

HOUSE of REPRESENTATIVES

STATE OF MICHIGAN

Appropriations Requests for Legislatively Directed Spending Items

1. The sponsoring representative's first name:
Tom
2. The sponsoring representative's last name:
Kuhn
3. The cosponsoring representatives' names. All cosponsors must be listed. If none, please type 'n/a.' A signed letter from the sponsor approving the co-sponsorship and a signed letter from the member wishing to co-sponsor are required. Attach letters at question #9 below.
Rep. Mike McFall
4. Name of the entity that the spending item is intended for:
City of Madison Heights
5. Physical address of the entity that the spending item is intended for:
300 W 13 Mile Rd, Madison Heights, MI 48071
6. If there is not a specific recipient, the intended location of the project or activity:
Madison Heights Fire Station, 31313 Brush St, Madison Heights, MI 48071
7. Name of the representative and the district number where the legislatively directed spending item is located:
Rep. Tom Kuhn, 57th District; Rep. Mike McFall, 14th District
8. Purpose of the legislatively directed spending item. Please include how it provides a public benefit and why it is an appropriate use of taxpayer funding. Please also demonstrate that the item does not violate Article IV, S 30 of the Michigan Constitution.
The Fire Station, built in 2005, is experiencing significant roof damage with multiple leaks that have worsened over the past three years. Despite ongoing efforts by our Department of Public Services to patch the roof, the leaks continue to require frequent repairs on a monthly basis. Unfortunately, the roof is beyond repair and necessitates complete removal and replacement. An inspection report detailing the roof's condition is attached for reference.

The City has been saving for this essential replacement, but the escalating costs of materials and labor have made it increasingly difficult to reach our funding goal. To date, we have accumulated approximately 25% of the required funds, equating to \$250,000.

This project is crucial for maintaining a safe and functional facility for our first responders, who rely on the Fire Station to serve and protect our community. The roof replacement will directly benefit public safety and ensure the continued operation of this essential service. Given the growing financial strain on our community, which is economically disadvantaged, taxpayer funding is essential to ensure the Fire Station remains operational and fully functional for years to come.

This request aligns with the public interest by supporting a critical infrastructure need, promoting public safety, and protecting the long-term sustainability of a vital city asset. Furthermore, it is in full compliance with Article IV, § 30 of the Michigan Constitution, as the funds will be used exclusively for the repair and maintenance of essential public infrastructure.

9. Attach documents here if needed:

Attachments added to the end of this file.

10. The amount of state funding requested for the legislatively directed spending item.

575000

11. Has the legislatively directed spending item previously received any of the following types of funding? Check all that apply.

["None"]

12. Please select one of the following groups that describes the entity requesting the legislatively directed spending item:

Local unit government

13. For a non-profit organization, has the organization been operating within Michigan for the preceding 36 months?

Not applicable

14. For a non-profit organization, has the entity had a physical office within Michigan for the preceding 12 months?

Not applicable

15. For a non-profit organization, does the organization have a board of directors?

Not applicable

16. For a non-profit organization, list all the active members on the organization's board of directors and any other officers. If this question is not applicable, please type 'n/a.'

N/A

17. "I certify that neither the sponsoring representative nor the sponsoring representative's staff or immediate family has a direct or indirect pecuniary interest in the legislatively directed spending item."

Yes, this is correct

18. Anticipated start and end dates for the legislatively directed spending item:

TBD, but as soon as is feasible

19. "I hereby certify that all information provided in this request is true and accurate."

Yes



57TH DISTRICT
STATE CAPITOL
P.O. BOX 30014
LANSING, MI 48909-7514

MICHIGAN HOUSE OF REPRESENTATIVES

TOM KUHN
STATE REPRESENTATIVE

PHONE: (517) 373-1706
FAX: (517) 373-5777
TomKuhn@house.mi.gov

April 18, 2025

The Honorable Ann Bollin
Chair, House Appropriations Committee
Michigan House of Representatives
Anderson House Office Building
124 N. Capitol Ave.
Lansing, MI 48933

Subject: Approval of co-sponsorship request

Dear Chair Bollin:

I approve of Representative Mike McFall's co-sponsorship request for \$575,000 in state funding to replace the roof at the Madison Heights Fire Station.

