

CITY COUNCIL MINUTES

June 24, 2024

**Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Demolition of Buildings and Structures at 3500 John R, 5371 Rochester Road and Troy Farm Complex (Partial) at 3305 and 3321 W. South Boulevard**

Resolution #2024-06-085-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the demolition of buildings and structures at 3500 John R Road, 5371 Rochester Road and Troy Farm Complex (partial) at 3305 and 3321 W South Blvd. to the low bidder meeting specifications, *Oakwood Building Company, Inc. of Shelby Twp., MI*, for an estimated total cost of \$48,324 at prices contained in the bid tabulation opened June 13, 2024; a copy of which shall be

**ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations. BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon the submission of properly executed bid and proposal documents, including insurance certificates and all other specified requirements.

# PURCHASE ORDER

No. 2024-00001529  
 DATE: 07/17/2024  
 PAGE: 1 of 1  
 FOB DESTINATION

**Ship To**  
 CITY OF TROY  
 Building Operations  
 4693 ROCHESTER ROAD  
 TROY, MI 48085

**Bill To**  
 CITY OF TROY  
 Building Operations  
 4693 ROCHESTER ROAD  
 TROY, MI 48085

**EXPIRATION DATE**  
 12/31/2024  
**COUNCIL RESOLUTION**  
 2024-06-085-J-4b

**VENDOR NO.** 162580

**Vendor**  
 OAKWOOD BUILDING COMPANY  
 53320 PONDVIEW  
 SHELBY TWP, MI 48315

QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	Lump Sum	Land Improvements - Demolition of Site 11 3500 John R Road	7,000.0000	\$7,000.00
1	Lump Sum	Land Improvements - Demolition at 5371 Rochester Road	8,800.0000	\$8,800.00
1	Lump Sum	Land Improvements - Demolition (Partial) Farm Complex - Five Structures Small Farmhouse Large Farmhouse Garage Restroom Facility Classroom	32,524.0000	\$32,524.00

Entered By: Emily Frontera

\$48,324.00

**Special Instructions:**

CITY COUNCIL AWARD DATE: 6/24/2024. Contract for Demolition of Buildings and Structures in accordance with the specifications and completion date of ITB-COT 24-12 . CERTIFICATE OF INSURANCE and ENDORSEMENTS shall remain on file through contract completion.

**TERMS & CONDITIONS**

- Purchases of Municipalities are exempt from State Sales and Federal Excise Taxes.
- Prior to acceptance, vendor agrees to provide City with information under the Right-to-Know Law, P.A. 1986, No. 80, and fully comply with all terms and conditions of the Michigan Occupational Safety and Health Act, MCL 408.1001, et seq. including vendor shall provide City with an "MSDS". Vendor also agrees to be responsible for all required labeling.
- In cases of emergency/disaster, the City can purchase up to six(6) times the order amount for a period of six(6) months at the price contained in the contract.
- Purchase Orders are signed electronically based upon computer generated "on-line" authorized approvals. Authentic signatures are on file in the City of Troy Purchasing Department.

**NOTICE:** The City could put the vendor on notice that vendors will be held financially responsible for any claims or awards made against the City as a result of the vendor's action. If the City has to defend the initial lawsuit, the City will bring in the vendor as a co-defendant or sue the vendor, either as the result of settling a claim or the conclusion of the lawsuit.

I HEREBY CERTIFY THAT THIS ORDER IS PROPERLY AUTHORIZED AND APPROVED.

*Emily Frontera*

CITY OF TROY  
 BID TABULATION  
 PROPERTY DEMOLITION

VENDOR NAME:	Oakland Building Company, Inc.	The Adams Group, Inc.	Blue Star, Inc.	Salenbien Trucking and Excavating, Inc.
CITY:	Shelby Twp., MI	Rochester Hills, MI	Warren, MI	Dundee, MI
CHECK #:	500363545	9105227885	1672300325	2347695
CHECK AMOUNT:	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00

**PROPOSAL: FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE DEMOLITION OF ALL BUILDINGS AND STRUCTURES LOCATED AT 3500 JOHN R ROAD, 5371 ROCHESTER ROAD, 3305 and 3321 W. SOUTH BOULEVARD (CAUGHLIN FARM PROPERTY - 5 STRUCTURES) IN THE CITY OF TROY**

<b>Proposal A:</b> Demolition at 3500 John R Road <b>COMPLETE FOR THE SUM OF:</b>	\$7,000.00	\$7,485.00	\$21,400.00	\$15,532.00
<b>Proposal B:</b> Demolition at 5371 Rochester Road <b>COMPLETE FOR THE SUM OF:</b>	\$8,800.00	\$19,226.00	\$20,100.00	\$17,065.00
<b>Proposal C:</b> Demolition at 3305 and 3321 W. South Boulevard (Caughlin Farm Property - 5 structures) <b>COMPLETE FOR THE SUM OF:</b>	\$32,524.00	\$48,100.00	\$47,300.00	\$63,378.00
<b>TOTAL PROPOSALS A, B &amp; C</b>	<b>\$48,324.00</b>	<b>\$74,811.00</b>	<b>\$88,800.00</b>	<b>\$95,975.00</b>

Can Meet Completion Date:	Y or N	Y	N - 2 Add'l days for W. S. Blvd.	Y	Y
Attended Mandatory Pre-Bid Meeting:	Y or N	Y	Y	Y	Y
Disposal Site:		Riverview Land Preserve	Not Specified	Woodland Meadows	Woodland Meadows
Can Meet Insurance:	Y or N	Y	Y	Y	Y
References:	Y or N	Y	Y	Y	Y
Payment Terms:	Y or N	Not Specified	On Completion	Not Specified	Net 30
Exceptions:		None	Per Addendum 1 Question 1: Under ground structure - Septic tank. If encountered, add add'l \$3,500.00 for pump, crush and fill. Per Oakland County requirements.	None	None
Acknowledgement:	Y or N	Y	Y	Y	Y
Vendor Questionnaire Provided:	Y or N	Y	Y	Y	Y
Addendum:	Y or N	Y	Y	Y	Y
Forms:	Y or N	Y	Y	Y	Y

**ATTEST:**

(\*Bid Opening conducted via a Zoom Meeting)

Dennis Trantham  
 Andrew Chambliss  
 Nellie Bert  
 Martinique Gates

Emily Frontera  
 Purchasing Manager

CITY OF TROY  
 BID TABULATION  
 PROPERTY DEMOLITION

VENDOR NAME:	Adamo Demolition Company	Reese Contracting, Inc.	Radich Construction, LLC	SOS Quality Construction, LLC
CITY:	Detroit, MI	Wixom, MI	Troy, MI	Rochester Hills, MI
CHECK #:	1799369	2693964	518922473-4	3794000845
CHECK AMOUNT:	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00

**PROPOSAL: FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE DEMOLITION OF ALL BUILDINGS AND STRUCTURES LOCATED AT 3500 JOHN R ROAD, 5371 ROCHESTER ROAD, 3305 and 3321 W. SOUTH BOULEVARD (CAUGHLIN FARM PROPERTY - 5 STRUCTURES) IN THE CITY OF TROY**

<b>Proposal A:</b> Demolition at 3500 John R Road COMPLETE FOR THE SUM OF:	\$20,500.00	\$35,000.00	\$17,900.00	\$42,000.00
<b>Proposal B:</b> Demolition at 5371 Rochester Road COMPLETE FOR THE SUM OF:	\$28,900.00	\$36,800.00	\$23,300.00	\$44,000.00
<b>Proposal C:</b> Demolition at 3305 and 3321 W. South COMPLETE FOR THE SUM OF:	\$74,600.00	\$95,000.00	\$134,000.00	\$172,375.00
<b>TOTAL PROPOSALS A, B &amp; C</b>	<b>\$124,000.00</b>	<b>\$166,800.00</b>	<b>\$175,200.00</b>	<b>\$258,375.00</b>

