



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04d

CITY COUNCIL AGENDA ITEM

Date: July 17, 2019

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
John M. Lamerato, Interim Financial Service Director
Lisa Burnham, Accounting Manager
MaryBeth Murz, Purchasing Manager
Kurt Bovensiep, Public Works Director
Dennis Trantham, Facilities and Grounds Operations Manager

Subject: Budget Amendment and Standard Purchasing Resolution 2 – Award to Low Bidder meeting Specifications and Standard Purchasing Resolution 4 – Cooperative Purchasing Contract – Roof Replacement for the City of Troy City Hall and Radio Tower

History

- Over the past few years, the leaks reported by staff at City Hall and Radio Tower have increased and the existing roof has exhibited multiple leaks in multiple locations.
- In September 2018, an infrared roof scan and assessment was completed by The Garland Company. There were multiple concerns including: flashing deterioration, field membrane splits, blisters, and seam failures and roof replacement was recommended.
- Since then, several large repairs have been made in an attempt to correct the challenges, however the existing roof continues to deteriorate.
- Funds were allocated in the current budget for City Hall and Radio Tower Roof Replacement in the amount of \$1,160,000.
- With assistance from The Garland Company, a scope of work was developed to correct both material failure concerns as well as design issues with the existing roof.
- City Hall Roof Sections A, B, C, D, E, F, G, H, I, J, and K and Radio Tower will be replaced.
- Roof Replacement was identified in the Facilities Condition Assessment and Analysis.

Purchasing

The bid was posted on the Michigan Inter-governmental Trade Network (MITN) website; www.mitn.info. On Wednesday, June 5, 2019 a Mandatory Onsite Pre-Bid Meeting was held at 10:00 a.m. at the Troy City Hall. On Thursday, June 20, 2019, a bid opening was conducted as required by City Charter and Code for the City Hall Roof Replacement. Four (4) bid responses were received. Below is a detailed summary of potential vendors:



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Purchasing (continued)

Companies notified via MITN	341
Troy Companies notified via MITN	11
Troy Companies notified Active email Notification	11
Troy Companies - Active Free	0
Companies that viewed the bid	44
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 Facilities Department.
- It is recommended to award the City Hall Court roofing project to the low bidder meeting all bid specifications; *Lutz Roofing Company, Inc. of Shelby Township, MI.*
- *Lutz Roofing Company, Inc.* will provide all labor, equipment, tools and supervision necessary for roof replacement as per all bid specifications.
- The install price includes the Base Bid which is to complete the roof replacement on City Hall Roof Sections A, B, C, D, E, F, G, H, I, J, and K. Also, the Radio Tower will be replaced.
- A 30-year materials and labor warranty is included.
- Project completion shall be no later than November 15, 2019.
- The roofing materials will be purchased direct from *The Garland Company, Inc.* based on the US Communities Cooperative Purchasing Contract #14-5903.

Lutz Roofing Company, Inc.	\$507,000.00
The Garland Company, Inc.	\$589,626.41
Total Roof Replacement Cost:	\$1,096,626.41
10% Contingency:	\$109,662.64
Grand Total Roof Replacement Cost:	\$1,206,289.05

Financial

- Funds in the amount of \$1,160,000 are available in the 2019/2020 Capital Account #401.264.265.7975.120. The Project# is 2020C0003.
- A budget amendment to the Capital Account in the amount of \$46,290 will be required to complete the project.