Sincerely,

Tom Kuhn
State Representative
57th District



14TH DISTRICT
STATE CAPITOL
P.O. BOX 30014
LANSING, MI 48909-7514

MICHIGAN HOUSE OF REPRESENTATIVES

MIKE MCFALL
STATE REPRESENTATIVE

OFFICE: (517) 373-0140
FAX: (517) 373-5924
MikeMcFall@house.mi.gov

April 16, 2025

I am writing to express my support for the Madison Heights Fire Department's \$575,000 request for a roof replacement. The Fire Station, built in 2005, is experiencing significant roof damage with multiple leaks that have worsened over the past three years. Despite ongoing efforts by Madison Heights' Department of Public Services to patch the roof, the leaks continue to require frequent repairs monthly. The current state of the roof is beyond repair and necessitates complete removal and replacement.

The city has been saving for this essential replacement, but the escalating costs of materials and labor have made it increasingly difficult to reach their funding goal. To date, the city has accumulated approximately 25% of the required funds, equating to \$250,000.

This project is crucial for maintaining a safe and functional facility for our first responders, who rely on the Fire Station to serve and protect our community. The roof replacement will directly benefit public safety and ensure the continued operation of this essential service. Given the growing financial strain on our community, which is economically disadvantaged, taxpayer funding is essential to ensure the Fire Station remains operational and fully functional for years to come.

This request aligns with the public interest by supporting a critical infrastructure need, promoting public safety, and protecting the long-term sustainability of a vital city asset. Furthermore, it is in full compliance with Article IV, § 30 of the Michigan Constitution, as the funds will be used exclusively for the repair and maintenance of essential public infrastructure.

Thank you for considering this request, and please do not hesitate to reach out to my office with any questions.

