

**YANKEE SPRINGS TOWNSHIP  
BOARD OF TRUSTEES**

**New Metal Roof Pre-Construction Meeting**

**Thursday, August 28, 2014**

**Yankee Springs Township Hall  
284 North Briggs Road, Middleville, Michigan 49333**

**MINUTES**

Meeting called to order at 8:00 a.m. by Supervisor Mark Englerth.

Roll Call: Jerkatis, Englerth, Rottschafer

Absent: Lippert and Campbell with notice

Lippert joined the meeting at 8:17 a.m.

Staff Present: Alice Jansma

Contractors: Leo Trumball and Jason Curtis

Visitors: 0

**Meeting Agenda** as provided by John Jerkatis:

1) **Roof Ventilation, Cupolas:**

Comments were made regarding the concern of not having enough venting. Ridge venting was discussed in the office.

Cupola venting was discussed. Jerkatis asked for a change order for cupolas in a week and Jerkatis would distribute the information to others.

2) **Removal of the existing powered roof exhaust fan.**

Jerkatis asked for an add/change order for the cost of opening and removing of the roof exhaust fan, **and filling the opening.**

3) **New exterior soffit & fascia**

It was determined that matching steel soffit and fascia are available. J. Curtis asked for the color for pricing reasons. Discussion took place regarding matching the roof color. Jerkatis would like to get examples/photos of what is available and will get these to other members of the board in the next few days.

4) **Existing eavestroughs**

Discussion occurred on snow guards. It was mentioned that a heavy grade (not residential) would be needed for eavestrough if snowguards would be installed. It was noted that eavestrough and snowguards were not needed on the south side of the building. It was mentioned that 120' of roof will need snowguards. Plywood/fir strips or synthetic underlayment was mentioned.

Venting was mentioned as well. It was suggested to block off gable vents. Cost is to be coming by the next meeting for extras for matching soffit & fascia with roof.

5) **Hear All-**

J. Curtis mentioned serrated, minor ribbed, or flat panels. Oil canning was discussed. Curtis commented that it will have to be signed off on for the panels. Oil canning is nothing to be afraid of, but it has to be addressed per Curtis.

Color was confirmed as Mansard Brown for the 18" roof panels. J. Curtis commented that you mostly see flat paneled metal roofs. J. Curtis suggested flat panel.

It was noted that the chart with "Tudor Brown" that was agreed upon at an earlier meeting is out-dated and Mansard Brown is the closest to Tudor Brown.

Current insulation was discussed. It was noted that access to check the roof insulation is in Dan's (the Assessor) office. Ice buildup problems were brought up.

Leo Trumball mentioned that snowguards (80 pcs. for 120 feet) works out to a preliminary estimate of \$1,600.00. A formal number will come later.

**\*Motion was made by J. Lippert with support from M. Englerth to have flat panel roofing with Mansard Brown. All ayes. Motion Carried.**

M. Englerth commented that Jerkatis has taken the project on and has done all the work, so Jerkatis will be the key contact person. Jerkatis mentioned a vacation planned to start September 26. Jerkatis mentioned that Larry Knowles, ZA, is willing to give structural/construction opinion and assist if needed.

Start date was discussed. Ordering of materials pretty much governed the start of the project. It was noted that cupolas make take a little longer to get. Discussion occurred on cupolas. It was mentioned that possibly two smaller cupolas may work better than one large cupola. Current insulation has to be checked to see how effective a cupola or cupolas will be.

It was noted by Leo Trumball it is 1 per 150 if you don't have the soffit venting, and 1 per 300 is if you have the soffit venting.

Jason Curtis confirmed that September 11, would be the next Board meeting and the start date would be no later than September 26. J. Curtis commented that the roof can be ordered now. But, the soffit and fascia will not be ordered until color is decided upon and that date is most likely Sept. 12 for ordering soffit and fascia. Curtis commented that the earliest start date is looking like Sept. 23. It was confirmed that Trumball/Curtis will price the gutters. Discussion occurred on pricing out steel and aluminum gutters. J. Curtis commented that he'd give a ballpark estimate for dry wall/taking down existing ceiling work/putting up new- for a project later. Trumball commented that they could get a project range within the next half hour. Trumball mentioned that taking grid down and putting grid back up is not always the most productive thing to do. Trumball suggested maybe finishing drywalling the ceiling or put a new drop ceiling in. Jerkatis asked to include lighting and updated energy efficient light fixtures in the estimate as well. Englerth commented that the heat runs run above the insulation into the attic and not below.

Alice Jansma mentioned overruns. The board accepted a bid for the roof. A. Jansma was concerned about having enough time to approve the extras. Jerkatis commented that the additional work will have estimates (bids/change orders) before the Sept. 11<sup>th</sup> board meeting, so they can be approved at that meeting.

The possible need of baffles was discussed. It was determined that the insulation in the township hall was "R 18" and 6 inches.

Jerkatis summarized that an estimate will be needed on add/changes for the following items:

Roof cupolas  
Removing existing power vent  
Soffit & fascia  
Existing eavestroughs (replacing)  
Snowguards (fir strip – ¾" OSB)

Discussion occurred on OSB "holding better". The original quote was on ½". Cost has to be added for material at ¾".

It was noted that the roof material will be ordered tomorrow (most likely) (Aug. 29).

J. Curtis commented that he can't put any roof on until he knows what soffit and fascia the township is going with. Trumball commented that it would be nice to sort out the venting. Trumball also commented that it would be good to know if cupolas or ridge vents or a combination of both will be done before they order. Jerkatis commented that as soon as Trumball/Curtis can get a cost back, than Jerkatis would try to get a meeting together in order to get approval on this. It was noted that ridge cap is the last to go on, and if it has to be ordered separate, it can be. It was also noted that an 18 hour posting can be made for a meeting. Emailing would not work for approval for board members.

**\*Motion to adjourn by Englerth with support from Jerkatis at 9:01. All ayes. MOTION CARRIED.**

Respectfully submitted:  
Deb Mousseau  
Recording Secretary 9/1/14

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

Final Approval of Minutes with correction: Sept. 11, 2014  
Janice C. Lippert, Township Clerk