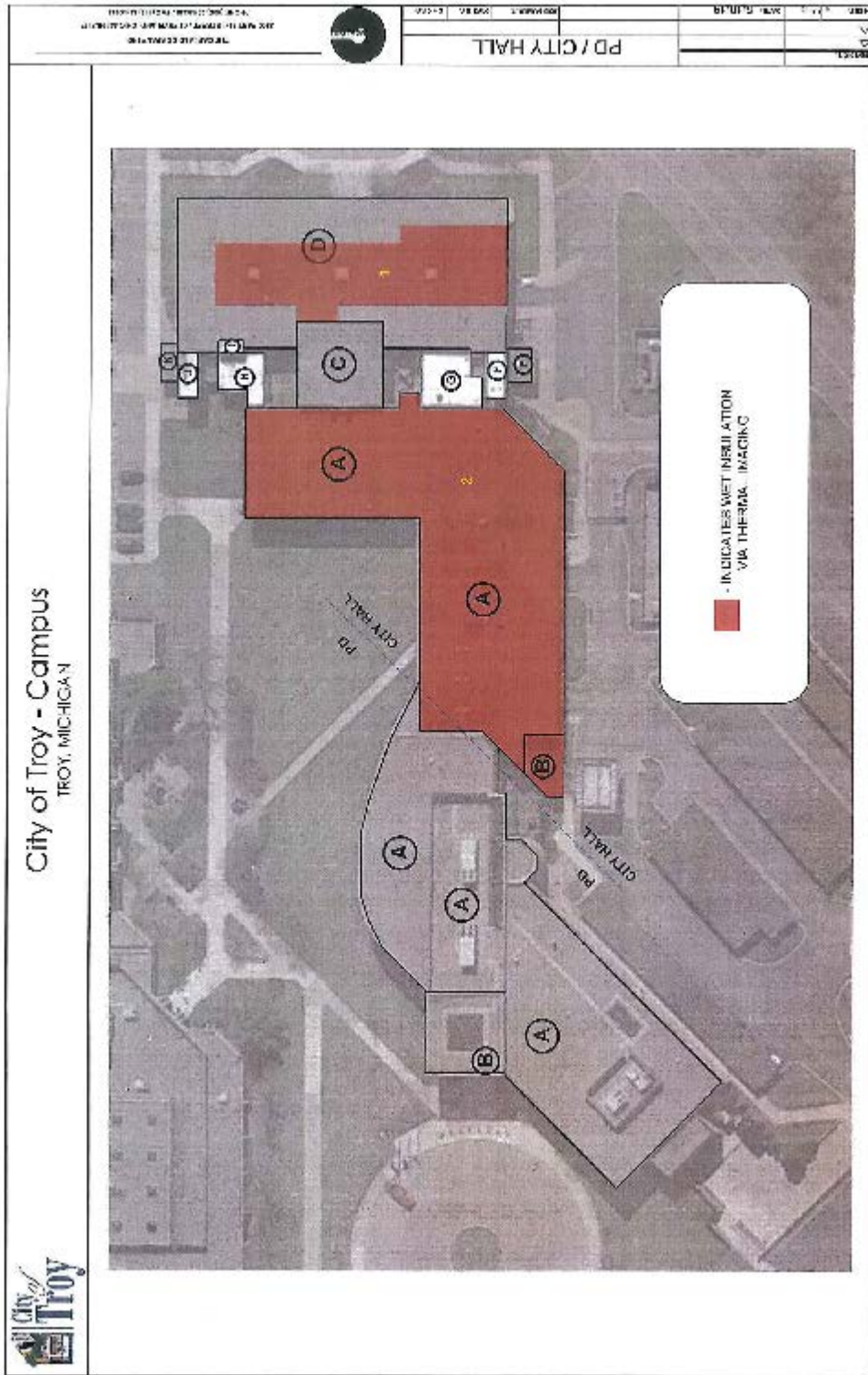
Recommendation

City management recommends awarding a contract for the roof replacement for the City of Troy City Hall; as per all bid specifications to the low bidder meeting specifications, *Lutz Roofing Company, Inc. of Shelby Township, MI* for an estimated total cost of \$507,000.00 at unit prices contained in the bid tabulation opened June 20, 2019 and to *The Garland Company, Inc. of Cleveland, OH* based on the US Communities Cooperative Purchasing Contract for \$589,626.41 for an estimated total of \$1,096,626.41 with a 10% contingency of \$109,662.64 for a grand total amount of \$1,206,289.05. It is also recommended that City Council approve a budget amendment to the Capital Account in the amount of \$46,290.00.



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Vendor Name:	Lutz Roofing Company, Inc.	Royal Roofing Company, Inc.
City:	Shelby Township, MI	Orion, MI
Check #:	1142500001	2013304810
Check Amount:	\$25,000.00	\$25,000.00

PROPOSAL: Provide all labor, materials, related equipment, tools and supervision necessary for the complete removal of the existing roof down to the deck and replacing the roof with a 2-ply modified CTP System in Zero VOC adhesive and CTP flood coat.