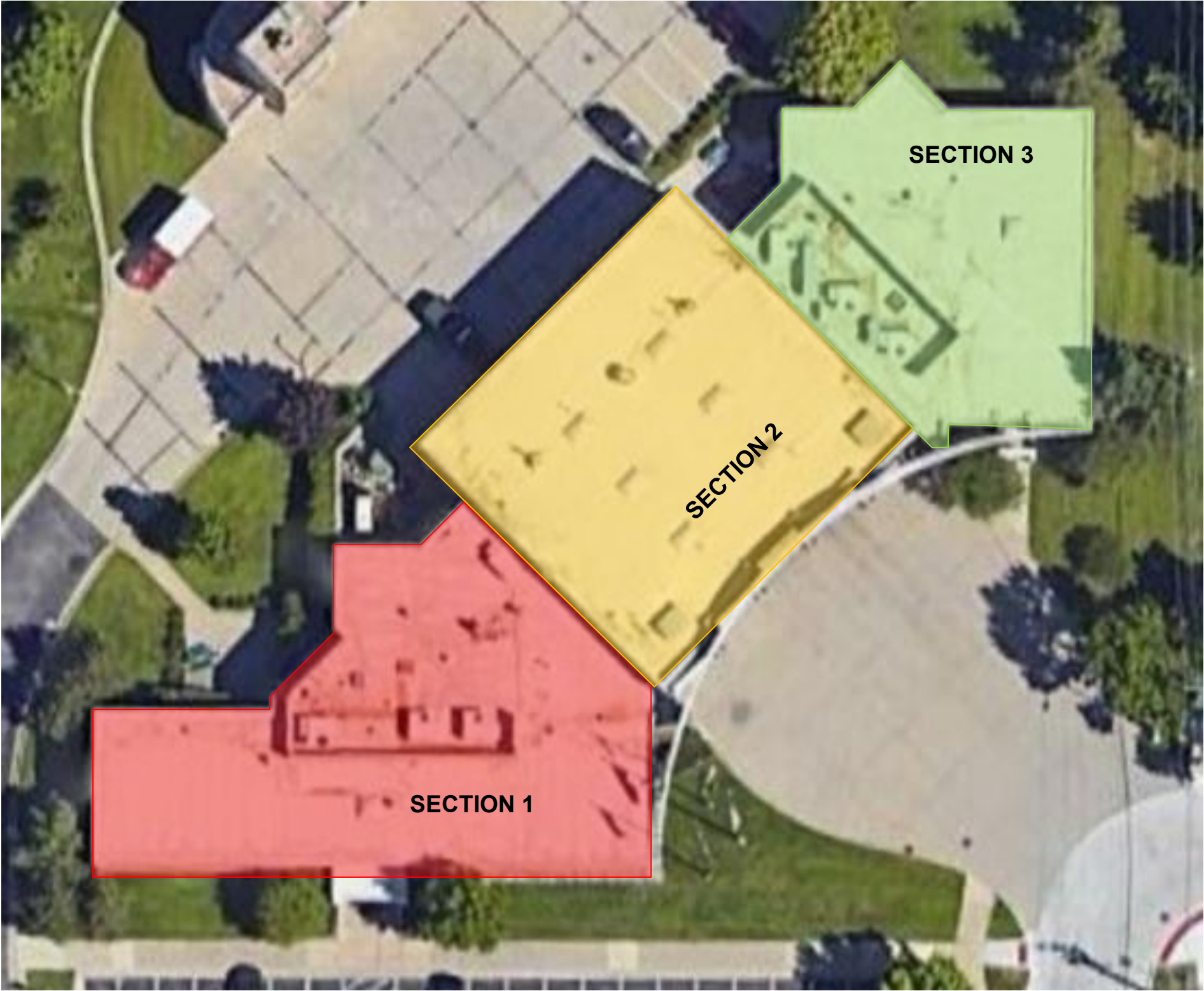
Sincerely,

Mike McFall

House District 14

CITY OF MADISON HEIGHTS FIRE STATION #1

31313 BRUSH STREET, MADISON HEIGHTS, MI



PLAN VIEW

GENERAL ROOF NOTES:

- THREE ROOF SECTIONS ACCESSIBLE BY HATCH AND ROOFTOP LADDERS
- LEAKS WERE REPORTED IN THE BUILDING ON SECTIONS 1 & 2 HOWEVER THERE WAS EVIDENCE OF LEAKS ON SECTION 3 AS WELL
- THE ROOF IS A SINGLY-PLY, PVC ROOF SYSTEM THAT APPEARS TO BE THE ORIGINAL ROOF FOR THE BUILDING ESTIMATED TO BE 20-21 YEARS OLD
- THE ROOF SECTIONS APPEAR TO HAVE GOOD SLOPE TO THE INTERNAL DRAIN LOCATIONS WITH MINOR PONDING/COLLECTION OF DEBRIS AROUND WRINKLES WITHIN THE MEMBRANE.
- THERE IS A LIGHTNING PROTECTION SYSTEM ON THE ROOF THAT WILL NEED TO REMAIN FUNCTIONAL
- **OVERALL CONDITION:** THE SINGLE-PLY ROOF SYSTEMS TYPICALLY HAVE AN AVERAGE OF 12 YEAR LIFE-EXPECTANCY BEFORE THEY START BREAKING DOWN AND EXPERIENCE LEAKING. THIS ROOF IS NO DIFFERENT. THE MEMBRANE IS SHOWING SIGNS OF WEAR AND FAILURES/SPIRALING CAN BE SEEN THROUGHOUT ALL SECTIONS OF THE MEMBRANE. THE ROOF HAS EXCEEDED ITS LIFE-EXPECTANCY AND UNFORTUNATELY, RESTORATION IS NOT AN OPTION FOR PVC MATERIALS DUE TO CLEANING AND ADHESION ISSUES. REPLACEMENT IS THE LIKELY OPTION.

EXISTING ROOF COMPOSITION

- SECTIONS 1-3: SINGLE-PLY PVC MEMBRANE CONSISTINGG OF A 45 MIL THICK MATERIAL WITH HEAT-WELDED SEAMS.