Can Meet Completion Date:	Y or N	N - Proposals A & B can be completed in the allotted 1 week each site. Proposal C will require 2 business weeks.	Y	N - (1) Calendar Week per Building	Y
Attended Mandatory Pre-Bid Meeting:	Y or N	Y	Y	Y	Y
Disposal Site:		GFL	Not Specified	Eagle Valley Landfill	Waste Management - Pine Tree Acres Landfill
Can Meet Insurance:	Y or N	Y	Y	Y	Y
References:	Y or N	Y	Y	Y	Y
Payment Terms:	Y or N	As Specified	Not Specified	Net 30 Days	Upon Substantial Completion
Exceptions:		If awarded all properties we deduct \$4,000.00	None	(1) Calendar Week per Building to complete; Pump & Fill Septic Tank: \$900/Ea	None
Acknowledgement:	Y or N	Y	Y	Y	Y
Vendor Questionnaire Provided:	Y or N	Y	Y	Y	Y
Addendum:	Y or N	Y	N	Y	Y
Forms:	Y or N	Y	Y	Y	Y



CITY OF TROY  
BID PROPOSAL

ITB-COT 24-12  
Demolition  
Page 1 of 6

The undersigned proposes to furnish ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE **DEMOLITION OF BUILDINGS AND STRUCTURES LOCATED IN THE CITY OF TROY**, in accordance with the specifications and photo attached hereto and to be considered an integral part of this proposal, at the following prices:

COMPANY NAME: Oakwood Building Company Inc

**PROPOSAL: DEMOLITION OF BUILDINGS AND STRUCTURES LOCATED IN THE CITY OF TROY**

The undersigned as bidder declares that he/she having examined the specifications and the site of the proposed work, and being familiar with all of the conditions surrounding the proposed project, including availability of materials and labor, hereby proposes to furnish all labor, materials, and equipment, to complete the project in accordance with the contract documents and at the price stated below. This price is to cover all expenses incurred in performing the work required under the contract documents, of which this proposal is part.

**FURNISH:** Demolition at the following locations in accordance with the attached Specifications and Photos.

**Proposal A**

Demolition at 3500 John R Road-

COMPLETE FOR THE SUM OF: \$ 7000.00

**Proposal B**

Demolition at 5371 Rochester Road

COMPLETE FOR THE SUM OF: \$ 8800.00

**Proposal C**

Demolition at 3305 and 3321 W South Boulevard (Caughlin Farm Property- 5 structures)

COMPLETE FOR THE SUM OF: \$ 32,524.00

**NOTE:** All items of work noted in the specifications that are not specifically noted in the proposal shall be considered as included in the contract and shall be completed at no extra cost to the City of Troy.

**DOWN PAYMENTS OR PREPAYMENTS:**

Any proposal submitted which requires a down payment or prepayment for services prior to performance and acceptance as being in conformance with specifications will not be considered for award.

**BID DEPOSIT AND FORFEITURE:**

The bid deposit of the lowest bidder(s) shall be forfeit if, after bid opening, a change in the bid price or other provision of the bid is required by the bidder(s) which is prejudicial to the interest of the City of Troy or fair competition.

Upon award to the successful bidder(s), the bid deposit will be retained as a performance surety until successful completion of all contract requirements.

**ADDITIONAL INFORMATION:**

For additional information or questions concerning this project, please contact Dennis Trantham, Facilities and Grounds Operations Manager, at dennis.trantham@troymi.gov.

**LOCAL PREFERENCE:**

The City of Troy reserves the right to award a contract to a local business, one who pays City of Troy taxes (real and/or personal), if the bid of a local vendor is within 5% of the lowest responsive and responsible non-local bidder, then the local vendor is given one chance to match the low bid.

**SITE INSPECTION: (Mandatory)**

All bidders *are required to* examine the sites to determine the amount of work to be done in accordance with the specifications. There will be a **Mandatory Pre-bid Meeting scheduled for WEDNESDAY, JUNE 5, 2024 at 2:00pm, 3500 John R Rd, Troy MI 48084** - An opportunity to inspect all three (3) sites will be provided during the Pre-bid Meeting. If a bidder does not attend the pre-bid meeting and inspect all three locations, that bidder will be considered *non-responsive* and no longer eligible for award.

**AWARD:**

The evaluation and award of this bid shall be a combination of factors, including but not limited to cost, professional competence, proper licensing, 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.

**PURCHASE ORDER:**

After the Troy City Council has approved the award recommendation(s) and insurance has been cleared; the successful bidder(s) will receive a purchase order issued from the City of Troy, which will create a bilateral contract between the City of Troy and the successful bidder(s). The purchase order shall commit the bidder(s) to perform the contract in accordance with specifications. A contract document will not be issued.

**SUBCONTRACTORS:**

The undersigned agrees to submit a list of proposed subcontractors, if applicable, for approval by the designated City representative within 72 hours after notification of being the low qualified bidder. It will be understood that this may occur prior to bid award, but the bidder's status will not be final until approved by the Troy City Council. All subcontracts will need to be approved by the Purchasing Manager.

**CONTRACT FORMS:**

Bidders should complete the Legal Status of Bidder, Non-Collusion Affidavit, Certification regarding Debarment, the Certification regarding "Iran Linked Business" and the Familial Disclosure Forms and return with your bid proposal.

**COMPLETION DATE:**

Demolition shall commence within seven (7) calendar days of notice to proceed and be completed within one (1) calendar-week.

- We can meet this completion schedule
- We cannot meet this completion schedule but offer: \_\_\_\_\_

COMPANY NAME: Oakwood Building Company Inc

**DISPOSAL SITE:**

The successful bidder shall dispose of all wreckage and debris at a dump site of the bidder's choice but shall be in accordance with all current Federal, State, and Local Laws, Ordinances, etc. The dump site location will be:

    Riverview Land Preserve    

**EQUIPMENT:**

The Contractor shall secure, at his/her own expense, all personnel, materials, equipment, transportation, and tools required to perform the work and services stated in this bid document. The Contractor further agrees that all persons performing services under this contract shall be authorized or permitted under Federal, State and local law to perform such services.

**FINAL PAYMENT:**

Final payment on the Contract amount will be made only after final inspection by the City of Troy and acceptance of all work performed. The Contractor agrees that the demolition and all services in connection with the demolition must be performed to the satisfaction of the City of Troy and that failure to do so shall constitute breach of the contract.

**QUESTIONNAIRE:**

The attached questionnaire has been completed and returned with the bid documents:  Yes ( ) No

COMPANY NAME:     Oakwood Building Company Inc

**INSURANCE:**

Insurance requirements shall be in accordance with the attached **SAMPLE INSURANCE CERTIFICATE** and **ENDORSEMENT**. The required Insurance Certificate and Endorsement must be submitted to the city within 5 days of the verbal/ electronic request after the bid award. The Insurance Certificate and Endorsement may be faxed to the Purchasing Department at (248) 619-7608, and is the only bid document accepted in this format.

The contractor, or any of their subcontractors, shall not commence work under this contract until they have obtained the insurance required, and shall keep such insurance in force during the entire life of this contract. All coverage shall be with insurance companies licensed and admitted to business in the State of Michigan and acceptable to the City of Troy. The requirements below should not be interpreted to limit the liability of the Contractor. All deductibles and self-insured retentions (SIR's) are the responsibility of the Contractor.

- We can meet the specified insurance requirements.
- We cannot meet the specified insurance requirements.
- We do not carry the specified limits but can obtain the additional insurance coverage of \$ \_\_\_\_\_, at the cost of \$ \_\_\_\_\_.  
**NOTE:** Please note the amendments on a sample insurance certificate and attach it to your bid proposal.
- Our proposal is reduced by \$ \_\_\_\_\_ if we lower the requirement to \$ \_\_\_\_\_.  
**NOTE:** Please note the amendments on a sample insurance certificate and attach it to your bid proposal.

**IMPORTANT:** A Certificate of Insurance on an ACORD Form showing present coverage as well as the required endorsements **SHALL** be attached to the proposal document at the time of submission of the proposal to the Office of the City Clerk.

**NOTE:** Failure on the part of any bidder to contact his/her insurance carrier to verify that the insurance carried by the bidder meets City of Troy specifications may result in this proposal being completed incorrectly.

**OTHER:** Sole proprietors must execute a certificate of exemption from Worker's Compensation requirements or provide proof of Worker's Compensation Insurance. All coverage shall be with insurance carriers licensed and admitted to do business in Michigan in accordance with all applicable statutes of the State of Michigan and acceptable to the City of Troy.

