



CITY COUNCIL AGENDA ITEM

Date: March 17, 2016

To: Brian Kischnick, City Manager

From: MaryBeth Murz, Purchasing Manager
 Mark Miller, Director of Economic & Community Development
 Tom Darling, Director of Financial Services
 Steve Pallotta, Building Operations Director
 Cathy Russ, Library Director
 Phillip Kwik, Assistant Library Director

Subject: Standard Purchasing Resolution 2 Low Bidder Meeting Specifications – Building Remediation and Upgrades – Troy Public Library

History

- In February 2015, John Tagle Associates created a Building Assessment Report for the Troy Public Library. This Report identified several areas of the Library that need remediation in order to help stop water intrusion in the Library. Two of those areas are: 1) the lintels on the southeast side of the building; and 2) the skylights throughout the building.
- The Library is constructed with brick veneer exterior walls. Over the life of the 45-year-old building, water has infiltrated the walls through cracks in the mortar or missing flashing. This water intrusion has caused lintel delamination, and has compromised the integrity of three lintels: one over the loading dock entrance, and two over the building's southeast windows. This water intrusion has also resulted in bulging brickwork and loose bricks in these two areas.
- Damaged lintels need to be removed and replaced, and the brickwork around the lintels needs to be repaired. This is both a safety issue for staff and the public working around these areas, and necessary in order to check continued water intrusion in the building.
- In addition, the skylights throughout the building need remediation. In the original part of the building, the skylights do not have frames. In many areas, the sealant around the glass is split and has disbonded from the glass. The sealant is also split where glass is sealed to the masonry walls. In the building addition, the skylights also show signs of failing sealant in many areas. Numerous repairs have been undertaken to the skylights over the past decades. However, they continue to deteriorate.
- Skylights need to be removed and replaced throughout the building, in order in order to stop many of the water leaks in the Library.

Purchasing

On March 3, 2016 a bid opening was conducted as required by City Charter and Code for Building Remediation at the Troy Public Library. The bid was posted on the Michigan Inter-governmental Trade Network (MITN) website; www.mitn.info. 540 companies were notified of the bid opportunity via the MITN website.



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Purchasing (continued)

A Mandatory Pre-Bid Meeting was held. Nine (9) companies were in attendance. Two (2) bid proposals were received. Below is a detailed summary of potential vendors for the bid opportunities.

Companies notified via MITN	540
Troy Companies notified via MITN	18
Troy Companies notified Active email Notification	16
Troy Companies Active Free	2
Companies that viewed the bid	78
Troy Companies that viewed the bid	7

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.

A post bid meeting was held to discuss the project in detail so as to ensure a complete understanding of the scope of work and the project timeline. The bid required separate pricing for the lintel beam replacement, skylight replacement, and masonry cleaning. Based on the post bid meeting discussion and pricing it is recommended to award the project low bid by line item as follows:

	UBT, Inc.	Bornor Restoration
Lintel Beam Replacements	\$17,601.00	
Skylight Replacements	\$167,055.00	
Masonry Cleaning		\$36,856.00
Total by line item	\$184,656.00	\$36,856.00
<i>Fiscal Year</i>	2015/2016	2016/2017

Financial

- The total cost of this project is \$221,512.00 and the cost savings awarding by line item is \$6,581.00 as detailed in the attached bid tabulation. The lintel and skylight replacement will occur in the current Fiscal Year and the masonry cleaning will occur in Fiscal Year 2016/2017.
- Funds are budgeted and currently available in the Library's Capital Budget Account 401.7975.900.
- The Project# is 20160079.

Recommendation

City management recommends awarding a contract to remediate existing lintel and skylights conditions at the Troy Public Library as detailed in the attached bid tabulation for an estimated total cost of \$184,656.00 to the low bidder meeting all bid specifications; *Unified Business Technologies, Inc., of Troy, MI.* to be completed in this current Fiscal Year. It is also recommended to award a contract to remediate the masonry conditions as detailed in the attached bid tabulation for an estimated total cost of \$36,856.00 to the low bidder meeting all bid specifications to *Bornor Restoration, Inc. of Lansing, MI* to be completed in Fiscal Year 2016/2017. The award is contingent upon the contractors' submission of properly executed bid documents including insurance certificates, and all other specified requirements.

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CITY OF TROY
 BID TABULATION
 TPL REMEDIATION UPGRADES

VENDOR NAME:	Unified Business Technologies, Inc	Bornor Restoration, Inc	
	Troy, MI	Lansing, MI	
Check #	#000994879	#001058863	
Amount	\$6,500.00	\$6,500.00	

PROPOSAL: Provide all labor, materials, tools, equipment and supervision required for the furnishing and installing of all work herein described, specified and/or shown on the drawings.

Lintel Beam Replacements:	Base Bid Price	\$ 17,601.00	\$ 28,690.00	
	Sealant Per Lineal Foot	\$ 5.18	\$ 5.00	
	Tuck-pointing Per Lineal Foot	\$ 5.46	\$ 5.00	
	Brick Per Hundred	\$ 3,450.00	\$ 2,500.00	

Skylight Replacements:	Base Bid Price	\$ 167,055.00	\$ 226,182.00	
	Cleaning Per Square Foot	\$ 8.74	\$ 1.50	
	Sealant Per Lineal Foot	\$ 4.03	\$ 5.00	
	Tuck-pointing Per Lineal Foot	\$ 5.18	\$ 5.00	
	Additional Glass Per Square Foot	\$ 32.20	\$ 50.00	

Masonry Cleaning:	Base Bid Price	\$ 43,437.00	\$ 36,856.00	
	Cleaning Per Square Foot	\$ 1.04	\$ 1.50	
	Sealing Per Square Foot	\$ 1.09	\$ 1.00	
	Sealant Per Lineal Foot	\$ 4.03	\$ 5.00	
	Tuck-pointing Per Lineal Foot	\$ 5.46	\$ 5.00	

Grand Total for Entire Remediation Upgrades:	\$ 228,093.00	\$ 291,728.00	\$ -
Total by Line Item for Remediation Upgrades:	\$ 184,656.00	\$ 36,856.00	
Cost Savings awarding by Line Item for Upgrades:	\$ 6,581.00		

Contact Information			
Hours	7am-5pm	7am-5pm	
24 Hr Phone Number	313-588-2141	517-915-8532	
Progress Payments	Net 30	25th of the month	
References	Y	Y	
Insurance	Y	N	
Signature Page	Y	Y	
Payment Terms	Net 30	Net 30	
Warranty	Yes	As Specified	
Exceptions	None	None	
Forms	Y	Y	

BOLDFACE TYPE DENOTES LOW BIDDER MEETING SPECIFICATIONS BY LINE ITEM.

ATTEST:
Phillip Kwik
Enna Bachelor
Susan Reisterer

 MaryBeth Murz,
 Purchasing Manager