



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: February 18, 2019

To: Mark F. Miller, City Manager

From: MaryBeth Murz, Purchasing Manager
Tom Darling, Director of Financial Services
Kurt Bovensiepe, Public Works Director
Dennis Trantham, Facilities and Grounds Operations Manager

Subject: Standard Purchasing Resolution 2 – Sole Bidder meeting Specifications - Caughlin Farm (Troy Farm Park) Large Barn Roof Replacement and Budget Amendment

History

- Caughlin Farm (also known as Troy Farm) Gambrel Roof Barn was constructed in 1857.
- The Barn dates back to the earliest history of Troy Township settlement and remains an excellent example of barn construction of that era.
- If the roof is not replaced the barn will further deteriorate and be unusable.
- Portions of the roof have collapsed causing an unsafe environment inside the barn.
- The asphalt shingled roof has failed causing the roof to have several leaks in addition to the collapsing sections of roof.
- In 2008 the City of Troy City Council authorized the repair and stabilization of the barn. Resolution# 2008-10-312.
- The Caughlin Farm Barn 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 facility with this feature is a real treasure.
- This roof was identified for replacement in the Facilities Condition Assessment and Analysis.
- Hubbell, Roth & Clark, Inc. have been contracted to oversee the project including design, contractor oversight, labor, and materials.

Purchasing

- On February 14, 2019 a bid opening was conducted as required by the City Charter/Code for the Troy Farm Barn Roof Replacement. The bid was posted on the Michigan Intergovernmental Trade Network (MITN); www.mitn.info. One hundred and sixteen (116) vendors were notified via the MITN website. One (1) bid was received. Below is a detail summary of the vendor responses.

| | |
|--|-----|
| Companies notified via MITN | 451 |
| Troy Companies notified via MITN | 11 |
| Troy Companies - Active email Notification | 9 |
| Troy Companies - Active Free | 2 |
| Companies that viewed the bid | 82 |
| Troy Companies that viewed the bid | 2 |

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.



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Purchasing (continued)

- The bid summary was analyzed and reviewed in conjunction with the Facilities Department and HRC consulting engineers.
- Five (5) Roofing Companies attended the Pre-Bid Meeting as scheduled.
- One (1) Bid response was received.
- It is recommended to award the roofing project to the sole bidder meeting specifications, *George H. Pastor & Sons of Livonia, MI*.
- *George H. Pastor & Sons* will provide all labor, equipment, tools and supervision necessary for the roof replacement as per all bid specifications for the base bid amount.

| | |
|---|---------------------|
| Total Roof Replacement Cost: | \$338,481.00 |
| 10% Contingency | <u>\$34,000.00</u> |
| Grand Total Roof Replacement Cost: | \$372,481.00 |

Financial

- Current appropriations are available in Project #2019CG0005 in the amount of \$245,000.
- The remaining funding of approximately \$127,481 will require a budget amendment.
- This is a Community Development Block Grant (CDBG) eligible project.
- Accordingly, the budget amendment will require the recognition of Grant Revenue and corresponding transfer out to the Capital Projects Fund in the CDBG fund.
- The Capital Projects Fund budget amendment will recognize the transfer in from the CDBG Fund and the expenditures for the Project.

Recommendation

City management recommends awarding a contract for the roof replacement for the Caughlin Farm Gambrel Barn Roof; as per bid specifications to the sole bidder meeting specifications, *George H. Pastor & Sons Inc. of Livonia, MI* at unit prices contained in the bid tabulation opened on February 14, 2019 for an estimated grand total of \$338,481 with a 10% contingency of \$34,000 for an estimated grand total of \$372,481.

| | |
|--------------|-------------------------------|
| VENDOR NAME: | George H. Pastor & Sons, Inc. |
| CITY: | Livonia, MI |
| CHECK #: | #382554 |

PROPOSAL: TO FURNISH ALL EQUIPMENT, AND LABOR TO REROOF THE TROY FARM PARK MAIN BARN.

| Line | Description | Quantity | Units | Unit Price | Total Cost | Unit Price | Total Cost |
|------------------------------|---|----------|-------|-------------|--------------|---------------------|-------------|
| 1 | Demolition | 1 | LS | | \$38,000.00 | | |
| 2 | Mold/Moisture Testing & Treatment of Wood | 1 | LS | | | | |
| 3 | Air Quality Protections & Lead Paint Abatement | 1 | LS | | | | |
| 4 | Metal Roofing with Underlayment | 2636 | SF | \$47.42 | \$125,000.00 | | |
| 5 | Gutters and Downspouts | 1 | LS | | \$7,000.00 | | |
| 6 | Wood Fascias | 113 | LF | \$21.24 | \$2,400.00 | | |
| 7 | Beam Reinforcement Repairs | 25 | LF | \$450.00 | \$11,250.00 | | |
| 8 | Rafter Repair – Type A | 7 | EA | \$1,500.00 | \$10,500.00 | | |
| 9 | Rafter Repair – Type B | 7 | EA | \$1,500.00 | \$10,500.00 | | |
| 10 | Rafter Repair – Type C | 12 | EA | \$1,000.00 | \$12,000.00 | | |
| 11 | Replacement Roof Plywood Sheathing | 320 | SF | \$18.75 | \$6,000.00 | | |
| 12 | Rough Sawn Plank Roof Deck Replacement | 60 | LF | \$12.00 | \$720.00 | | |
| 13 | Paint, Sealant and Miscellaneous | 1 | LS | | | | |
| 14 | Remove and Reinstall Lightening Protection System | 1 | LS | | | | |
| 15 | Temporary Shoring of Structure | 1 | LS | | | | |
| 16 | Mobilization and Lifts | 1 | LS | | \$12,000.00 | | |
| 17 | Site Restoration | 1 | LS | | | | |
| 18 | General Conditions, Overhead & Profit | 1 | LS | | \$78,111.00 | | |
| 19 | Contingency Allowance | 1 | LS | \$25,000.00 | \$25,000.00 | \$25,000.00 | \$25,000.00 |
| TOTAL BASE BID AMOUNT | | | | | | \$338,480.99 | |

| Line | Description | Quantity | Units | Unit Price | Total Cost | Unit Price | Total Cost |
|--------------------------------|--|----------|-------|------------|------------|-------------------|------------|
| | Beam Reinforcement Repairs | 1 | LF | | \$450.00 | | |
| | Rafter Repair - Type A | 1 | EA | | \$1,500.00 | | |
| | Rafter Repair - Type B | 1 | EA | | \$1,500.00 | | |
| | Rafter Repair - Type C | 1 | EA | | \$1,000.00 | | |
| | Replacement Roof Plywood Sheathing | 1 | SF | | \$18.75 | | |
| | Rough Sawn Plank Roof Deck Replacement | 1 | LF | | \$12.00 | | |
| UNIT PRICING LINE ITEMS | | | | | | \$4,480.75 | \$0.00 |

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|-----------------------------|-----|------------------------------|
| Hours of Operation: | | |
| 24 Hr. Contact Phone #: | | |
| References: | Y/N | Yes |
| Insurance Requirements Met: | Y/N | Yes |
| Signature Page: | Y/N | Yes |
| Exceptions: | Y/N | Yes; landscaping is exluded. |
| Forms: | Y/N | Yes |

Sole Bidder Meeting Specifications

ATTEST:
Kristine Kallek
Susan Riesterer
Dennis Trantham

MaryBeth Murz,
Purchasing Manager