City Hall & Radio Tower Roof Replacement:

City Hall and Radio Tower Base Bid (Cold Process CTP) Labor:	\$507,000.00	\$575,000.00
Materials:	\$589,626.41	\$640,056.90
CITY HALL & RADIO TOWER (COLD PROCESS CTP) TOTAL (Labor & Materials):	\$1,096,626.41	\$1,215,056.90
City Hall and Radio Tower Base Bid (Heat Applied) Labor:	\$537,000.00	\$870,000.00
Materials:	\$506,614.91	\$555,842.55
CITY HALL & RADIO TOWER (HEAT APPLIED) TOTAL (Labor & Materials):	\$1,043,614.91	\$1,425,842.55

Library Roof Replacement:

Library Base Bid (Cold Process CTP) Labor:	\$598,000.00	\$658,000.00
Materials:	\$600,502.00	\$665,911.30
LIBRARY (COLD PROCESS CTP) TOTAL (Labor & Materials):	\$1,198,502.00	\$1,323,911.30
Library Base Bid (Heat Applied) Labor:	\$639,000.00	\$865,000.00
Materials:	\$536,320.30	\$573,197.80
LIBRARY (HEAT APPLIED) TOTAL (Labor & Materials):	\$1,175,320.30	\$1,438,197.80

LINE ITEM COST: Should additional work be determined necessary once roofing is removed, the following prices shall be used as Unit Costs as predetermined and agreed upon quantity during construction.

WOOD BLOCKING REPLACEMENT:	LF	\$4.50	\$3.50
METAL DECKING REPLACEMENT:	SF	\$6.50	\$7.00
DRAIN REPLACEMENT:	EA	\$1,450.00	\$2,750.00

State Warranty:		Manufacturers 30-year	Garland 20 + 10 Year
State Start Date (anticipated & approximate):		September	4-Sep-19
Anticipated Duration to Complete:		Approx. 35 working days each	50 work days
Attended Mandatory Pre-Bid Meeting:	Y or N	Y	Y
Contact Information: Hours of Operation:		7:00am to 5:30pm	8:00am to 4:30pm
24 Hour Phone #:		586-739-1148	248-276-7663
Proposed Payment Schedule:		Net 30 after monthly progress billing	Once per month
References:	Y or N	Y	Y
Insurance:	Y or N	Y	Y
Payment Terms:		Net 30	30 days
Exceptions:		<i>"May need some additional time past November 15th for final completion. Also please see attached proposed staging areas"</i>	
Acknowledgement:	Y or N	Y	Y
Addendum Signed	Y or N	Y	Y
Forms:	Y or N	Y	Y

ATTEST:

 Sue Reisterer

 Dennis Trantham

 Kristine Kallek

 MaryBeth Murz,
 Purchasing Manager

BID TABULATION
 CITY OF TROY
 ROOF REPLACEMENT - CITY HALL & LIBRARY

Vendor Name:	Schena Roofing & Sheet Metal Co, Inc	Schreiber Corporation
City:	Chestfield, MI	Wixom, MI
Check #:	2013268606	9468419033
Amount:	\$25,000.00	\$25,000.00

PROPOSAL: Provide all labor, materials, related equipment, tools and supervision necessary for the complete removal of the existing roof down to the deck and replacing the roof with a 2-ply modified CTP System in Zero VOC adhesive and CTP flood coat.

City Hall & Radio Tower Roof Replacement:		
City Hall and Radio Tower Base Bid (Cold Process CTP) Labor:	\$781,700.00	\$944,000.00
Materials:	\$596,964.73	\$650,755.06
CITY HALL & RADIO TOWER (COLD PROCESS CTP) TOTAL (Labor & Materials):	\$1,378,664.73	\$1,594,755.06
City Hall and Radio Tower Base Bid (Heat Applied) Labor:	NO BID	\$979,000.00
Materials:		\$565,921.96
CITY HALL & RADIO TOWER (HEAT APPLIED) TOTAL (Labor & Materials):		\$1,544,921.96

Library Roof Replacement:		
Library Base Bid (Cold Process CTP) Labor:	\$809,000.00	\$1,302,000.00
Materials:	\$611,409.27	\$667,335.58
LIBRARY (COLD PROCESS CTP) TOTAL (Labor & Materials):	\$1,420,409.27	\$1,969,335.58
Library Base Bid (Heat Applied) Labor:	NO BID	\$1,336,000.00
Materials:		\$588,520.69
LIBRARY (HEAT APPLIED) TOTAL (Labor & Materials):		\$1,924,520.69

LINE ITEM COST: Should additional work be determined necessary once roofing is removed, the following prices shall be used as Unit Costs as predetermined and agreed upon quantity during construction.