EXISTING ROOF

- SECTION 1: 7,800 SF
- SECTION 2: 7,100 SF
- SECTION 3: 5,400 SF

EXISTING ROOF DETAILS

- METAL DECKING
- PARAPET WALL
- STONE COPING CAPS
- INTERNAL DRAINS WITH SCUPPER OVERFLOWS
- MECHANICAL EQUIPMENT CURBS
- EXHAUST FANS/DUCTS
- SCREEN WALL SYSTEM
- PITCH PANS
- LIGHTNING PROTECTION

REVISION:

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SECTION

FIRE STATION #1

CHK BY:

SHEET:

1

OF

5

DATE: 2-26-24

JOB NUMBER:

DWG BY:



THE GARLAND COMPANY INC.

3800 EAST 91st STREET - CLEVELAND, OHIO 44105-2197

PHONE (800) 321-9336 / FAX (216) 641-0633

CITY OF MADISON HEIGHTS FIRE STATION #1

31313 BRUSH STREET, MADISON HEIGHTS, MI



OVERALL VIEW OF THE ROOF ON SECTION 1. IT APPEARS AS THOUGH THERE ARE SOME ABANDONED ITEMS ON THE ROOF THAT CAN BE REMOVED.

THE ROOF IS A SINGLE-PLY, PVC MEMBRANE. OVER TIME, THE MEMBRANE BECOMES BRITTLE AND THE TOP LAYER OF THE 45 MIL MEMBRANE WEARS, EXPOSING THE REINFORCING SCRIM



BECAUSE THE MEMBRANE CONTAINS 'FILLER' MATERIALS, AS THE FACE OF THE MEMBRANE WEARS, IT'S NOT UNUSUAL TO SEE ORGANIC GROWTH LATCHING ON TO THOSE FILLERS IN THE MEMBRANE.

BECAUSE THE MEMBRANE IS MECHANICALLY ATTACHED, THERE ARE WRINKLES THROUGHOUT.



THOSE WRINKLED AREAS TEND TO HOLD WATER, ACCELERATING THE DETERIORATION OF THE MEMBRANE. WITH THE ROOF BEING OVER 20 YEARS OLD, THE ROOF MEMBRANE IS BEYOND ITS SERVICABLE LIFE. SINGLE PLY SYSTEMS TYPICALLY HAVE A 12-15 YEAR LIFE EXPECTANCY BEFORE THEY BEGIN LEAKING.



WITH THIS SINGLE-PLY MEMBRANE BEING COMPRISED OF PVC, IT DOES NOT LEND ITSELF TO BEING CLEANED EFFECTIVELY AND THEREFORE DOES NOT HAVE A HIGH SUCCESS RATE FOR RESTORING THE ROOF WITH A COATING.



WITH THE ROOF BEING A SINGLE-PLY SYSTEM, IT IS EASY TO PUNCTURE THE ROOF WITH ANYTHING FROM A LOOSE SCREW FROM A MECHANICAL UNIT TO A DROPPED TOOL WHILE SERVICING A UNIT ON THE ROOF. THIS PUNCTURES APPEARS AS THOUGH SOMETHING SKID ACROSS THE ROOF IN A WIND EVENT.



THERE ARE SMALL PUNCTURES AS WELL AS "SPRIALS" THROUGHOUT THE ROOF. SPIRAL FRACTURES ARE CAUSED BY THE MEMBRANE BECOMING BRITTLE AS IT AGES AND GETS COLD. POINT LOADS SUCH AS HAIL, ICE, AND FOREIGN OBJECTS ALL CAUSE THESE SPIRALS, WHICH IS ESSENTIALLY THE MEMBRANE CRACKING.



THE SPIRAL FRACTURES ARE PREVALENT THROUGHOUT THE ROOF. WHILE MANY OF THE LEAKS MAY NOT BE SIGNIFICANT, IT IS A SURE SIGN THAT THE ROOF HAS REACHED THE END OF ITS LIFE. THE ROOF WILL CONTINUE TO BECOME MORE BRITTLE AND CAUSE SIGNIFICANT ISSUES AS IT AGES.



