



CITY COUNCIL AGENDA ITEM

Date: February 2, 2016

To: Brian Kischnick, City Manager

From: MaryBeth Murz, Purchasing Manager
 Steve Pallotta, Building Operations Director
 Tom Darling, Director of Financial Services
 Mark Miller, Director of Economic & Community Development

Subject: Standard Purchasing Resolution 2: Award To Low Bidder meeting Specifications – Roof replacement for the Nature Center

History

The Lloyd A. Stage Nature Center, located at 6685 Coolidge Troy, Michigan was built in 2001. Degenhardt & Sons, Inc., of Troy Michigan, was the general construction manager for this project. The original roof installation was awarded to the lowest priced subcontractor; Semik/Wright Inc. of Warren, Michigan. The roof was completed and accepted by the City of Troy on April 15, 2002. The two year labor warranty expired on April 15, 2004.

In the fall of 2006, the Building Operations Department was notified that high winds had caused damage to the shingles on the west elevation of the Nature Center. Further inspection of the roof by the Building Operations Department personnel determined that a large area of shingles had torn loose and the nails used in this area were no longer holding the shingles in place. The Building Operations Department replaced the damaged shingles with surplus shingles from the original roof installation. Subsequent to the repair, December 28, 2008 the Building Operations Department received notice from Lloyd A. Nature Center staff that high winds, once again, caused damage to the shingles on the west elevation and that the damage now extended to the shingles on the south elevation. Building Operations Department personnel assessed the damage and replaced the shingles on the west and south roof elevations.

Over the past several years, the Building Operations Department routinely receives reports from Lloyd A. Nature Center personnel about finding loose shingles on the ground.

The Building Operations Department thoroughly inspected the Nature Center's roof and concluded that because the nails used in the original installation no longer secure the fiberglass tab shingles to the roof, the shingles become loose when high wind conditions exist causing a safety issue when the shingles fall to the ground. Consequently, it is recommended that all shingles be removed and replaced. Any delay in proceeding with this project could cause significant damage to the building's infrastructure and its contents due to water penetration.

Purchasing

The bid was posted on the Michigan Inter-governmental Trade Network (MITN) website; www.mitn.info. On Tuesday, January 12, 2016 a Mandatory Onsite Pre-Bid Meeting was held at 2:00 p.m. at the Nature Center. On January 28, 2016, a bid opening was conducted as required by City Charter and Code for Nature Center Roof Replacement. Seven (7) bid responses were received. Below is a detailed summary of potential vendors:



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Purchasing (continued)

Companies notified via MITN	801
Troy Companies notified via MITN	17
Troy Companies notified Active email Notification	16
Troy Companies - Active Free	1
Companies that viewed the bid	34
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.

- The bid summary was analyzed and reviewed in conjunction with the Building Operations Department.
- It is recommended to award the Nature Center roofing project to the low bidder meeting all bid specifications; *Great Lakes Roofing, Inc. of Troy, MI*.
- Great Lakes Roofing, Inc. successfully re-roofed the Salt Dome.
- The alternate shingle replacement; which is an architectural shingle is being recommended. Architectural shingles are more aesthetically pleasing than a standard shingle, are a better grade of asphalt and offer a 40 year warranty.
- The roof replacement with the alternate architectural shingle low bid amount of \$29,844.00 was from Great Lakes Roofing, Inc.
- Included in this roofing project is the replacement of all gutters and downspouts. Great Lakes Roofing was also low bid as specified for the replacement of all gutters and downspouts in the amount \$2,956.00.

Financial

Funds are available in the Capital Funds - Nature Center Account in the amount of \$50,000.00. The Project# is 20160077.

Recommendation

City management recommends awarding a contract for a roof replacement including gutters/downspouts for the City of Troy Nature Center; as per bid specifications to the low bidder, *Great Lakes Roofing, Inc. of Troy, MI* for an estimated total cost of \$32,800.00 at unit prices contained in the bid tabulation opened January 28, 2016.