**INSURANCE VERIFICATION:**

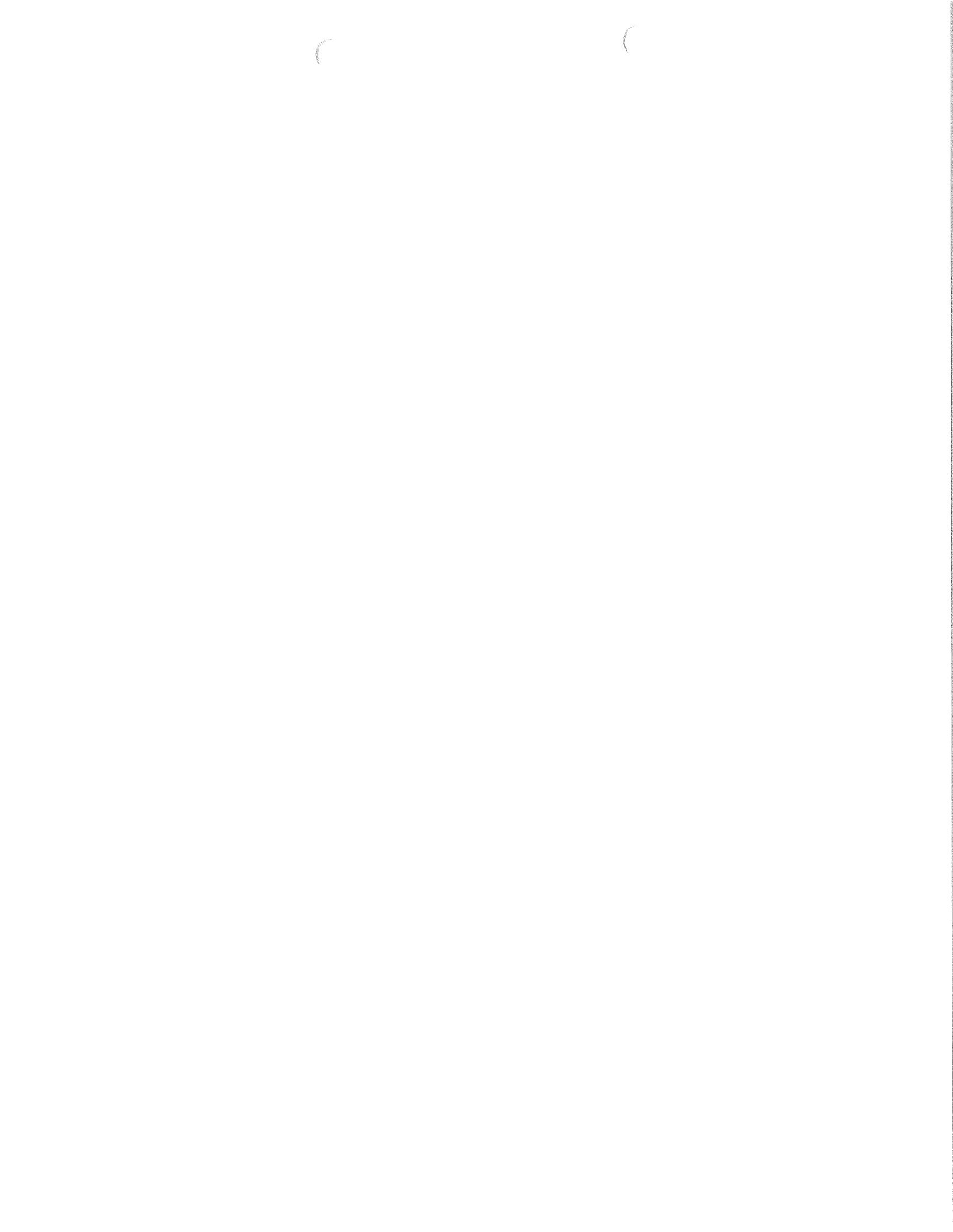
A bidder shall complete the above portion, which details additional costs that may be incurred for specified coverage without purchasing the additional coverage prior to bid submission.

**WORKERS' COMPENSATION INSURANCE,** including Employers' Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

**COMMERCIAL GENERAL LIABILITY INSURANCE** on an "Occurrence Basis" with limits of liability not less than \$1,000,000.00 per occurrence and aggregate. Coverage shall include the following extensions: (A) Contractual liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability Extensions or equivalent, if not already included; (E) Deletion of all Explosion, Collapse, and Underground (XCU) Exclusions, if applicable.

COMPANY NAME: Oakwood Building Company Inc





**AUTOMOBILE LIABILITY**, including Michigan No-Fault Coverages, with limits of liability not less than \$1,000,000.00 per occurrence combined single limit for Bodily Injury, and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

**ADDITIONAL INSURED:**

Commercial General Liability and Automobile Liability, as described in the attached SAMPLE shall include an Additional Insured Endorsement stating the following shall be ***Additional Insureds***: The City of Troy including all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities and council members, including employees and volunteers thereof. It is understood and agreed by naming the City of Troy as additional insured, coverage afforded is considered to be primary and any other insurance the City of Troy may have in effect shall be considered secondary and/or excess.

**CANCELLATION NOTICE:**

All policies, as described above, shall include an endorsement stating that it is understood and agreed that Thirty (30) days, Ten (10) days for non-payment of premium, Advance Written Notice of Cancellation, Non-Renewal, Reduction, and/or Material Change shall be mailed to:

City of Troy  
Purchasing Manager  
500 West Big Beaver  
Troy, MI 48084

**PROOF OF INSURANCE COVERAGE:**

The Contractor shall provide the City of Troy, at the time that the contracts are returned by him/her for execution, a Certificate of Insurance as well as the required endorsements. In lieu of required endorsements, if applicable, a copy of the policy sections where coverage is provided for additional insured and cancellation notice would be acceptable. Copies or certified copies of all policies mentioned above all shall be furnished, if so requested.

If any of the applicable coverages expire during the term of this contract, the Contractor shall deliver renewal certificates and endorsements to the City of Troy at least ten (10) days prior to the expiration date.

**LETTER VERIFICATION:**

The recommended bidder will be notified to submit a letter from the *insurance agent or carrier* that the insurance to be supplied will meet specifications. As an alternative, the recommended bidder may submit the certificate of insurance meeting specifications at this time at his/her option. ***The City must receive this letter or certificate within 5 business days after verbal / electronic notification has been delivered to the recommended bidder or the bidder will be considered non-responsive and the bid un-awardable.*** This process will occur before presentation of the award recommendation to the Troy City Council.

**FINAL INSURANCE CERTIFICATE SUBMISSION:**

After approval by Troy City Council, the City's Purchasing Manager will review the insurance certificates and endorsements to ensure all acceptable documents have been received and allow (5) additional business days after verbal / electronic notification to submit final insurance certificate(s) in accordance with specifications. The City of Troy reserves the right to WITHHOLD AND KEEP any bid surety for failure to comply. The company will be considered in default of contract and will be barred from doing business with the City of Troy for a minimum of three (3) years for failing to meet insurance requirements.

COMPANY NAME: Oakwood Building Company Inc

**SIGNATURE PAGE**

**PRICES:** Prices shall remain firm for 60 days or bid award, whichever comes first, except the successful bidder(s) whose prices shall remain firm until project completion, which shall commence seven (7) calendar days from notice to proceed and be completed within one (1) calendar week. The City of Troy may terminate this contract for convenience with written notice at least thirty (30) days in advance.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE: \_\_\_\_\_

**NOTE:** The undersigned has checked carefully the bid figures and understands that he/she shall be responsible for any error or omission in this bid offer and is in receipt of all addenda as issued.

TAX ID: 382869854

COMPANY: Oakwood Building Company Inc

ADDRESS: 14931 Technology Drive CITY: Shelby Twp STATE: Mi ZIP: 48315

PHONE: (586) 709 0714 FAX NUMBER: ( )

EMAIL: oakwoodbuildingcompany@gmail.com

COMPANY REPRESENTATIVE'S NAME: Ignazio Balsamo  
(PRINT)

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE: \_\_\_\_\_

PAYMENT TERMS: \_\_\_\_\_ COMPLETION: **AS SPECIFIED**

E-MAIL: oakwoodbuildingcompany@gmail.com BID CHECK NUMBER: \_\_\_\_\_

**EXCEPTIONS:** Any exceptions, substitutions, deviations, etc. from the City of Troy specifications and this proposal must be stated below. The reasons for the exception(s), substitution(s), deviation(s), etc. are an integral part of this bid offer.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGEMENT:**

I, Ignazio Balsamo, certify that I have read the **Instructions to Bidders** (3 Pages) and that the bid proposal documents contained herein were obtained directly from the City's Purchasing Department or MITN website, www.bidnetdirect.com/city-of-troy-mi and is an official copy of the Authorized Version.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE: \_\_\_\_\_

**NOTE:** The City of Troy, at their discretion, may require the bidder(s) to supply a Financial Report from an impartial Financial Credit Reporting Service before award of contract.