LEAK AREA REPORTED ABOVE THE OFFICES NEAR THE MAIN ENTRANCE.

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THE STONE COPING CAPS ARE SEALED WITH SEALANT. IT IS EVIDENT THAT MOISTURE IS GETTING INTO THE WALL ASSEMBLY AS WELL, NOT NECESSARILY PRESENTING AS A LEAK CONDITION BUT CREATING THE POSSIBILITY OF SPAWLING AS WELL AS EFFLORESCENCE WITHIN THE MASONRY SYSTEM (CREATING MINERAL DEPOSITS ON THE EXTERIOR OF THE WALLS)



BECAUSE THE SINGLE-PLY PVC MEMBRANE CONTAINS FILLER MATERIALS, THE MEMBRANE IS SUBJECT TO MOLD GROWTH IN AREAS THAT ALLOW PONDING WATER. UNFORTUNATELY, THIS CAN OCCUR AT THE BASE OF MECHANIC UNITS AND AROUND CLEAN AIR INTAKES.



THE MEMBRANE IS SHOWING SIGNS OF WEAR AND DETRIORATION IN THE AREA ABOVE THE SCRIM.



WE CAN SEE HOW THE WRINKLES IN THE MEMBRANE ENCOURAGE MOLD GROWTH ON THE ROOF BY HOLDING POCKETS OF WATER.



THE FLASHING AT THE BASE OF THE MASONRY WALL IS LOOSE IN SOME AREAS.



THIS IS THE TERMINATION DETAIL AROUND THE PERIMETER OF THE BUILDING. THE MEMBRANE IS TERMINATED BY A PRESSURE BAR, FASTENED TO THE BACK OF THE MASONRY CAP ABOUT EVERY 6"-8" AND THEN CAULKED. ESSENTIALLY, THE WATERPROOFING CAPABILITIES OF THE ROOF RELY ON A SINGLE CAULK JOINT. TYPICALLY, WE REQUIRE THAT THOSE HORIZONTAL TERMINATIONS BE FULLY ENCAPSULATED WITH MASTIC AND THEN FINISHED WITH A METAL COUNTERFLASHING TO KEEP THE ELEMENTS OFF OF THAT TRANSITION. THIS IS SIMPLY A BAD DETAIL



A GOOD EXAMPLE OF THE SPIRAL CRACKING AS A RESULT OF THE ROOF BEING BRITTLE.

REVISION:

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DATE: 2-26-24

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CITY OF MADISON HEIGHTS FIRE STATION #1

31313 BRUSH STREET, MADISON HEIGHTS, MI

SUMMARY

THE THREE ROOF SECTIONS CONSIST OF A SINGLE-PLY, PVC MEMBRANE THAT IS APPROXIMATELY 21-22 YEARS OLD AND BEYOND ANY EXISTING WARRANTY. THE SINGLE-PLY FAMILY OF ROOFS TYPICALLY HAVE A 20 YEAR PRO-RATED WARRANTY AND A 15 YEAR LIFE-CYCLE IF INSTALLED PROPERLY BEFORE THEY BEGIN LEAKING. THERE ARE SEVERAL IDENTIFYING CONDITIONS THAT INDICATE WHEN THIS TYPE OF ROOF HAS REACHED THE END OF ITS LIFE-CYCLE, ALL OF WHICH ARE PRESENT ON THIS ROOF ASSEMBLY. THE ROOF IS EXPERIENCING SYSTEM WIDE SPRIAL FRACTURES AS A RESULT OF THE MEMBRANE BECOMING BRITTLE AND CRACKING UNDER SMALL POINT LOADS. ADDITIONALLY, THE ROOF HAS SIGNS OF ORGANIC GROWTH, INDICATING THAT THE MEMBRANE IS BREAKING DOWN. AS THIS ROOF CONTINUES TO AGE, THE MEMBRANE WILL CONTINUE TO BREAKDOWN, BECOMING MORE BRITTLE AND SUSCEPTIBLE TO LARGER LEAKS. THESE RELATIVELY PESKY LEAKS WILL BECOME MUCH MORE PREVALENT UNTIL A SUBSTANTIAL FAILURE OCCURS.

