



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: February 26, 2020



To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Lisa Burnham, Accounting Manager
Cathy Russ, Library Director
Kurt Bovensiep, Public Works Director
Dennis Trantham, Facilities and Grounds Operations Manager
MaryBeth Murz, Purchasing Manager

Subject: Standard Purchasing Resolution 4 – Oakland County Purchasing Cooperative – Library Basement Water Infiltration

History

- The existing Troy Public Library was constructed in two sections. The first section was completed in 1971 and the second section in 1985.
- Over the years there have been numerous attempts at rectifying the infiltration of water in the basement.
- In October of 2014, a portion of the basement floor along the exterior walls was removed and a drainage system was installed temporarily relieving the water intrusion.
- In October of 2014, the City of Troy Engineering Department also designed and installed drainage along the east side of the library to mitigate the amount of water reaching the foundation.
- In 2018 the leaks appeared further in the basement along interior walls.
- Through investigation it has been determined that the ground water is under the basement floor causing the interior walls and joints to seep water.
- Also identified as a source of water intrusion is the deteriorated block and lintel around the fresh air inlet.
- A plan to install under slab drainage along the perimeter has been developed to reduce the hydrostatic pressure and carry the water to the sump pump.
- A plan has also been developed to address and correct the deteriorated block around the fresh air intake.

Purchasing

- A quote in the amount of \$20,000 was received from *National Restoration, Inc. of Milford, MI* for the mitigation of water in the basement of the Troy Public Library as per the attached quote dated February 8, 2020.
- *National Restoration, Inc. of Milford, MI* has been awarded the Oakland County Purchasing Cooperative Contract #005106.



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Purchasing (continued)

- Oakland County Purchasing Cooperative contracts meet all State of Michigan requirements for competitive bidding including fair and open competition, public advertising, and availability for review.
- Therefore, it is in the best of the City to waive the bid process and utilize the Oakland County Purchasing Cooperative Contract for this project.

Financial

Funds are budgeted and available in the Library Capital Fund; Project Number 2020C0047 for the 2020 fiscal year. Expenditures will be charged to account number 401.790.7975.900.

Recommendation

City management recommends awarding a contract to *National Restoration, of Milford, MI* for the mitigation of water in the basement of the Troy Public Library for an estimated total of \$20,000 as detailed in the attached quote and as per the Oakland County Purchasing Cooperative Contract #005106. Also, City management recommends including a contingency amount of \$9,000; for a not to exceed total amount of \$29,000. The award is contingent upon the contractor's submission of properly executed insurance documents and all other specified requirements.

NATIONAL RESTORATION INC

2165 Fyke Dr.

Milford, MI 48381

248-318-0609 Fax 248-714-6323

johnf@nationalrestoration.net

February 8, 2020

Its Not Luck, Its know How!

Licensed Builder

Mr. Dennis Trantham

Operations Manager, Facilities and Grounds

City of Troy, MI

500 West Big Beaver Road

Troy, MI 48084

248-524-3503, cell 586-219-7461

Dennis.trantham@troymi.gov

RE: Leaks @ Library

Mr. Trantham,

Per our onsite meeting, we are proposing to provide, all material, labor and equipment needed to complete the following items of work.

Scope of Work: Basement Below Slab Drainage

- During our investigation we drilled through the existing floor slab in two locations and had water immediately come up through the holes, indicating that there is standing water under the floor slabs. This water seeps up through the joints between the floor slab and the masonry walls. We would like to install an under-slab drainage system in the troubled areas but will be severely limited due to the locations of the existing floor drains and sump basin. There is also an extensive number of conduits in this area that run under the existing floor slab. We are proposing to install a perimeter drain in two small locations with the hopes that they will be enough in reducing the water level and hydrostatic pressure enough to eliminate the existing leaks. This is no guarantee that this will completely resolve the issue, but we feel it will help the situation. Ordinarily we would install the drain along the entire length of the walls in the leak areas and are able to resolve the issue. This is the most affordable way to try to eliminate this water condition without major expenses.
- In two areas in the mechanical room side, saw cut and remove the concrete out 18" from the wall. 4 l.f. in the NE corner, just east of the electrical panels, and a 12 l.f. section in the mechanical room near the sump. There will be a 12" wide area from the wall to the nearest floor drain or sump at each area.
- Dig out the existing soil a minimum of 12" in each work area.
- Rill through the footing every 16" to the finished side of the basement.
- Install a 3" bed of pea gravel. Install a 4" perforated drainpipe along the wall and connect into the floor drain or sump.
- Cover the drain line and fill the work are with pea gravel to the base of the concrete.

- Pour new concrete back into the work area, and finish to match the existing as close as possible.
- Time and materials not to exceed \$15,000.00. This is to be completed per our Maintenance contract rates with Oakland County purchasing.

Scope of Work: Intake Louver at Base of Stairs

- Mobilize
- Remove 3 course of brick from above the lintel. Remove the existing rusted, deteriorated lintel and install a new lintel. The new lintel will be primed and have two coats of rust inhibiting paint on it.
- Install a self-adhering flashing to the new lintel and backup wall.
- Install end dams and lay new brick with weeps every 24”.
- Remove and replace the existing sealant and backer rod from the perimeter of the louver.
- Install 10 weep holes in the base of the louver tray to allow water to drain from the louver instead of overflowing to the inside.
- Jobsite cleanup.
- Time and materials not to exceed \$5,000.00. This is to be completed per our Maintenance contract rates with Oakland County purchasing

Exclusions:

- Cost for permits and inspections
- Prevailing wages
- Premium time
- Lawn damage

We appreciate the opportunity to quote your work. If you have any questions or concerns, please contact me.

Sincerely,

John Fletcher, President