WOOD BLOCKING REPLACEMENT:	LF	\$2.25	\$4.50
METAL DECKING REPLACEMENT:	SF	\$6.50	\$7.00
DRAIN REPLACEMENT:	EA	\$1,250.00	\$3,000.00
State Warranty:	Garland	2 Year Contractor and 20+10 Garland, as specified	
State Start Date (anticipated & approximate):	September 2019	Spring 2020	
Anticipated Duration to Complete:	8-10 weeks	5 months	
Attended Mandatory Pre-Bid Meeting:	Y or N	Y	Y
Contact Information: Hours of Operation:	24	7:00am to 3:30pm M-F	
24 Hour Phone #:	586-949-4777	248-926-1500	
Proposed Payment Schedule:	Net 30 work complete	Progress payments, Net 30	
References:	Y or N	Y	Y
Insurance:	Y or N	Y	Y
Payment Terms:	Net 30	Net 30	
Exceptions:	None	<i>Tentative Start date: Spring 2020. Would need to discuss schedule prior to contract award.</i>	
Acknowledgement:	Y or N	Y	Y
Addendum Signed	Y or N	N	N
Forms:	Y or N	Y	Y

Vendor Name:	Schena Roofing & Sheet Metal Co, Inc	Schreiber Corporation
City:	Chestefield, MI	Wixom, MI

Materials Quantities											
PRODUCT #	PRODUCT NAME	UNIT/SIZE	COVERAGE RATE	CITY HALL BASE	CITY HALL ALT.	LIBRARY BASE	LIBRARY ALT.	CITY HALL BASE	CITY HALL ALT.	LIBRARY BASE	LIBRARY ALT.
4113	HPR Torch Base	Roll	1 square	X	No Bid	X	No Bid	X	525	X	515
4383	StressPly IV Plus	Roll	3/4 square	X	X	X	X	X	710	X	695
4365	StressPly Plus FR Mineral	Roll	3/4 square	110	X	130	X	125	125	160	160
4411-80	StressBase 80	Roll	1 square	392	X	415	X	415	60	421	80
4601-G	Millenium Cap Sheet	Roll	1 square	500	X	495	X	530	X	515	X
7343-5	Black Knight Cold	5 Gallon	7-8 gal/square	0	X	0	X	0	0	0	0
7343-55	Black Knight Cold	55 Gallon	7-8 gal/square	43	X	40	X	57	57	56	56
7301-5	Green Lock Membrane Adh.	5 gallon	2.5 gal/square	455	X	430	X	450	X	437	X
7347	InsuLock Insulation Adhesive	Case	600 sf/case	76	X	132	X	85	85	77	77
2143	Seal-Tite Pitch Pocket Sealer	2 Gallon	6 pans +/-	4	X	12	X	3	3	50	50
7110-5	Flashing Bond	5 Gallon		52	X	45	X	140	140	175	175
7411-5	Garla- Brite Aluminizer	5 Gallon	1.5 gal/square	48	X	40	X	38	38	47	47
4840-6	Garmesh (150' x 6' per roll)	Roll		28	X	22	X	20	20	25	25
	24 Ga. FlatStock (Std Color)	Sheet	4' x 10'	120	X	140	X	105	105	132	132
	R-Mer Edge Coping (up to 16")	22 ga.	LF	X	X	X	X	N/A	N/A	N/A	N/A
	R-Mer Edge Coping (16"-24")	22 ga.	LF	X	X	X	X	N/A	N/A	N/A	N/A
	R-Mer Edge Mitered Corner	22 ga.	EA	X	X	X	X	N/A	N/A	N/A	N/A
	R-Mer Edge Fascia (5" face)	22 ga.	LF	X	X	X	X	N/A	N/A	N/A	N/A
	R-Mer Edge Fascia (8" face)	22 ga.	LF	X	X	X	X	N/A	N/A	N/A	N/A
	R-Mer Edge Mitered Corner	22 ga.	EA	X	X	X	X	N/A	N/A	N/A	N/A