



CITY COUNCIL AGENDA ITEM

Date: September 18, 2014

To: Brian Kischnick, City Manager

From: MaryBeth Murz, Purchasing Manager
Tom Darling, Director of Financial Services
Timothy L. Richnak, Public Works Director
Samuel P. Lamerato, Superintendent of Fleet Maintenance

Subject: Standard Purchasing Resolution 1: Bid Award – For the Repair and Re-Roof of the Existing Salt Storage Dome and Budget Amendment

History

- The Salt Storage Dome located at the Troy DPW yard was built in 1988 by the Dome Corporation of North America.
- The prefabricated salt storage building:
 - Is 61' high and 130' in diameter
 - Consists of approximately 250 wood panels
 - Is 26 years old
 - Has a storage capacity of 8,500 tons of salt
 - Protects the salt from moisture and leaching into the ground water as required by the MDEQ.
 - Keeps the salt in a condition that allows it to be effectively spread on the road surface.
- Over the past 26 years the salt storage dome has sustained wind and weather damage causing several dome panels needing to be replaced. The dome has had structure inspections and miscellaneous repairs done as summarized below:

Year	Repair Description	Amount
1998	Roof repair	\$9,950.00
1999	Fan Replacement and Panel Repair	\$3,140.00
2005	Replace lintel beam and fascia	\$9,775.00
2010	Replace missing shingles - storm damage	\$500.00
2012	3 panel replacements including shingles	\$7,142.00
	Total	\$30,507.00

- The dome now requires several wood panels to be replaced and all of the shingles to be removed and replaced.

Purchasing

The bid was posted on the Michigan Inter-governmental Trade Network (MITN) website; www.mitn.info. On July 31, 2014 a Mandatory Onsite Pre-Bid Meeting was held at 11:00a.m. at the DPW yard. On August 14, 2014, a bid opening was conducted as required by City Charter and Code for Salt Storage Dome Roof Repair. One (1) bid response was received. Below is a detailed summary of potential vendors:



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Purchasing (continued)

Companies notified via MITN	231
Troy Companies notified via MITN	6
Troy Companies notified Active email Notification	6
Troy Companies notified Active Free	0
Companies that viewed the bid	25
Troy Companies that viewed the bid	1

MITN provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy. **Active MITN** members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City. **Active MITN non-paying members** are responsible to monitor and check the MITN website for opportunities to do business with the City. **Inactive MITN member** status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.

- In addition to the repair and re-roof of the existing salt storage dome bid specifications and drawings; options were bid as follows:
 1. Replacement pricing including materials and labor for damaged panels discovered after removal of shingles.
 2. Alternate shingle with a 40 year warranty
 3. Canopy Entrance
 4. Inspect and repair all electrical conduits, junction boxes, wiring, switches and light fixtures.
- Note, that it is in the City’s best interest to not award the canopy entrance. And it is a better value to use the existing contracted electricians for the electrical repairs.
- As per all bid specifications for the complete tear-off and re-shingling of the panelized Salt Storage Dome the interior work will be completed by October 15, 2014 which will allow the City to accept pre-season salt delivery. The entire project will be completed by November 3, 2014.
- Great Lakes Roofing, Inc. of Troy, Michigan is the sole bidder meeting specifications and is being recommended to repair and re-roof the salt dome in the estimated total amount of \$323,000.00 as detailed below:

Base Bid	\$289,000.00
Alternate Shingle (40 year warranty)	\$6,000.00
Contingency	<u>\$28,000.00</u>
Total	\$323,000.00

The contingency amount is approximately 10% of the base bid for panel replacement, fan and/or dormer repairs if discovered and if needed after roof tear-off.

See below for pictures of the Salt dome detailing the complexity of the structure:

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Photo of salt dome concrete wall, panels, and cap



Photo of salt dome panel repairs in 2012



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Financial

The total cost of the project is estimated at \$323,000.00. \$150,000.00 of this amount is currently budgeted in the Public Works Capital Budget. The 2015 Major Street Budget will be amended to transfer additional funds in the amount of \$173,000 to complete the project. The current 2015 Major Streets estimated fund balance is \$3,134,123.