RECOMMENDATION

BECAUSE THE ROOF IS REACHING THE END OF ITS LIFE-CYCLE, THERE ISN'T MUCH THAT CAN BE DONE WITH REPAIRING OR RESTORING THE ROOF. PVC ROOF MEMBRANES TYPICALLY DON'T HAVE GOOD SUCCESS WITH BEING RESTORED BECAUSE THE MEMBRANE IS NOT CAPABLE OF BEING CLEANED TO THE POINT TO WHICH A LIQUID MEMBRANE WILL ADHERE TO IT. UNFORTUNATELY, THE ONLY OPTION IS TO REPLACE THE ROOF SYSTEM.

WITH MULTIPLE TYPES OF ROOFING SYSTEMS AVAILABLE ON THE MARKET, THERE ARE SEVERAL FACTORS THAT SHOULD BE CONSIDERED. TYPICALLY WITH MUNICIPALITIES, THE LOWEST LIFE-CYCLE COST IS OFTEN THE BEST CHOICE. WITH BOTH CONSTRUCTION MATERIALS AND LABOR AT RECORD HIGHS, IT MAKES SENSE TO TRY AND PROTECT YOUR ROOF INVESTMENT FOR AS LONG AS POSSIBLE. BY DESIGNING A SYSTEM WITH A 30-40 YEAR WARRANTY, WE CAN PROTECT THE ROOFING INVESTMENT OVER A LONGER PERIOD AND THEN AT THE END OF ITS LIFE-CYCLE RESTORE IT, PROVIDING ANOTHER 15 YEARS, RATHER THAN REPLACING IT EVERY 15-20 YEARS. WE RECOMMEND AN ASPHALT BASED, MODIFIED SYSTEM COMPRISED OF MULTIPLE WATERPROOFING PLIES LIKE WHAT WAS INSTALLED AT THE POLICE DEPARTMENT. ADDITIONALLY, THIS TYPE OF SYSTEM IS NOT PRONE TO PUNCTURES, BEING APPROXIMATELY 300 MILS THICK AS OPPOSED TO 45-60MILS (CURRENTLY ON THE ROOF). THEREFORE, MAINTENANCE IS KEPT TO A MINIMUM OVER THE LIFE OF THE ROOF AS WELL.

OTHER DESIGN FACTORS TO CONSIDER ARE ODORS, CONSTRUCTION DISTURBANCES, ADDRESSING THE DEFICIENT DETIALS, AND ALSO ENSURING QUALITY CONTROL. THROUGH PRODUCT OFFERING, DESIGN SERVICES, A NETWORK OF QUALIFIED CONTRACTORS, AND OVERSIGHT OF THE INSTALLATION, WE ARE ABLE TO PROVIDE DESIGN DOCUMENTS, MANAGEMENT OF THE PRE-BID MEETING, POST BID REVIEW, AND PROJECT OVERSIGHT THROUGHOUT THE DURATION OF THE PROJECT. UPON BUDGET APPROVAL, GARLAND WOULD GENERATE BID DOCUMENTS FOR THE CITY TO ADVERTISE. THESE DOCUMENTS WOULD CONSIST OF SPECIFICATIONS FOR MATERIALS TO BE USED AND ANY FRONT END DOCUMENTS REQUIRED BY THE CITY ADDRESSING ALL ITEMS FROM MATERIALS TO BE USED, INSURANCE REQUIREMENTS, CLEAN-UP, AND ALL ITEMS RELATED TO INSTALLATION PROTOCOL. UPON ADVERTISEMENT, GARLAND WOULD MANAGE A PRE-CONSTRUCTION MEETING WITH ALL INTERESTED CONTRACTORS AND QUALIFYING THEM AS NECESSARY. UPON RECEIPT OF BIDS, GARLAND WOULD ASSIST WITH REVIEWING AND FURTHER QUALIFYING THE BIDS. UPON AWARD TO THE CONTRACTOR, GARLAND WOULD FACILITATE THE DIALOGUE WITH THE CONTRACTOR REGARDING SCHEDULIING, STAGING REQUIREMENTS, ETC. ONCE THE PROJECT BEGINS, GARLAND WILL MAKE PERIODIC SITE VISITS AT A MINIMUM OF THREE TIMES PER WEEK UNTIL PROJECT COMPLETION, PROIDING UPDATES TO THE CITY ON THE PROGRESS AS WELL AS ANY ISSUES. IT IS IN OUR BEST INTEREST TO DELIVER A ROOF SYSTEM IN WHICH WARRANTY CLAIMS WON'T BE NECESSARY.

