



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04c

CITY COUNCIL AGENDA ITEM

Date: July 2, 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 Troy Public Library

History

- Over the past few years, the leaks reported by the Troy Public Library 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 Troy Public Library Roof Replacement in the amount of \$1,200,000.
- 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. Troy Public Library Roof Sections A, B, C, D, E, F, and G 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 Troy Public Library 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 Troy Public Library Roof Sections A, B, C, D, E, F, and G.
- 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.

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| Lutz Roofing Company, Inc. | \$598,000.00 |
| The Garland Company, Inc. | \$600,502.00 |
| Total Roof Replacement Cost: | \$1,198,502.00 |
| 10% Contingency: | \$119,850.20 |
| Grand Total Roof Replacement Cost: | \$1,318,352.20 |

Financial

- Funds in the amount of \$1,200,000 are available in the Capital Account #401.790.7975.120. The Project# is 2020C0048.
- A budget amendment to the Capital Account in the amount of \$118,360 will be required to complete the project.

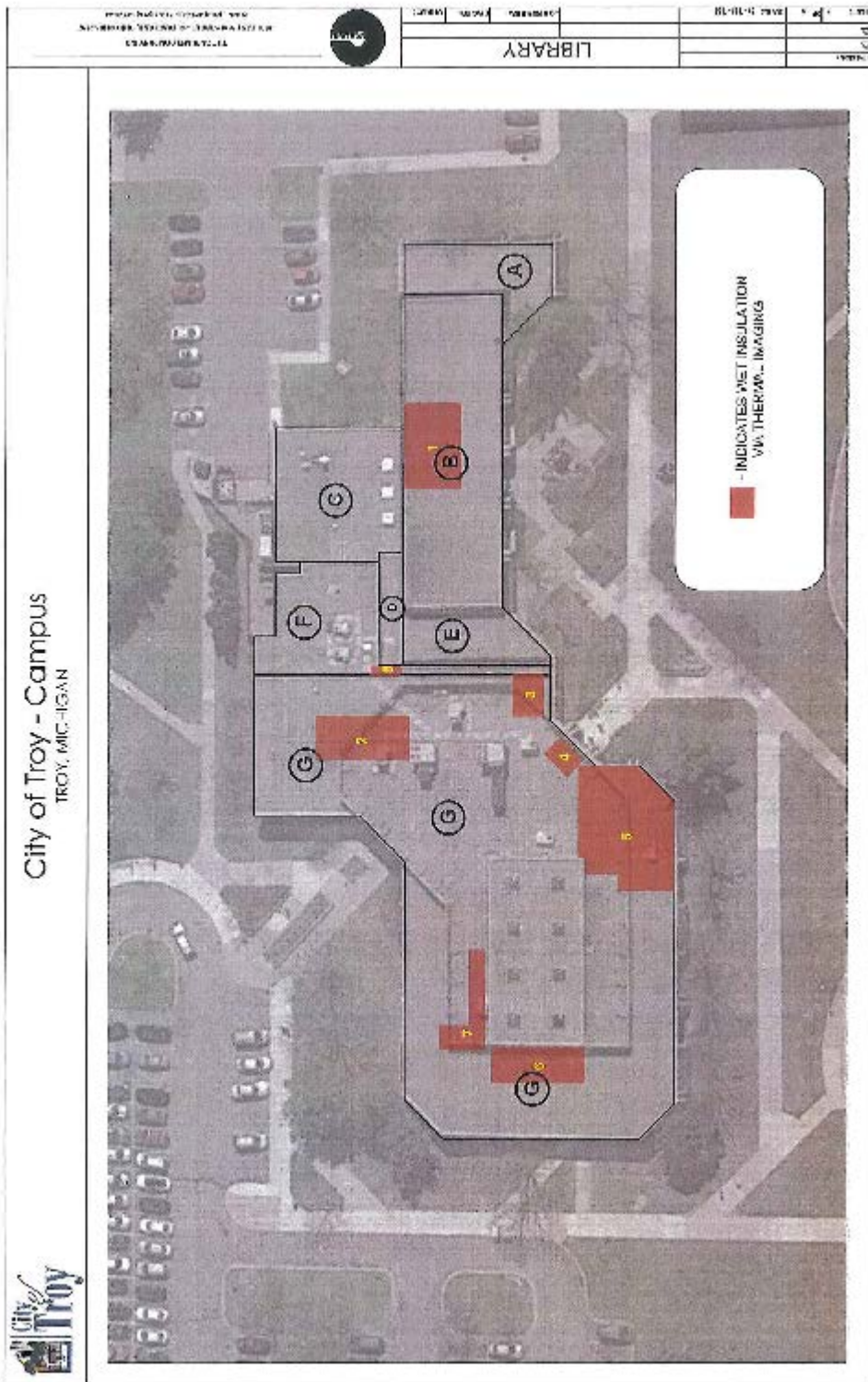
Recommendation

City management recommends awarding contracts for the Roof Replacement for the City of Troy Public Library; as per bid specifications to the low bidder meeting specifications, *Lutz Roofing Company, Inc. of Shelby Township, MI* for an estimated total cost of \$598,000.00 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 \$600,502.00 for an estimated total of \$1,198,502.00 with a 10% contingency of \$119,850.20 for a grand total amount of \$1,318,352.20. It is also recommended that City Council approve a budget amendment to the Capital Account in the amount of \$118,360.00.



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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:

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| 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:

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| 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.

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| 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 |

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|---|--------|---|----------------------|
| 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.

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|--|-----------------------|-----------------------|
| 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 |

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|--|-----------------------|-----------------------|
| 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.

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|---|--------|----------------------|---|
| 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 |