**IMPORTANT:** All City of Troy purchases require a MATERIAL SAFETY DATA SHEET, where applicable, in compliance with the MIOSHA "Right to Know" Law. Please include a copy of any relevant MSDS at the time of bid submission.

**U.S. CURRENCY:** All figures quoted are to be in U.S. Funds.



**VENDOR QUESTIONNAIRE**

DATE: 6 10 2024  
Month/Date/Year

FIRM NAME: Oakwood Building Company Inc

ESTABLISHED: 5/17, 1989 or 20     STATE: Michigan

TYPE OF ORGANIZATION: (Circle One)

- a. Individual
- b. Partnership
- c. Corporation
- d. Joint Venture
- e. Other \_\_\_\_\_

YEARS IN BUSINESS: 35

If applicable:

FORMER COMPANY NAME(S)

\_\_\_\_\_  
\_\_\_\_\_

Please provide the following information and submit with your bid proposal:

1) How many years has your company been licensed to provide DEMOLITION SERVICES in Michigan?  
35 YEARS Explain (if in a related field): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Copy of Residential Builder or Maintenance / Alteration Contractor license(s) is attached and marked \_\_\_\_\_ for identification.

NOTE: A corporation, limited liability company or partnership must provide a copy of their residential builder or M & A contractor license along with a copy of the qualifying officer's individual license.

2) List the number and types of equipment to be used if awarded this bid (Attach itemized list that is marked \_\_\_\_\_ for identification if more space is required):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3) If applicable, list all proposed subcontractors to be used in the performance of this contract and the work to be performed by each.  
On Point Trucking  
 \_\_\_\_\_  
 \_\_\_\_\_

4) List all contract commitments your firm has been engaged to perform for 2023/2024. Give organization name, value of contract and percent complete.

ORGANIZATION	VALUE	PERCENTAGE
Macomb Twp	26,175	100%
Live Nation	130,598	100%
Walcon	44,090	100%
City of Richmond	13,880	100%
Oakland Township	24,244	100%

5) Personnel who would be assigned to this account:  
Please provide resumes, copies of certifications, degrees, and/or list any additional training classes taken to increase expertise in this field of the people listed in this section who will be assigned to the City of Troy account.

TITLE	NAME	DEGREE / CERTIFICATION	EXPERIENCE / YEARS
President	Ignacio Balsamo		25
CO	Oshleigh Balsamo	Builders License	3

Note: Please provide copies of all resumes, certifications, and licenses, etc. submitted for individuals in this section with the titles listed above.

6) PROFESSIONAL REFERENCES – Qualifications and Experience  
Vendors will submit with their bids, evidence of their ability and experience in providing demolition services. A reference list of customers consisting of at least three (3) clients for which similar demolition services has been performed within the past five (5) years. Contact names and listed information are to be provided.

Entity Name	Address	Contact Name	Phone Number	E-Mail
Goldenhomes	48661 Hayes	SAM Jimenez	580 301 6610	
City of Richmond	36725 Division Rd		580 727 7571	
Macomb Twp	54111 Basington Rd		580 992 0710	

THE FOREGOING QUESTIONNAIRE IS A TRUE STATEMENT OF FACTS:

Signature of Authorized Company Representative:

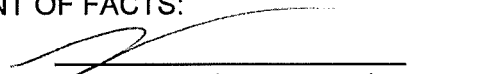
Company:

Address:

Phone Number:

Representative's Name:

Date:

  
Oakwood Buildy Corp Inc  
14931 Techny Dr  
Shelby Twp MI 48315  
580 709 0714  
Ignacio Balsamo  
 (print)  
6-11-24



June 7, 2024  
Addendum 1  
ITB-COT 24-12

**Demolition of Buildings and Structures**  
Page 1 of 3

**To All Bidders:**

Please be advised that as a result of the Mandatory Pre-Bid Meeting conducted onsite at 3500 John R Rd, Troy, MI 48084 on Wednesday, June 5, 2024 at 2:00 PM EDT - the Purchasing Department for the City of Troy authorized the following clarification(s) and or change(s) to the specifications for ITB-COT 24-12, Demolition of Buildings and Structures Located in the City of Troy. The clarification(s) and or change(s) will be considered an integral part of the original proposal document.

Items from the bid documents to be aware of and should be REVIEWED:

- **BID OPENING:** Thursday, June 13, 2024, at 10:00 AM EDT.
- All bidders **are required to** examine the sites to determine the amount of work to be done in accordance with the specifications. There will be a **Mandatory Pre-bid Meeting scheduled for WEDNESDAY, JUNE 5, 2024 at 2:00pm, 3500 John R Rd, Troy MI 48084** - An opportunity to inspect all three (3) sites will be provided during the Pre-bid Meeting. If a bidder does not attend the pre-bid meeting and inspect all three locations, that bidder will be considered *non-responsive* and no longer eligible for award.
- **BID DEPOSIT:** A cashier's check or money order payable to the City of Troy in the amount of \$2500.00 MUST ACCOMPANY THE BID to insure the bid. The bid deposit of the successful bidder(s) will be retained as a performance surety until successful completion of all contract requirements. **BID BONDS ARE NOT ACCEPTABLE.**  
A pdf version of this Cashier's Check or Money Order must be included with your Electronic Bid Submission Response; failure to do so may result in rejection of the submitted proposal as non-responsive and/or incomplete.

*\*\*The original cashier's check or money order of the successful bidder(s) must be submitted prior to recommendation for award of bid.*

- *For ADDITIONAL INFORMATION* or specific questions please contact Andrew R. Chambliss, Buyer at [andrew.chambliss@troymi.us](mailto:andrew.chambliss@troymi.us).
- **COMPLETION SCHEDULE:** Demolition shall commence within seven (7) calendar days of notice to proceed and be completed within one (1) calendar-week.
- **CONTRACT FORMS:** Complete and sign all contract forms (Legal Status of Bidder, Non-Collusion Affidavit, Certification regarding Debarment, Certification regarding "Iran Linked Business", and the Familial Disclosure forms) and submit with your electronic bid proposal.
- **SIGNATURE PAGE:** Sign all three areas 1) Price Clause, 2) Company Info, 3) Acknowledgment.
- **EXCEPTIONS:** Any exceptions, substitutions, deviations to the bid proposal need to be stated including the reason (Page 6 of 6).
- **INSURANCE:** If awarded - Insurance needs to be submitted to the City's Purchasing Manager, and approved before work can begin.
- **SPECIFICATIONS:** As stated in the bid document. At each site visit the specifications will be discussed.



Attendance at the Pre-Bid Meeting was mandatory, everyone signed in. The following Companies were represented and in attendance:

The Adams Group Demolition  
Salenbien Trucking & Excavating, Inc.  
Adamo Demoliton Co.  
Blue Star. Inc  
Reese Contracting  
Radich Construction  
SOS Quality Construction  
Oakwood Building Company  
On Point Co.

Introduced:

Andrew R. Chambliss, Buyer  
Nellie Bert. Buyer  
Dennis Trantham, Deputy Public Works Director  
Joe Lagarde, Division Supervisor - Facilities

Clarifications were discussed as follows:

- Andrew R. Chambliss, Buyer gave a brief overview of the Instructions to Bidders and the requirements for bid submission.
- Joe Lagarde, Division Supervisor, introduced himself and unlocked facilities to allow vendors to inspect properties.
- Dennis Trantham, Deputy Public Works Director, introduced himself and answered question in regard to specification of the demolition. **Dennis stated that any further questions should be emailed to Andrew Chambliss. ([Andrew.Chambliss@troymi.gov](mailto:Andrew.Chambliss@troymi.gov))** Dennis stated that he would like all questions in by Tuesday, June 11<sup>th</sup> @ 4:30p.m.

**The following questions were asked as the project details and site overview were discussed:**

**Question:** At the meeting we were told the buildings were on city sewer but page 4/4 of the demolition specs say that if there are septic tanks, we must pump and dispose of them. Can you confirm there are no septic tanks.

