



CITY COUNCIL ACTION REPORT

September 28, 2008

TO: Phillip L. Nelson, City Manager

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

SUBJECT: Bid Waiver: Troy Farm – Large Barn Repair and Stabilization

Background

- In 2004, specifications to repair and stabilize the small barn were developed by a barn repair specialist.
- In 2006, the contract to complete the repairs on the small barn was approved and the work completed by the sole known barn restoration specialist in the area, Akins Construction, Inc. Resolution # 2006-06-246-F9
- In 2007, specifications to repair and stabilize the large barn were developed by a barn repair specialist.
- City management is requesting a waiver of the formal bid process for the repair and stabilization of the large historic barn located at the Troy Farm to include interior and exterior repairs, and roof bracing to the same vendor who performed work on the small barn in 2006, Akins Construction, Sterling Heights, MI. The estimated total repair price is \$59,689.00, plus a 10% contingency.

Reasons to repair/stabilize the large barn

- The barn is in poor structural condition and is a safety issue for visitors at the site.
- The barn dates back to the earliest history of Troy Township settlement and remains an excellent example of barn construction from that era.
- The barn belonged to the son of one of the earliest settlers in Troy, Elizur Goodrich (the original land owner).
- The large barn is currently used for some Parks and Recreation programming.
- The large barn has potential for several additional uses if the farm is developed as a public facility. Previous farm plans have identified it as a potential interpretive site for the land and early agriculture.

September 28, 2008

To: Phillip L. Nelson, City Manager
Re: Troy Farm – Large Barn Stabilization

Reasons to repair/stabilize the large barn – Continued

- The barn could be used to house some interpretive panels to interpret the wildflower meadow or a prairie restoration project on site; as well as serving as an educational tool for the community.
- It contributes to the rural atmosphere and aesthetics of the Troy Farm. This rural feel in a City Park would be a rare asset and having a recreation facility with this feature is a real asset.
- If repairs are not made to the large barn, it may be deemed unsafe and not usable for programming/public use.

Financial Considerations

- Funding for the barn stabilization is available in the Capital Account for Land Improvements at the OEC #401.751.770.7974.080.

Legal Considerations

- Akins Construction will meet all City bonding and insurance requirements.

Policy Considerations

- Troy continues to enhance the health and safety of the community (Outcome Statement I)
- Troy adds value to properties through maintenance or upgrades of infrastructure and quality of life venues (Outcome Statement II)

Options

- City management and the Parks and Recreation department recommend approving this project with Akins Construction to provide stabilization to the large historic barn at the Troy Farm for an estimated cost of \$59,689.00.
- Do not proceed with this preservation project, which may result in further deterioration of the large barn thus reducing its historic standing/value; safety will be compromised; and the barn unusable in the future.

Akins Construction Inc.

42315 Yearego, Sterling Heights, MI 48314

(586) 254 0992 * Fax (586) 254 2989

Building Restoration Specialists

September 23, 2008

City of Troy
3179 Livernois
Troy Mi. 48083
Atten: Stuart Alderman CPRP
Superintendent of Recreation

.Mr. Alderman this is a basic outline of the work items and cost.

Barn Interior Lower Level

1. Tuck point masonry as necessary	\$7,274.00
2. West Column restoration with new footing.	\$4,881.00
3. Joist Repair at center to South wall	\$1,340.00
4. North drive area, new footings columns and header.	\$5,430.00
Upper Interior Barn Structure straighten and brace.	\$16,200.00

Exterior Repairs

East Wall

1. Nail as necessary	
2. Replace missing Bats	
3. Repair siding as necessary.	\$2,460.00
4. Tuck point masonry.	\$2,250.00
5. East Gable end wood rake trim fascia.	\$1,392.00

West Wall

1. Tuck point as necessary.	\$1,625.00
2. Repair or replace missing siding and renaill.....	\$1,610.00
3. West gable end wood rake and trim fascia.	\$1,392.00

South Wall

1. Shore and rebuild masonry at southeast corner.	\$3,125.00
2. Tuck point foundation masonry.	\$1,625.00
3. Nail siding as necessary.	\$1,350.00
4. Remove and replace shingles at southeast corner. 20x12	\$1,748.00
5. Replace damaged gutters with new.	\$782.00
6. New soffit at Gable end at southwest corner.	\$680.00

North Ramp

Tuck pointy masonry as necessary. \$2,250.00

Replace downspout with pop up bubbler drains. \$2,275.00

Total cost if all items in the above listed proposal are provided. \$ 59,689.00

Thank you for the opportunity to bid this project. If you have any questions about this quote please call me.

Randy Dale Akins
President