute Resolution:** The venue and jurisdiction for any dispute that arises under or is related to this Contract shall be decided by a court of competent jurisdiction in Kent County, Michigan or in the United States District Court for the Western District of Michigan, provided such court has subject matter jurisdiction. If Contractor prevails in any action to enforce this Contract, Contractor shall be entitled to recover all costs and expenses associated with such enforcement from Owner, including attorney fees. In no event shall Owner recover attorney fees for Contractor's breach of this Contract.

Notice of Cancellation Date of Transaction \_\_\_\_\_

You may cancel this transaction, without any penalty or obligation, within three (3) business days from the above date. If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the Contractor of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the Contractor at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may, if you wish, comply with the instructions of the Contractor regarding the return shipment of the goods at the Contractor's expense and risk. If you do make the goods available to the Contractor and the Contractor does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a written notice to the Contractor at the Contractor's address, no later than three (3) business days from the above transaction date.

Allied Roofing and Siding Company  
745 McKendrick Ave SW  
Grand Rapids, MI 49503

I hereby cancel this transaction.

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

**Bid Tabulation for West Water Plant Roof  
Replacement**

<b>Contractor</b>	<b>Bid Submitted</b>	<b>Low Bid *</b>
<b>Dalstra Roofing</b>	<b>\$439,500.00*</b>	
<b>C &amp; I Industrial</b>	<b>\$487,850.00</b>	
<b>C &amp; I Industrial Alternate Bid</b>	<b>\$455,450.00</b>	
<b>Allied Roofing</b>	<b>\$506,295.00</b>	
<b>5 Star Roofing</b>	<b>No Bid submitted</b>	