**Answer:** The records indicate that all properties were on the City of Troy Sanitary Sewer System. Please include a line item for pumping and filling a tank, if one is discovered during demolition.

**Question:** What should be done with the concrete (parking lot) and side footing at 3500 John R. Road?

**Answer:** See attached GIS Drawing

**Question:** The bid states the completion date is to be within (1) calendar week. Would this be 1 week per site? If a vendor was awarded multiple proposals would the 1 week completion date apply to the whole project?

**Answer:** One week per site. If the contractor cannot meet this schedule it should be noted in the exceptions.

**Question:** What needs to be done with the contents in the building at 3500 John R. Road?

**Answer:** All contents at the time of award will be disposed of as part of the demolition contract.

**Question:** How should the sewer line be handled/managed at 3500 John R. Road

**Answer:** As stated in the bid documents, the contractor will be responsible for the termination of all sanitary sewer line at the property line.

4. The Contractor shall be responsible for capping the sewer lead at the property line.



**Question:** In regard to 5371 Rochester Road, do the sidewalks need to be replaced after the demolition?

**Answer:** There should be not concrete remaining other than the sidewalk along Rochester Rd and the approach/curb cut on Rochester Road.

**Question:** Do the trees & dead branches need to be removed after the demo at 5371 Rochester Road.

**Answer:** Awarded contractor is responsible for all site clean-up as stated in the bid document. Trees are only be removed if necessary and approval has been obtained by the Deputy Public Works Director.

**Question:** There is a large pile of dirt in the back yard of 5371 Rochester Road. Is this part of the property?

**Answer:** Awarded contractor is responsible for all site clean-up as stated in the bid document.

**Question:** Is the fencing at 5371 Rochester Road part of the demo? Should it be removed?

**Answer:** Fencing to the north should be included

**Question:** What needs to be done with the contents of 5371 Rochester Road?

**Answer:** All contents at the time of award will be disposed of as part of the demolition contract.

**Question:** Does the telephone pole at the Caughlin Farm Property need to be relocated?

**Answer:** There should be no relocation of utility poles necessary.

**Question:** What needs to be done with the contents of the properties on the Caughlin Farm?

**Answer:** All contents at the time of award will be disposed of as part of the demolition contract.

**Question:** Is there a city sewer line or septic tank at the Farm Property?

**Answer:** The records indicate that all properties were on the City of Troy Sanitary Sewer System.

**Questions:** Are the shrubs or trees to be removed at the Farm Property?

**Answer:** Contractor will be responsible for removing all shrubbery and trees necessary for demolition. The City of Troy will remove the two cedar trees that are along the North and West side of the Large Farm house.

I, the undersigned bidder, have read this Addendum 1 and have integrated the clarification(s) and or change(s) into the *Bid Proposal and Specifications* for **ITB-COT 24-12, DEMOLITION OF BUILDINGS AND STRUCTURES LOCATED IN THE CITY OF TROY**. All other items in the original bid proposal remain the same. This Addendum 1 should be included with the electronic bid submission, on or before **Thursday, June 13, 2024 at 10:00 AM EDT**.

COMPANY:

Oakwood Building Company Inc

NAME OF AUTHORIZED COMPANY REPRESENTATIVE:

\_\_\_\_\_

SIGNATURE:

[Signature]

ADDRESS:

14931 Technology Drive

Shelby Twp MI 48315

DATE:

6-11-24

PRE-BID MEETING SIGN IN SHEET

Bid Name: ITB-COT 24-12 PROPERTY DEMOLITION

Date: 06/05/2024



COMPANY NAME	NAME	PHONE NUMBER	EMAIL ADDRESS
City of Troy	Joe Loggade	1470	Joe.Loggade@troymig.gov
The Adams Group Demolition	Keith Cameron	248-550-5151	Keith@Adams - Incorporated - 05/24
Salvia Truckin	Tom Bora	313 599 8278	Tom@Salviaexcavating.com
<del>Adams</del>	Sam Slouwers	313 673 0372	Adamsgroup.com Slouwers@Adamsgroup.com
Blue Sparc	Shamus O'Rourke	586-335-7588	ESTIMATOR@BLUESPARCDEMOCO.COM
Reese Contracting	Isabella Antia	248 574 3575	ISABELLA@RESEEDEMOLITION.COM
RADICH CONSTRUCTION	MILAN RADICH	248-723-9300	radichconstruction@gmail.com
SOS quality const	Shiv Nurtias / David	248-688-5038	David@SOSqualityconst.com
Dakwood Buildings	Eugenia Balsara	586-709-0714	edakwoodbuildings@gmail.com
ON POINT COT	RESOLIVE inc	586 557 1578	RESOLIVE inc@gmail.com
			Slouwers@Adamsgroup.com



## Legal Status of Bidder:

The Bidder shall fill out the appropriate form and strike out the other two:

---

A **corporation** duly organized and doing business under the laws of the State of Michigan  
for whom is to engage any activity, bearing the office title of president,  
whose signature is affixed to this proposal, is duly authorized to execute contracts.

---

A **partnership**, all members of which, with addresses, is:

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AN **INDIVIDUAL**, WHOSE SIGNATURE IS AFFIXED TO THE PROPOSAL:

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**VENDOR CERTIFICATION  
THAT IT IS NOT AN  
"IRAN LINKED BUSINESS"**

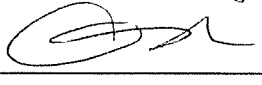
Pursuant to Michigan law, (the Iran Economic Sanctions Act, 2012 PA 517, MCL 129.311 et seq.), before accepting any bid or proposal, or entering into any contract for goods or services with any prospective Vendor, the Vendor must first certify that it is not an "IRAN LINKED BUSINESS", as defined by law.

Vendor	
Legal Name	Balwood Building Company Inc
Street Address	14931 Technology Dr.
City	Shelby Twp
State, Zip	mi 48315
Corporate I.D. Number/State	800541805 / Michigan
Taxpayer I.D. #	38-2869854

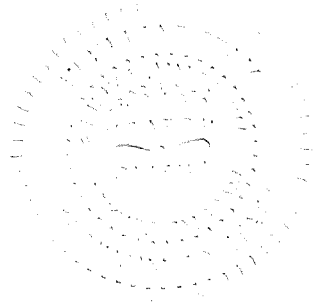
The undersigned, with: 1.) full knowledge of all of Vendors business activities, 2.) full knowledge of the requirements and possible penalties under the law MCL 129.311 et seq. and 3.) the full and complete authority to make this certification on behalf of the Vendor, by his/her signature below, certifies that: the Vendor is NOT an "IRAN LINKED BUSINESS" as require by MCL 129.311 et seq., and as such that Vendor is legally eligible to submit a bid and be considered for a possible contract to supply goods and/or services to the City of Troy.

Signature of Vendor's Authorized Agent: 

Printed Name of Vendor's Authorized Agent: Ignazio Balsamo

Witness Signature: 

Printed Name of Witness: Ashleigh Balsamo





**Proposer's Sworn and Notarized Familial Disclosure**  
(to be provided by the Proposer)

The undersigned, the owner or authorized officer of Oakwood Building Co. (the "Proposer"), pursuant to the familial disclosure requirement provided in the Request for Proposal, hereby represent and warrant, except as provided below, that no familial relationships exist between the owner(s) or any employees of Oakwood Building Co. Inc. and any member of the City of Troy City Council or City of Troy management.

**List any Familial Relationships:**

BIDDER:

[Signature]  
By: Ignazio Balsamo  
Its: President

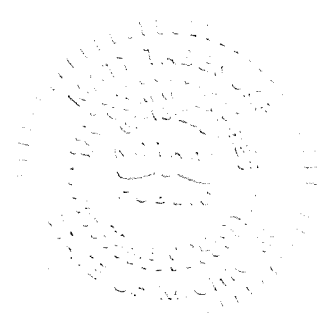
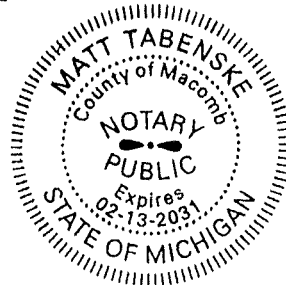
STATE OF MICHIGAN )

)ss.