Vendor
City, State
Check #
Check Amount:

Great Lakes Roofing, Inc.	Optimum Contracting Solutions	RHI, Inc., DBA Rapid Roofing
Troy, MI	Bloomfield Hills, MI	Canton, MI
1000203686	9484508490	9469614794
\$2,500.00	\$2,500.00	\$2,500.00

PROPOSAL: Removal and Replacement of the City of Troy Nature Center Roof as specified

1. TOTAL BID PRICE WITH STANDARD SHINGLE:	\$31,199.00	\$31,875.00	\$38,659.00
Color Chart included: Yes/No	Yes	Yes	
2. GUTTERS/DOWNSPOUT PRICING (incl. labor to install):	\$2,956.00	\$3,100.00	\$3,931.75
TOTAL BID PRICE STANDARD SHINGLE & GUTTERS/DOWNSPOUTS:	\$34,155.00	\$34,975.00	\$42,590.75
3. NUMBER OF SQUARES REQUIRED TO SHINGLE ROOF:	132	130	130
4. SHINGLE WARRANTY:	GAF 30 Year	30 Year	30 Years
5. METAL FLASHING COLOR OPTIONS:	Quality Aluminum	Multiple (samples enclosed)	White, black, brown
Color Chart included: Yes/No	Yes	Yes	Yes

ALTERNATES: Certainteed Architectural shingles, dual layer, high performance, 250 lbs., per sq., max def color Palette and 40 year warranty:

6. TOTAL BID PRICE FOR ARCHITECTURAL SHINGLE :	\$29,844.00	\$35,375.00	\$37,519.00
Sample included: Yes/No	Yes	Yes	Yes
2. GUTTERS/DOWNSPOUT PRICING (incl. labor to install):	\$2,956.00	\$3,100.00	\$3,931.75
TOTAL BID PRICE ARCHITECTURAL SHINGLE & GUTTERS/DOWNSPOUTS:	\$32,800.00	\$38,475.00	\$41,450.75
7. PRICE FOR WOOD REPLACEMENT: (4X8 SHEET PLYWOOD)	\$44.00	\$40.00	\$30.00
8. PRICE FOR BOARD REPLACEMENT: (PRICE/LINEAR FOOT)	\$2.00	\$3.00	\$2.00
ATTENDED MANDATORY PRE-BID MTG.			
Yes/No	Yes	Yes	Yes
CONTACT INFORMATION:			
Hours of Operation:	M-F 7:00AM-4:00PM	8-5pm	M-F 9-5
24 Hr. Contact Phone #:	586-668-0836	248-991-7110	734-323-8260
PROGRESS PAYMENTS:	Net 30 days after completion.	Upon completion	Full payment upon completion
REFERENCES:	Yes/No	Yes	Yes
INSURANCE:	Yes/No	Yes	Yes
SIGNATURE PAGE:	Yes/No	Yes	Yes
EXCEPTIONS:	Yes/No	None	None
FORMS:	Yes/No	Yes	Yes

Vendor	Armstrong Enterprises, Inc.	Howell Construction Services LLC	Mando Construction Inc.
City, State	Pinckney, MI	Howell, MI	Mount Clemens, MI
Check #	1000208310	200441611	4461200015
Check Amount:	\$2,500.00	\$2,500.00	\$2,500.00

PROPOSAL: Removal and Replacement of the City of Troy Nature Center Roof as specified

1. TOTAL BID PRICE WITH STANDARD SHINGLE:	\$42,000.00	\$47,400.00	\$51,891.00
Color Chart included: Yes/No	Yes	No	Yes
2. GUTTERS/DOWNSPOUT PRICING (incl. labor to install):	\$5,200.00	\$6,062.00	\$5,940.00
TOTAL BID PRICE STANDARD SHINGLE & GUTTERS/DOWNSPOUTS:	\$47,200.00	\$53,462.00	\$57,831.00
3. NUMBER OF SQUARES REQUIRED TO SHINGLE ROOF:	136	130	130
4. SHINGLE WARRANTY:	30 Years	30 Years	30
5. METAL FLASHING COLOR OPTIONS:	Quality edge standard/premium	Any	Grecian green
Color Chart included: Yes/No	Yes	No	Yes

