CITY COUNCIL ACTION REPORT

July 10, 2008

TO: Phillip L. Nelson, City Manager

FROM: John M. Lamerato, Assistant City Manager/Administration and Finance
Susan A. Leirstein, Purchasing Director
Carol K. Anderson, Parks and Recreation Director

SUBJECT: Supplemental Information – Building Demolitions

Additional Information

The bid proposal to provide Demolition of Various Building Sites for Park Land Expansion Acquisitions was solicited with the following "Award Clause" –

> The evaluation and award of this bid shall be a combination of factors, including but not limited to: cost, professional competence, references, and the correlation of the proposal submitted to the needs of the City of Troy. The City of Troy reserves the right to award this bid to the lowest responsible bidder for each proposal meeting specifications, or to combine proposals (A, B and/or C) if deemed to be in the City's best interest to do so; to reject low bids which have major deviations from specifications: to accept a higher bid which has only minor deviations.

In an effort to maintain effective and efficient operations, City staff has recommended to award the bid to the lowest total responsible bidder, Ferguson Enterprises, Inc. If multiple awards were made, additional time and monies would be spent to pull insurances, determine completion schedules, supervise and monitor performance to ensure compliance with the specifications, which will more than offset the estimated $1,190.00 of savings from a multiple award.

Options

- City management and the Parks and Recreation department recommend awarding a contract for demolition of various building sites for park expansion acquisitions to the low total bidder, Ferguson Enterprises, Inc., of Detroit for an estimated total cost of $22,435.00 at prices contained in the bid tabulation opened May 19, 2008.

Or if City Council recommends one of the following options:

- To award contracts for demolition of various building sites for park expansion acquisitions to the lowest responsible bidders: Ahern Contracting, Inc of Chesterfield, MI for Proposal A — 4265 Rochester Road, Ferguson Enterprises Inc of Detroit for Proposal B – 4305 Rochester Road, and Blue Star, Inc for Proposal C – 1660 East Square Lake at prices contained in the bid tabulation opened May 19, 2008.
- To award contracts for demolition of various building sites for park expansion acquisitions to the following low bidders after combining proposals: Ferguson Enterprises Inc of Detroit for Proposals A and B – 4265 & 4305 Rochester Road and Blue Star, Inc for Proposal C – 1660 East Square Lake at prices contained in the bid tabulation opened May 19, 2008.

CITY COUNCIL ACTION REPORT

June 23, 2008

TO: Phillip L. Nelson, City Manager

FROM: John M. Lamerato, Assistant City Manager/Administration and Finance
Susan A. Leirstein, Purchasing Director
Carol K. Anderson, Parks and Recreation Director

SUBJECT: Standard Purchasing Resolution 1: - Award to Low Bidder - Building Demolition

Background

- On May 19, 2008, bids proposals were received to provide demolition of various building sites for park land expansion acquisitions.
- 233 vendors were notified via the MITN system. Ten (10) bid proposals were received.
- The locations for the proposed building demolition are: 4265 Rochester Road, 4305 Rochester Road, and 1660 East Square Lake Road.
- The parcels have been recently acquired by the City for use as future park land. The buildings are not in a usable condition and would not be incorporated in any future park development plans.
- The low total bidder is Ferguson Enterprises, Inc., 14385 Wyoming, Detroit, MI 48238, 313-491-4040 at an estimated total cost of $22,435.00.

Financial Considerations

- Funding for this work is available in Park Development Capital Account #401770.7974.130.
- The contractor will separate salvaged copper from other metals and place in the appropriate on-site dumpsters. All salvageable metals will remain the property of the City of Troy and disposed of by the City, with all revenues retained by the City.

Legal Considerations

- ITB-COT 08-10, a contract for demolition of buildings sites for Park Land expansion acquisitions was competitively bid in accordance with City Charter and Code.
- The award is contingent upon contractor's submission of proper insurance certificates, and all specified requirements.

June 23, 2008

To: Phillip L. Nelson, City Manager
Re: Award to Low Bidder - Demolition

Policy Considerations

- Maintenance of these properties along with the demolition of the buildings thereon will reduce visual barriers into the property and discourage vandalism of the unoccupied buildings. (Goal #I)
- All bidders were given the opportunity to respond with their level of interest in supplying services to the City of Troy. (Goal #II)
- Property maintenance helps retain and attract investment while encouraging redevelopment. (Goal #III)

Options

- City management and the Parks and Recreation department recommend awarding a contract for demolition of various building sites for park expansion acquisition to the low total bidder, Ferguson Enterprises, Inc., of Detroit for an estimated total cost of $22,435.00 at prices contained in the bid tabulation opened May 19, 2008.