COUNTY OF Macomb )

This instrument was acknowledged before me on the 13 day of June, 2024, by

Matt Tabenske [Signature]





CITY OF TROY  
OAKLAND COUNTY, MICHIGAN  
NON-COLLUSION AFFIDAVIT

TO WHOM IT MAY CONCERN:

Ignazio Balsamo, being duly sworn deposed, says that he/she  
(Print Full Name)

is President. The party making the foregoing proposal or bid,  
(State Official Capacity in Firm)

that such bid is genuine and not collusion or sham; that said bidder has not colluded, conspired, connived, or agree, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding and has not in any manner directly or indirectly sought by agreement or collusion, or communication or conference, with any person to fix the bid price or affiant or any other bidder, or to fix any overhead, profit, or cost element of said bid price, or that of any other bidder, or to secure the advantage against the City of Troy or any person interested in the proposed contract; and that all statements contained in said proposal or bid are true.

[Signature]  
SIGNATURE OF PERSON SUBMITTING BID

[Signature]  
NOTARY'S SIGNATURE

Subscribed and sworn to before me this 13<sup>th</sup> day of June, 2024 in and for  
Macomb County.

My commission expires:  
Dec 18 / 20

LYNDESE AUITO  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES Jun 18, 2028  
ACTING IN COUNTY OF Macomb





**CERTIFICATION REGARDING  
DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS**

The prospective participant certifies, to the best of its knowledge and belief, that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in transactions under any non-procurement programs by any federal, state or local agency.
2. Have not, within the three year period preceding, had one or more public transactions (federal, state, or local) terminated for cause or default; and
3. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) and have not, within the three year period preceding the proposal, been convicted of or had a civil judgment rendered against it:
  - a. For the commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction (federal, state, or local), or a procurement contract under such a public transaction;
  - b. For the violation of federal, or state antitrust statutes, including those proscribing price fixing between competitors, the allocation of customers between competitors, or bid rigging; or
  - c. For the commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

I understand that a false statement on this certification may be grounds for the rejection of this proposal or the termination of the award. In addition, the general grant of this authority exists within the City's Charter, Chapter 12, Section 12.2-Contracts.

*I am able to certify to the above statements.*

Oakwood Building Company Inc  
Name of Agency/Company/Firm (Please Print)

Ignacio Balsamo president  
Name and title of authorized representative (Please Print)

[Signature] 6-11-24  
Signature of authorized representative Date

*I am unable to certify to the above statements. Attached is my explanation.*



**STATEMENT OF NO BID  
CITY OF TROY**

**BID NUMBER:** ITB-COT 24-12

**TITLE:** DEMOLITION OF BUILDINGS AND STRUCTURES IN THE CITY OF TROY

**Please Send or Fax To:**

City of Troy Purchasing Department  
500 W. Big Beaver Rd.  
Troy, MI 48084

FAX NUMBER: (248) 619-7608

We, the undersigned, have declined to bid on the subject bid for the following reasons:

Check All That Apply	REASON
	Our company does not handle the type of product / service
	We cannot meet the specifications nor provide an approved alternate – please explain below
	Our company is not interested in bidding at this time
	Job is too small
	Job is too large
	Cannot be competitive
	Liability Issues such as insurance, bonding, indemnification, hold harmless
	Insufficient time to respond – please explain below
	Our company's schedule would not permit performance of the specifications
	Other – describe below

REMARKS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**COMPANY INFORMATION:**

COMPANY NAME: Oakwood Building Company Inc  
 SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE: \_\_\_\_\_  
 TITLE: president  
 COMPANY: 14931 Fernway Dr.  
 ADDRESS: Shelby Twp MI 48315  
 \_\_\_\_\_  
 \_\_\_\_\_  
 FAX NUMBER: \_\_\_\_\_ TELEPHONE NUMBER: 586 7040714

**IMPORTANT NOTE:** To qualify as a respondent to the bid, the vendor must submit a bid or return this completed form.

**VENDOR REGISTRATION:** The City of Troy uses the MITN website for vendor registration, bid and tabulation posting, award information and other processes. Final bid results will be posted on the MITN website after award. Please register to see results - [www.bidnetdirect.com/city-of-troy-mi](http://www.bidnetdirect.com/city-of-troy-mi).



# Oak-wood Building Company Assets

	COLOR	ITEM	MAKE	MODEL	YEAR	PIN #	CO TITLE	FMV	NOTE
1	YELLOW	Hydraulic Breaker	Atlas Copco/Krupp	SB552		W38885 or 000433		\$10,000.00	No
2	YELLOW/BLUE	Hydraulic magnet	Moley Magnetics	ESA32		1000004		\$0.00	YES
3	Orange	16" Snow Pusher	Buyers ScoopDogg	WL16		WT02540		\$2,500.00	No
4	Orange	12" Snow Pusher	Buyers ScoopDogg	BHL12		WT02512		\$1,500.00	No
5	Orange	12" Snow Pusher	Buyers ScoopDogg	BHL12		WT02518		\$1,500.00	No
6	YELLOW	8" Snow pusher	Pro-Tech	PE08S		25736		\$1,000.00	No
7	GREY	72" PU Broom w/ tank	Sweepster					\$2,500.00	No
8	GREY	72" PU Broom	Sweepster					\$2,000.00	No
9	GREY	Rockhound	IR	60B		B 97 11 0258		\$1,250.00	No
10	Black	Skid steer clam bucket						\$500.00	No
11	GREY	Skid steer skeleton bucket						\$500.00	No
12	YELLOW/BK	Excavator/backhoe buckets						\$5,000.00	No
13	Various	Misc tools, parts & supplies						\$17,000.00	No
14	White	Tow compressor	IR	100CFM		125646-U82-910		\$2,000.00	No
15	RED	Generator	Honda	EU2000				\$800.00	No
16	RED	Battery charger						\$300.00	No
17	Orange/Grey	Cut off saw	Stihl	TS700				\$1,200.00	No
18	Orange/Grey	Chain saws	Stihl	Various				\$900.00	No
19	Various	Snow blowers	Various	Various				\$4,500.00	No
20	Various	2" & 3" water pumps	Honda	Various				\$1,000.00	No
21	RED	Fuel tanks w/ pumps		500 Gal				\$1,500.00	No
22	RED	Dust suppression	Buffalo Turbine					\$5,000.00	No
23	YELLOW	Mixer	Stone					\$2,000.00	No
24	Blue	Welder	Miller	Gold Star				\$1,000.00	No
25	RED	Hammer drill w/ bits	Milwaukee					\$200.00	No
26	YELLOW	Laser level	TOPCON	RL-H3A				\$750.00	No
27	YELLOW	Laser level	Lieca	Rugby 100				\$750.00	No
28	GREY	Platform scale	Salter Brecknell					\$1,250.00	No
29	Orange/Grey	Core drill w/ bits	Core Cut					\$400.00	No
30	WHITE	KUV (carpenters van)Cutaway	FORD	E450	2006	1FDXE45P86HA69439	Oak BC	\$10,000.00	No
31	WHITE	Cube Van	FORD	E350	1995	1FDKE37H2SHB91959	Oak BC	\$1,000.00	No
32	WHITE	Cube Van	FORD	SD	1996	1FDLE47G6THB40807	Oak BC	\$1,000.00	No
33	RED	Pick Up Zino	FORD	F250	2008	1FTSX21628E32162	Oak BC	\$0.00	Yes
34	RED	Semi tractor	kenworth	T800	2007		N/A	\$90,000.00	Yes
35	YELLOW	Dump truck tri-axle	Western Star	4964SX	1997	2WLPCDCJ1VK948363	Oak BC	\$30,000.00	No
36	RED/BK	Dump truck single axle	Ford	F650	2008	3FRNF65Z08V661158	Oak BC	\$0.00	Yes
37	RED	Semi tractor	KENWORTH	T800	2013	1XKDD00XXWR786932	Oak BC	\$90,000.00	Yes
38	RED	Semi tractor	KENWORTH	T800	2014		N/A	\$90,000.00	Yes
39	BLACK	Tag trailer	Talbert	AC3-25	2007	40FR0363072027690	Oak BC	\$20,000.00	No
40	YELLOW	Tag trailer	Talbert	AC-10	2006	40FR0312462025602	Oak BC	\$6,500.00	No
41	RED	Lowboy	Ethyre	55Ton	2005		N/A	\$60,000.00	No
42	RED	Trailer dump(Lead)	Thruway	4 Axle	2005	1D1D28A36PP031863	Oak BC	\$60,000.00	No
43	RED	Trailer dump(Lead)	Trailstar	4 Axle	2022	1D1D28A56PP031864	Oak BC	\$90,000.00	No
44	BK/OR	Mixer on trailer	HOMEMADE	2 AXLE	?	?	?	\$1,500.00	No
45	RED	Scrap trailer 20'	HOMEMADE	2 AXLE			?	\$1,500.00	No
46	BLACK	Utility trailer 10'	HOMEMADE	1 AXLE			?	\$600.00	No
47	RED	Tandem Axle 12' Trailer	HOMEMADE	2 AXLE			?	\$2,000.00	No
48	GREEN	Tandem Axle 16" Trailer	HOMEMADE	2 AXLE	?	1HHSE162R1000186	?	\$2,000.00	No
49	Yellow	Dozer	Caterpillar	D5	2000		N/A	\$35,000.00	No
50	Yellow	Dozer	Caterpillar	D3	2022		N/A	\$190,000.00	No
51	WHITE	Trailer-Storage 9162	Great Dane		1997	1GRAA561XVB155106	Oak BC	\$2,000.00	No
52	WHITE	Trailer-Storage 9165	Great Dane		1997	1GRAA5615VB155109	Oak BC	\$2,000.00	No
53	YELLOW	Excavator	Caterpillar	325CL	2006	BMMH00689	Oak BC	\$125,000.00	No
54	YELLOW	Excavator	Caterpillar	315CL	2003	CJC00649	Oak BC	\$50,000.00	No
55	YELLOW	Excavator	Yanmar	Vic80	2022	7WC00852	Oak BC	\$65,000.00	No
56	YELLOW	Frontend Loader	Flat Allis	FR160.2	1996	PDF00997	Oak BC	\$90,000.00	Yes