ALTERNATES: Certainteed Architectural shingles, dual layer, high performance, 250 lbs., per sq., max def color Palette and 40 year warranty:

6. TOTAL BID PRICE FOR ARCHITECTURAL SHINGLE :	\$43,000.00	\$47,400.00	\$54,744.00
Sample included: Yes/No	Yes	No	Yes
TOTAL BID PRICE ARCHITECTURAL SHINGLE & GUTTERS/DOWNSPOUTS:	\$48,200.00	\$53,462.00	\$60,684.00
7. PRICE FOR WOOD REPLACEMENT: (4X8 SHEET PLYWOOD)	\$48.00	\$48.00	\$55.00
8. PRICE FOR BOARD REPLACEMENT: (PRICE/LINEAR FOOT)	\$3.75	\$3.00	\$5.00
ATTENDED MANDATORY PRE-BID MTG. Yes/No	Yes	Yes	Yes
CONTACT INFORMATION:	8a-5p M-F	7:00AM - 5:00PM	8am - 6pm
Hours of Operation:	810-599-7982	248-877-8273	586-531-4740
24 Hr. Contact Phone #:			
PROGRESS PAYMENTS:	1/2 down when material are on site and work has started balance due upon completion	8 working days on roofing & 2 working days on gutters - 1 day final clean up	Net 30 upon completion
REFERENCES: Yes/No	Yes	Yes	Yes
INSURANCE: Yes/No	Yes	Yes	Yes
SIGNATURE PAGE: Yes/No	Yes	Yes	Yes
EXCEPTIONS: Yes/No	None	None	No siding or break metal of fascia boards, or soffit coverage is included in pricing - only roofing as specified & gutters.
FORMS: Yes/No	Yes	Yes	Yes

Vendor	Weatherseal Home Improvements Inc.		
City, State	Shelby Township, MI		
Check #	10057644		
Check Amount:	\$2,500.00		

PROPOSAL: Removal and Replacement of the City of Troy Nature Center Roof as specified

1. TOTAL BID PRICE WITH STANDARD SHINGLE:	\$88,740.00		
Color Chart included: Yes/No	Yes		
2. GUTTERS/DOWNSPOUT PRICING (incl. labor to install):	\$7,239.00		
TOTAL BID PRICE STANDARD SHINGLE & GUTTERS/DOWNSPOUTS:	\$95,979.00		
3. NUMBER OF SQUARES REQUIRED TO SHINGLE ROOF:	136		
4. SHINGLE WARRANTY:	30 Years/Lifetime		
5. METAL FLASHING COLOR OPTIONS:	Black/Brown		
Color Chart included: Yes/No	No		

ALTERNATES: Certainteed Architectural shingles, dual layer, high performance, 250 lbs., per sq., max def color Palette and 40 year warranty:

6. TOTAL BID PRICE FOR ARCHITECTURAL SHINGLE :	\$94,860.00		
Sample included: Yes/No	Yes		
TOTAL BID PRICE ARCHITECTURAL SHINGLE & GUTTERS/DOWNSPOUTS:	\$102,099.00		
7. PRICE FOR WOOD REPLACEMENT: (4X8 SHEET PLYWOOD)	\$38.00		
8. PRICE FOR BOARD REPLACEMENT: (PRICE/LINEAR FOOT)	\$2.00		
ATTENDED MANDATORY PRE-BID MTG.			
Yes/No	Yes		
CONTACT INFORMATION:			
Hours of Operation:	7am - 7pm		
24 Hr. Contact Phone #:	810-459-9590		
PROGRESS PAYMENTS:	30 days from completion		
REFERENCES:			
Yes/No	Yes		
INSURANCE:			
Yes/No	Yes		
SIGNATURE PAGE:			
Yes/No	Yes		
EXCEPTIONS:			
Yes/No	None		
FORMS:			
Yes/No	Yes		

ATTEST:
 Sara Teets
 Steven Pallotta
 Susan Riesterer
 Enna Bachelor

 MaryBeth Murz,
 Purchasing Manager