Recommendation

City management recommends awarding a contract for the repair and re-roof of the existing salt storage dome located at the DPW yard; as per bid specifications to the sole bidder meeting specifications; *Great Lakes Roofing, Inc. of Troy, MI* for an estimated total cost of \$323,000 which includes a contingency amount for additional panel replacement and fan or dormer repair as necessary at unit prices contained in the bid tabulation opened August 14, 2014. It is also being recommended to amend the 2015 Major Street Budget to transfer additional funds in the amount of \$173,000 to the capital budget.

	Great Lakes Roofing, Inc.		
	Rochester, MI		
Check #	#9202226166		
Check Amount:	\$7,500.00		
PROPOSAL: Provide all labor, materials, related equipment, tools and supervision necessary for the complete Salt Dome Repair; which shall include the tear-off and re-shingling of the panelized existing Salt Storage Dome and the electrical scope of work as per all bid specifications and as per Addendum(s) 1 and 2.			
TOTAL BID PRICE WITH STANDARD SHINGLE:	\$289,000.00		
State Replacement pricing including labor for damaged panels if discovered after tear-off.			
PRICE FOR PANEL REPLACEMENT:	\$3,000.00		
Sample shingle must be included with the Bid Response and the color shall be brown; similar to golden cedar or autumn brown.			
SAMPLE INCLUDED:	Yes/No	Yes	
SHINGLE WARRANTY:		Limited Lifetime	
Sample siding must be included with the Bid Response. (Provide Color Chart)			
SAMPLE INCLUDED:	Yes/No	Yes	
SIDING WARRANTY:		Limited Lifetime	
Metal Flashing Color Options:			
Color Chart included:		Yes	
ALTERNATES:			
PRICE FOR ALTERNATE SHINGLE: Certaineed Architectural shingles, dual layer, high performance, 250 lbs., per sq., max def color Palette and 40 year warranty:			
	\$6,000.00		
PRICE FOR ALTERNATE CANOPY ENTRANCE:			
	\$21,000.00		
ELECTRICAL: Provide all labor, equipment and materials required to inspect and repair all electrical conduits, junction boxes, electrical wiring, switches, light fixtures, load centers and all assorted fittings as specified in the onsite walkthrough.			
ELECTRICAL FIXTURES:			
Provide both options. Note, the City will select light fixtures based on unit pricing and select which light fixture is needed.			
1. Provide all material and labor to remove and replace all five (5) light fixtures using three (3) 1000 watt metal halide (mounted vertically) and two (2) 400 watt metal halide (mounted horizontally).			
PRICE:	\$12,800.00		
2. Provide all material and labor to install five (5) equivalent LED type fixtures: three (3) Dialight HEGMC4PN-SNG with swivel bracket and cable gland (to replace 1000 watt metal halide fixtures) and two (2) Dialight FLW276NC2NG (to replace 400 watt metal halide fixtures).			
PRICE:	\$21,000.00		
ELECTRICAL FAN EVALUATION:			
Evaluate all motors, bearings, fan blades, dampers and all electrical connections to two (2) exhaust fan motors. Provide a written evaluation on the condition of both exhaust fans. If repairs are deemed necessary, provide a cost for associated repairs.			
EVALUATION INCLUDED:	Yes/No	No	
PRICE FOR REPAIRS (if necessary):			

ATTENDED MANDATORY PRE-BID MTG.			
Yes/No	Yes		
CONTACT INFORMATION:			
Hours of Operation:	Monday - Friday		
24 Hr. Contact Phone #:	586 668 0836		
PROGRESS PAYMENTS:			
REFERENCES:	Yes/No	Yes	
INSURANCE:	Yes/No	Yes	
SIGNATURE PAGE:	Yes/No	Yes	
EXCEPTIONS:	Yes/No	No	
FORMS:	Yes/No	Yes	

BOLDFACE TYPE DENOTES SOLE BIDDER.

ATTEST:
Sue Riesterer
Tim Richnak

 MaryBeth Murz,
 Purchasing Manager