0955290

GRETCHEN WHITMER  
Governor  
**Michigan Department of Licensing and Regulatory Affairs**  
**Bureau of Construction Codes**  
**Company Builder License**

OAKWOOD BUILDING COMPANY INC  
14931 TECHNOLOGY DRIVE  
SHELBY TOWNSHIP, MI 48315

**Qualifying Officer:**  
**Ashleigh Marie Balsamo**  
**Qualifying Officer #**  
**242100249**

**MUST BE DISPLAYED IN A CONSPICUOUS PLACE**

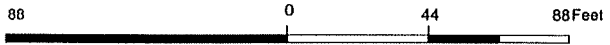
**License No.**  
**262100193**

**Expiration Date:**  
**05/31/2027**

This document is duly  
issued under the laws of the  
State of Michigan



# GIS Online



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM

Date: June 18, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan Schubert, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Dee Ann Irby, Controller  
Scott Finlay, City Engineer  
Kurt Bovensiep, Public Works Director  
Dennis Trantham, Deputy Public Works Director  
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications - Demolition of Buildings and Structures at 3500 John R Road, 5371 Rochester Road and Troy Farm Complex (partial) at 3305 and 3321 W South Blvd.

---

### History

#### **Site 11 (3500 John R Road, Sidwell #88-20-24-100-025)**

- Consists of two parcels totaling 13 acres and was purchased in 2000 with the approval of Proposal C Bond.
- Over the years all structures have been removed except the garage.
- The garage was used as auxiliary storage for the Parks Department until it fell in disrepair.
- The site has been used as soccer fields and occasional staging area for construction projects.
- The site will remain open space upon the removal of the structures.

#### **5371 Rochester Road (Sidwell #88-20-10-427-043)**

- City Council authorized the purchase as part of the proposed improvements to Rochester Road at the August 21, 2023 meeting of the Troy City Council (Resolution #2023-08-122-J-10).

#### **Troy Farm Complex (3305 and 3321 W South Blvd., Sidwell #88-20-06-200-007)**

- The City of Troy purchased the Troy Farm property in 1970 that includes 70 acres of open farmland for the Stage Nature Center and the Troy Farm Park.
- In 1973 the City of Troy purchased an additional 5.45 acres of land that includes the farmstead structures.
- In 1978 the City of Troy constructed a restroom facility to mimic a barn and installed a modular classroom and a gravel parking lot.
- The amenities were used from 1975 through the mid 1990's by the Troy Parks and Recreation Department for a youth summer camp, Camp Kish-Ka-Ko and by the Stage Nature Center for seasonal Junior Naturalist classes.
- During the 1980's the Parks and Recreation Department planted pumpkins in the field along South Blvd. and installed raised bed gardens for senior citizens. In the 1990's, at the request of the seniors using the gardens, a fence was constructed around the senior gardens to exclude the deer.



500 West Big Beaver  
 Troy, MI 48084  
 troymi.gov

## CITY COUNCIL AGENDA ITEM

- The large farmhouse has been largely unoccupied and used for storage throughout much of the city’s ownership, except from 1981-1985 when a Stage Nature Center Employee lived there.
- The smaller house was used by summer interns hired by the Troy Parks and Recreation Department, but has not been occupied since the 1990’s.
- The Garage/Workshop has only been used for storage and a workshop since ownership.
- The large farmhouse, garage/workshop, classroom, and restroom facility have fallen into disrepair as a result of their lack of use and maintenance since the recession.
- Five of these structures have fallen into severe disrepair and need removal:
  - 1917 large farmhouse
  - 1950’s smaller house and garage
  - 1980’s restroom facility and classroom
- The farm property, while old, is not listed on any historic registry.
- The Executive Director of the Troy Historical Society was invited to tour the property to gauge interest in the home as well as any of the contents. There was no interest.
- On October 9, 2021 the Field School from Eastern Michigan University also toured the farm property as an opportunity to study and apply what they have learned to a property that is old, but not classified as historic, and owned by a government or non-profit that has fallen into disrepair.
- Troy City Council approved the remediation of the property at the December 4, 2023 meeting of the Troy City Council (Resolution #2023-12-173-J-4b).

### Purchasing

On June 13, 2024, a bid opening was conducted as required by City Charter/Code for the demolition of buildings and structures at 3500 John R Road, 5371 Rochester Road and Troy Farm Complex (partial) at 3305 and 3321 W South Blvd. The bid was posted on the MITN Purchasing Group website; [www.bidnetdirect.com//city-of-troy-mi](http://www.bidnetdirect.com//city-of-troy-mi). Five hundred and fifty-nine (559) vendors were notified via the MITN website. Eight (8) bid responses was received. Below is a detailed summary of potential vendors:

<b>Companies notified via MITN</b>	559
Troy Companies notified via MITN	10
Troy Companies notified - Active email Notification	10
Troy Companies - Active Free	0
<b>Companies that viewed the bid</b>	123
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.

After reviewing the bid responses and positive references, *Oakwood Building Company, Inc. of Shelby Twp* is the low bidder meeting all specifications and is being recommended for award.



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM

### Financial

Funds are budgeted and available in the Capital Projects Funds for Park Development and Streets Major Roads with the associated project numbers and account numbers below for the 2024 fiscal year:

Location:	Project #	Account #	Expenditure
Site 11 (3500 John R Road)	2024C0046	401.770.771.974.130	\$7,000.00
5371 Rochester Road	2022CG0002	401.449.202.989.022065	\$8,800.00
Troy Farm Complex	2024C0042	401.770.771.974.070	\$32,524.00

### Recommendation

City Management recommends awarding a contract for the demolition of 3500 John R Road, 5371 Rochester Road and Troy Farm Complex (partial) at 3305 and 3321 W South Blvd. to the low bidder meeting specifications, *Oakwood Building Company, Inc. of Shelby Twp. MI*, for an estimated total cost of \$48,324; not to exceed budgetary limitations.