ADDITIONALLY, THE PROJECT CAN BE PROCURED UTILIZING THE OMNIA COOPERATIVE PURCHASING AGREEMENT (FORMERLY US COMMUNITIES). BY UTILIZING THE OMNIA COOPERATIVE PURCHASING AGREEMNT THERE ARE SEVERAL OPTIONS TO PROVIDE SAVING TO THE CITY, WHICH CAN BE DISCUSSED AS WE GET CLOSER TO GENERATING THE BID DOCUMENTS.

THE GARLAND COMPANY INC.
3800 EAST 91st STREET · CLEVELAND, OHIO 44105-2197
PHONE (800) 321-9336 / FAX (216) 641-0633



REVISION:		FIRE STATION #1					
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		SECTION					
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CITY OF MADISON HEIGHTS FIRE STATION #1

31313 BRUSH STREET, MADISON HEIGHTS, MI

PROPOSED SCOPE OF WORK: 2-PLY, HEAT APPLIED MODIFIED SYSTEM WITH ZERO VOC FLOOD AND GRAVEL

- 1) Remove existing roof and roofing components, including counter-flashings, copings, gravel stops, and insulation, down to metal decking. Check decking for deficiencies and replace deteriorated decking at the cost/sf price as identified on the bid form.
- 2) Carefully remove Lightning protection system and set aside for re-installation and certification
- 3) Mechanically attach 3 1/2" Polyisocyanurate insulation at predetermined fastening patter to achieve necessary wind uplift values as specified.
- 4) Install 1/2" DensDeck or SecuRock set in InsuLock insulation adhesive per wind uplift requirements.
- 5) Sump all drains where allowed to achieve 4' x 4' pan.
- 6) All accessories such as cant strips, drain inserts (or new drains), sealants, etc. are to be installed as identified in specifications and drawings.
- 7) New heat-applied, two-ply modified system is to consist of HPR Torch Base Sheet and StressPly IV Plus SBS Cap Sheet.
- 8) Flashing plies at all perimeter and penetration conditions are to be installed per provided details utilizing Flexbase 80Base Sheet and StressPly Plus FR Mineral Surfaced SBS Cap sheet.
- 9) All stone caps are to receive a wood nailer for new metal copings. All copings and counter-flashings are to be fabricated from 22 Ga., prefinished steel per specifications in owner's choice of a standard color.
- 10) Copings are to be ANSI-SPRI ES1 rated, shop formed provided by roofing manufacturer.
- 11) Pitch pans and gravel guards around drains are to utilize 16 oz, cold rolled copper with grade 50A solder. Pitch pans are to receive umbrellas.
- 12) The field of the roof is to receive a flood coat of GreenLock, cold process bitumen at a rate of 5 gallons per square and 500lbs/sq of pea gravel.
- 13) All exposed SBS flashings are to receive a reflective coating of Garla-Brite per specifications and details.
- 14) Contractor is responsible to have lightning protection system re-installed and certified by licensed company.
- 15) Garland Representative to be on site daily to inspect project and provide daily reports indicating any details and/or conditions that should be noted and ensure full compliance with bidding documents.
- 16) Garland to issue 30 year warranty to owner and contractor to issue 3 year workmanship warranty.

PROPOSED SCOPE OF WORK BUDGET FOR 2024.....\$775,000 - \$925,000

PROPOSED SCOE OF WORK BUDGET FOR 2025.....\$825,000 - \$975,000

The above budget is based on several factors such as the time of the year the project is being bid as well as the proposed installation schedule.

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