Opening Date -- 5/19/08
Date Prepared -- 6/9/08

CITY OF TROY
BID TABULATION
DEMOLITION OF HOUSES

VENDOR NAME:	*	**Ferguson Enterprises Inc**	Ahern Contracting Inc.	Blue Star, Inc	Farrow Group Inc
	Check #	**17324**	819349902	985629127	78953016
	Amount	**$ 2,500.00**	$ 2,500.00	$ 2,500.00	$ 2,500.00
PROPOSAL: *TO PROVIDE DEMOLITION OF VARIOUS BUILDING SITES FOR PARK LAND EXPANSION ACQUISITION IN ACCORDANCE WITH THE SPECIFICATIONS.*					
Proposal A:			Note: Includes add'l $1K		
4265 Rochester Road-	***Complete for the Sum of:***	**$ 8,555.00**	$ 7,900.00	$ 12,350.00	$ 10,000.00
Proposal B:					
4305 Rochester Road-	**Complete for the Sum of:**	**$ 4,045.00**	$ 6,900.00	$ 10,500.00	$ 10,000.00
Proposal C:					
1660 East Square Lake-	**Complete for the Sum of:**	**$ 9,835.00**	$ 9,900.00	$ 9,300.00	$ 10,000.00
	GRAND TOTAL:	**$ 22,435.00**	$ 24,700.00	$ 32,150.00	$ 30,000.00
SITE INSPECTION	Visited	5/13/08	5/16/08	5/7/08	
	Did Not Visited				XX
COMPLETION DATE:	Can meet	XX	XX	XX	XX
	Cannot Meet				
		W/I Two Calendar Weeks			
DISPOSAL SITE:	location	Carleton Farms	Veolia	Saulk Trail Hills	Waste
				Canton, MI 48158	Management
INSURANCE	CAN MEET	XX	XX	XX	XX
	CANNOT MEET				
TERMS:		Net 30	Net 30	Net 30 Days	Blank
EXCEPTIONS:		Blank	Blank	Does not include asbestos - Min. Scrap value in Demo, if Troy supplied boxes + $1K per house	Our bid is based on backfilling with clean filled dirt
VENDOR QUESTIONNARE:	Y or N	Yes	Yes	Yes	Yes
ACKNOWLEDGEMENT:	Y or N	Yes	Yes	Yes	Yes
ADDENDA #1, 2, 3	Y or N	Yes	Yes	Yes	Yes

ATTEST:
Diane Fisher
Steve Pallotta
Linda Bockstanz

* DENOTES LOW TOTAL BIDDER

Susan Leirstein CPPB
Purchasing Director

G:\ITB-COT 08-10 Demolition

Opening Date -- 5/19/08
Date Prepared -- 6/9/08

CITY OF TROY
BID TABULATION
DEMOLITION OF HOUSES

VENDOR NAME:	Pranam GlobalTech Inc	Universal Consolidated Enterprises, Inc.	Luke's Trucking & Excavating	Homrich, Inc.
Check #	(3) Money Orders*	21586427	520405	294450
Amount	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
PROPOSAL: *TO PROVIDE DEMOLITION OF VARIOUS BUILDING SITES FOR PARK LAND EXPANSION ACQUISITION IN ACCORDANCE WITH THE SPECIFICATIONS.*				
Proposal A: *4265 Rochester Road-* ***Complete for the Sum of:***	$ 13,995.00	$ 12,498.00	$ 17,488.00	$ 21,000.00
Proposal B: *4305 Rochester Road-* **Complete for the Sum of:**	$ 6,995.00	$ 7,990.00	$ 10,220.00	$ 13,000.00
Proposal C: *1660 East Square Lake-* **Complete for the Sum of:**	$ 11,005.00	$ 14,575.00	$ 12,740.00	$ 9,000.00
GRAND TOTAL:	$ 31,995.00	$ 35,063.00	$ 40,448.00	$ 43,000.00
SITE INSPECTION Visited	5/08/08	5/19/08	5/17/08	5/08/08
Did Not Visited				
COMPLETION DATE: Can meet	XX	XX	XX	XX
Cannot Meet				
	W/I Two Calendar Weeks			
DISPOSAL SITE: location	Riverview Landfill	Licensed Type II Backfill	(Page Missing) Blank	Regulated Resource &/or State Lic. Facility
INSURANCE CAN MEET	XX	XX	XX	XX
CANNOT MEET				
TERMS:	30 days Net	Blank	Net 30 or 2% 10 Days	Net 30 days
EXCEPTIONS:	Blank	Blank	Letter Attached to Bid Recycle as much Material as possible Any salvageable lumber to Grace Surplus . . .	All or None Award No scrap Metal Asbestos is not included
VENDOR QUESTIONNARE: Y or N	Yes	Yes	Yes	Yes
ACKNOWLEDGEMENT: Y or N	Yes	Yes	Yes	Yes
ADDENDA #1, 2, 3 Y or N	Yes	Yes	Yes	Yes

*R200565652518
R200565652507
R200565652496

VENDOR NAME:		Bob Turner, Inc.	Brook Valley Homes Inc. / Ellis Excavating		
	Check #	520755	(3) Money Orders*		
	Amount	$ 2,500.00	$ 2,500.00		
PROPOSAL: *TO PROVIDE DEMOLITION OF VARIOUS BUILDING SITES FOR PARK LAND EXPANSION ACQUISITION IN ACCORDANCE WITH THE SPECIFICATIONS.*					
Proposal A: *4265 Rochester Road-*	***Complete for the Sum of:***	$ 17,133.00	$ 33,239.70		
Proposal B: *4305 Rochester Road-*	**Complete for the Sum of:**	$ 12,733.00	$ 13,413.60		
Proposal C: *1660 East Square Lake-*	**Complete for the Sum of:**	$ 13,933.00	$ 19,742.40		
	GRAND TOTAL:	$ 43,799.00	$ 66,395.70		
SITE INSPECTION	Visited	5/08/08	5/9/2008		
	Did Not Visited				
COMPLETION DATE:	Can meet		XX		
	Cannot Meet	XX			
		W/I Two Calendar Weeks			
DISPOSAL SITE:	location	Allied Waste Services	Eagle Valley Landfill Asphalt - Ajax Bald Mt Concrete - State Crushing		
INSURANCE	CAN MEET	XX	XX		
	CANNOT MEET				
TERMS:		Blank	Blank		
EXCEPTIONS:		Attached to Bid	Septic Pump & Removal Included Metal Separation limited Brush & Log Removal not included Hazardous material not included		
VENDOR QUESTIONNARE:	Y or N	Yes	Yes		
ACKNOWLEDGEMENT:	Y or N	Yes	Yes		
ADDENDA #1, 2, 3	Y or N	Addendum 1 only	Addendum 3 only		

*08-916533657
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