Opening Date: 06/13/2024  
 Date Reviewed: 06/13/2024

CITY OF TROY  
 BID TABULATION  
 PROPERTY DEMOLITION

VENDOR NAME:	Oakwood Building Company, Inc.	The Adams Group, Inc.	Blue Star, Inc.	Salenbien Trucking and Excavating, Inc.
CITY:	Shelby Twp., MI	Rochester Hills, MI	Warren, MI	Dundee, MI
CHECK #:	500363545	9105227885	1672300325	2347695
CHECK AMOUNT:	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00

**PROPOSAL: FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE DEMOLITION OF ALL BUILDINGS AND STRUCTURES LOCATED AT 3500 JOHN R ROAD, 5371 ROCHESTER ROAD, 3305 and 3321 W. SOUTH BOULEVARD (CAUGHLIN FARM PROPERTY - 5 STRUCTURES) IN THE CITY OF TROY**

<b>Proposal A:</b> Demolition at 3500 John R Road <b>COMPLETE FOR THE SUM OF:</b>	\$7,000.00	\$7,485.00	\$21,400.00	\$15,532.00
<b>Proposal B:</b> Demolition at 5371 Rochester Road <b>COMPLETE FOR THE SUM OF:</b>	\$8,800.00	\$19,226.00	\$20,100.00	\$17,065.00
<b>Proposal C:</b> Demolition at 3305 and 3321 W. South Boulevard (Caughlin Farm Property - 5 structures) <b>COMPLETE FOR THE SUM OF:</b>	\$32,524.00	\$48,100.00	\$47,300.00	\$63,378.00
<b>TOTAL PROPOSALS A, B &amp; C</b>	<b>\$48,324.00</b>	<b>\$74,811.00</b>	<b>\$88,800.00</b>	<b>\$95,975.00</b>

Can Meet Completion Date:	Y or N	Y	N - 2 Add'l days for W. S. Blvd.	Y	Y
Attended Mandatory Pre-Bid Meeting:	Y or N	Y	Y	Y	Y
Disposal Site:		Riverview Land Preserve	Not Specified	Woodland Meadows	Woodland Meadows
Can Meet Insurance:	Y or N	Y	Y	Y	Y
References:	Y or N	Y	Y	Y	Y
Payment Terms:	Y or N	Not Specified	On Completion	Not Specified	Net 30
Exceptions:		None	Per Addendum 1 Question 1: Under ground structure - Septic tank. If encountered, add add'l \$3,500.00 for pump, crush and fill. Per Oakland County requirements.	None	None
Acknowledgement:	Y or N	Y	Y	Y	Y
Vendor Questionnaire Provided:	Y or N	Y	Y	Y	Y
Addendum:	Y or N	Y	Y	Y	Y
Forms:	Y or N	Y	Y	Y	Y

**Low Bidder Meeting Specifications**

**ATTEST:**

(\*Bid Opening conducted via a Zoom Meeting)

Dennis Trantham  
 Andrew Chambliss  
 Nellie Bert  
 Martinique Gates

Emily Frontera  
 Purchasing Manager

CITY OF TROY  
 BID TABULATION  
 PROPERTY DEMOLITION

VENDOR NAME:	Adamo Demolition Company	Reese Contracting, Inc.	Radich Construction, LLC	SOS Quality Construction, LLC
CITY:	Detroit, MI	Wixom, MI	Troy, MI	Rochester Hills, MI
CHECK #:	1799369	2693964	518922473-4	3794000845
CHECK AMOUNT:	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00

**PROPOSAL: FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE DEMOLITION OF ALL BUILDINGS AND STRUCTURES LOCATED AT 3500 JOHN R ROAD, 5371 ROCHESTER ROAD, 3305 and 3321 W. SOUTH BOULEVARD (CAUGHLIN FARM PROPERTY - 5 STRUCTURES) IN THE CITY OF TROY**

<b>Proposal A:</b> Demolition at 3500 John R Road <b>COMPLETE FOR THE SUM OF:</b>	\$20,500.00	\$35,000.00	\$17,900.00	\$42,000.00
<b>Proposal B:</b> Demolition at 5371 Rochester Road <b>COMPLETE FOR THE SUM OF:</b>	\$28,900.00	\$36,800.00	\$23,300.00	\$44,000.00
<b>Proposal C:</b> Demolition at 3305 and 3321 W. South <b>COMPLETE FOR THE SUM OF:</b>	\$74,600.00	\$95,000.00	\$134,000.00	\$172,375.00
<b>TOTAL PROPOSALS A, B &amp; C</b>	<b>\$124,000.00</b>	<b>\$166,800.00</b>	<b>\$175,200.00</b>	<b>\$258,375.00</b>

Can Meet Completion Date:	Y or N	N - Proposals A & B can be completed in the allotted 1 week each site. Proposal C will require 2 business weeks.	Y	N - (1) Calendar Week per Building	Y
Attended Mandatory Pre-Bid Meeting:	Y or N	Y	Y	Y	Y
Disposal Site:		GFL	Not Specified	Eagle Valley Landfill	Waste Management - Pine Tree Acres Landfill
Can Meet Insurance:	Y or N	Y	Y	Y	Y
References:	Y or N	Y	Y	Y	Y
Payment Terms:	Y or N	As Specified	Not Specified	Net 30 Days	Upon Substantial Completion
Exceptions:		If awarded all properties we deduct \$4,000.00	None	(1) Calendar Week per Building to complete; Pump & Fill Septic Tank: \$900/Ea	None
Acknowledgement:	Y or N	Y	Y	Y	Y
Vendor Questionnaire Provided:	Y or N	Y	Y	Y	Y
Addendum:	Y or N	Y	N	Y	Y
Forms:	Y or N	Y	Y	Y	Y





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Jessica Topie	
Guy Hurley, LLC		PHONE (A/C, No, Ext): (248) 519-1400	FAX (A/C, No): (248) 519-1401
989 E. South Boulevard		E-MAIL ADDRESS: jtopie@ghbh.com	
Suite 200		INSURER(S) AFFORDING COVERAGE	
Rochester Hills MI 48307		INSURER A: Kinsale Insurance Co	
INSURED		INSURER B: Accident Fund Insurance Company of America	
Oakwood Building Company		INSURER C: Citizens Insurance Company of America	
14931 Technology Dr		INSURER D:	
Utica MI 48315		INSURER E:	
		INSURER F:	

COVERAGES      CERTIFICATE NUMBER: 24-25 Master      REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	Y		01002960880	04/19/2024	04/19/2025	EACH OCCURRENCE \$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000	
							MED EXP (Any one person) \$ Excluded	
							PERSONAL & ADV INJURY \$ 1,000,000	
GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE \$ 2,000,000	
<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC							PRODUCTS - COMP/OP AGG \$ 2,000,000	
OTHER:							\$	
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$	
	<input type="checkbox"/> ANY AUTO						<input type="checkbox"/> SCHEDULED AUTOS	BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY						<input type="checkbox"/> NON-OWNED AUTOS ONLY	BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY						<input type="checkbox"/> AUTOS ONLY	PROPERTY DAMAGE (Per accident) \$
							\$	
A	UMBRELLA LIAB			01002960660	04/19/2024	04/19/2025	EACH OCCURRENCE \$ 4,000,000	
	EXCESS LIAB						OCCUR CLAIMS-MADE	AGGREGATE \$ 4,000,000
	DED						RETENTION \$	\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	N/A	ARP12006220000	04/22/2024	04/22/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$ 1,000,000	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000	
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000	
C	Inland Marine			IHB J708236 00	05/02/2024	05/02/2025	Scheduled Equip 729,840	
							Leased/Rented 100,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Troy is an Additional Insured for General Liability on a Primary & Non-Contributory basis when required by written contract. 30 Day Notice of Cancellation (Except Non-Payment of Premium) applies in favor of City of Troy for General Liability when required by written contract.


## CERTIFICATE HOLDER

City of Troy  
500 W Big Beaver Road  
  
Troy MI 48084

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
07/12/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b>  Tom Mazzola 45150 North Avenue  Macomb MI 48042527	<b>CONTACT NAME:</b> Tom Mazzola <b>PHONE (A/C, No, Ext):</b> 586-948-5600 <b>E-MAIL ADDRESS:</b> tom.mazzola.cyw7@statefarm.com	<b>FAX (A/C, No):</b>
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURER A :</b> State Farm Mutual Automobile Insurance Company		25178
<b>INSURER B :</b>		
<b>INSURER C :</b>		
<b>INSURER D :</b>		
<b>INSURER E :</b>		
<b>INSURER F :</b>		

### COVERAGES                      CERTIFICATE NUMBER:                      REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPI/OP AGG \$ \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y	Y	C988428-E25-22C C990505-E23-22	05/25/2024 05/23/2024	11/25/2024 11/23/2024	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE    OTH-ER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>  City of Troy 500 W Blg Beaver  Troy MI 48084	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  <b>AUTHORIZED REPRESENTATIVE</b>  Completed by an authorized State Farm representative. If signature is required, please contact a State Farm agent.
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