



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: May 13, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Salim O. Huerta, Building Official
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications - Demolition of Buildings and Structures – 18 Belhaven

History

The residential structure at 18 Belhaven has been the subject of sixty-seven separate code enforcement cases since 2012. Chronic violations have included structural deterioration, property maintenance issues, and conditions conducive to animal harborage. City records also show the home has been unoccupied since 2017.

Following multiple complaints from the Belzair Property Owners Association in early 2024 and a prior “Do Not Occupy” order issued after a warranted inspection in 2022, the Building Official declared the home “Dangerous and Unsafe” on April 25, 2024, in accordance with City Code Chapter 82. The order to demolish was served through all required legal methods, including posting, publication, and notice to known parties. No appeal was received.

On October 15, 2024, Wells Fargo Bank N.A., a party of interest, confirmed in writing that it could not take remedial action and acknowledged the City’s authority to move forward.

On December 9, 2024, the Troy City Council formally authorized demolition by passing Resolution #2024-12-160, directing the Building Official to proceed with demolition.

Purchasing

- On May 1, 2025 a bid opening was conducted as required by City Charter/Code for the demolition of all buildings and structures located at 18 Belhaven.
- The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com//city-of-troy-mi.
- Six hundred and nine (609) vendors were notified via the MITN system.
- Four (4) bid responses and one (1) no bid were received. Below is a detailed summary of potential vendors for the bid opportunity:



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Purchasing (continued)

Companies notified via MITN	609	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.
Troy Companies notified via MITN	12	
Troy Companies notified - Active email Notification	12	
Troy Companies - Active Free	0	
Companies that viewed the bid	57	
Troy Companies that viewed the bid	2	

Financial

Funds are available in the General Fund under the Building Inspection Department and will be charged to Account Number 101.371.802.400. These expenses will be reimbursed by the property owner through the City's normal billing process.

Recommendation

City Management recommends awarding a contract for the demolition of all buildings and structures at 18 Belhaven to low bidder meeting specifications, *Mierzwa Construction, LLC of Pontiac, MI* at unit prices contained in the bid tabulation opened May 1, 2025 for an estimated total cost of \$14,449.00; not to exceed budgetary limitations.

Opening Date: 05/01/2025
Date Reviewed: 05/01/2025

CITY OF TROY
BID TABULATION
PROPERTY DEMOLITION - 18 BELHAVEN DR.

VENDOR NAME:	Mierzwa Construction, LLC	PWD Contracting, LLC	Radich Construction, LLC	Blue Star, Inc.
CITY:	Pontiac, MI	Detroit, MI	Troy, MI	Warren, MI
CHECK #:	500523973	2018743216	519511268-7	1325700094
CHECK AMOUNT:	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00

PROPOSAL: TO FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE DEMOLITION OF THE ALL BUILDINGS AND STRUCTURES LOCATED AT 18 BELHAVEN ROAD IN THE CITY OF TROY

Demolition at 18 Belhaven in accordance with Specifications				
COMPLETE FOR THE SUM OF:	\$14,449.00	\$17,500.00	\$24,200.00	\$29,000.00

Attended Mandatory Pre-Bid Meeting:	Y or N	Y	Y	Y	Y
Can Meet Completion Date:	Y or N	Y	Y	Y	Y
Disposal Site:		Eagle Valley Waste Management	Eagle Valley Landfill	Eagle Valley Landfill	Waste Management - Eagle Valley
Can Meet Insurance:	Y or N	Y	Y	Y	Y
References:	Y or N	Y	2 References Listed	Y	Y
Payment Terms:	Y or N	Net 30	Not Specified	Net 30 Days	Not Specified
Exceptions:		None	None	None	None
Acknowledgement:	Y or N	Y	2 of 3 Signed	Y	Y
Vendor Questionnaire Provided:	Y or N	Y	Y	Y	Y
Addendum:	Y or N	Y	N	Y	N
Forms:	Y or N	Y	Y	Y	Y

Low Bid Meeting Specifications

No Bid - Renascent Demolition

ATTEST:
(*Bid Opening conducted via a Zoom Meeting)

Dennis Trantham
Salim Huerta
Joe Lagarde
Andrew Chambliss
Nellie Bert
Bryan Pompa

Emily Frontera
Purchasing Manager