



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: July 7, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Lisa Burnham, Controller
Brian Goul, Recreation Director
Kurt Bovensiep, Public Works Director
Dennis Trantham, Facilities and Grounds Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications and Standard Purchasing Resolution 4: OMNIA Purchasing Cooperative Contract – Community Center Phase II (sections A, B, C, K, L and M and Alternate section J) Roof Replacement

History

- The Troy Community Center was constructed in 2 separate phases. The first phase was built in 2002 and consisted of the west portion of the facility with the east portion following in 2003. The original roofing contractor went out of business sometime after the completion of the Recreation Center
- The manufacturer warranty for the roof expired on March 16, 2018.
- In 2018 a complete facility condition assessment (FCA) and analysis was conducted and identified the recommendation to replace the roof at the Community Center through the regular capital renewal process.
- The roof at the Troy Community Center consists of two different types of roofs. The primary type of roof is a 3-ply modified asphalt built up-roof with a gravel surface.
- The secondary type of roof is a single ply EPDM (ethylene-propylene diene monomer) roof or simply a synthetic rubber roof. This is the roof that has failed.
- The FCA recommended that the secondary roof be replaced in 2023.
- At the April 22, 2019 meeting of the Troy City Council Resolution #2019-04-042-J-4f authorized the expenditure of \$100,000 to repair several areas to extend the life of the roof. This action allowed for the roof to be phased into smaller projects.
- On August 24, 2020 Troy City Council approved Phase I Barrel Roof Replacement: Resolution #2020-08-119-J-4e.

Purchasing

The bid was posted on the Michigan Inter-governmental Trade Network (MITN) website; www.mitn.info. On Tuesday, June 15, 2021 a Mandatory Onsite Pre-Bid Meeting was held at 8:30 a.m. at the Community Center. On Thursday, June 24, 2021, a bid opening was conducted as required by City Charter and Code for the Community Center Phase II Roof Replacement. Three (3) bid proposals and one (1) no bid response was received. Below is a detailed summary of potential vendors:



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Companies notified via MITN	234
Troy Companies notified via MITN	10
Troy Companies notified Active email Notification	10
Troy Companies - Active Free	0
Companies that viewed the bid	48
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 Community Center Phase II and Alternate Section J 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.
- A 30-year materials and labor warranty is included.
- Anticipated Project completion date is November 15, 2021 contingent upon material availability.
- The roofing materials will be purchased direct from *The Garland Company, Inc.* based on the OMNIA Partners Cooperative Purchasing Contract #PW1925.

Lutz Roofing Company, Inc	\$964,000.00
The Garland Company, Inc	<u>\$872,839.33</u>
Total Roof Replacement Cost:	\$1,836,839.33
Contingency Amount:	\$163,160.67
Grand Total Roof Replacement Cost:	\$2,000,000.00

Financial

Funds for the Community Center Roof are budgeted and available in the Capital Project Fund under Recreation Project Number 2022C0068 for the 2022 fiscal year. Expenditures will be charged to account number 401.752.755.7975.125.

Recommendation

City Management recommends awarding contracts for the Community Center Roof Replacement for Phase II (sections A, B, C, K, L, and M and Alternate J) as per bid specifications to the low bidder meeting specifications, *Lutz Roofing Company, Inc of Shelby Township, MI* for an estimated total cost of \$964,000 at unit prices contained in the bid tabulation opened June 24, 2021 and to *The Garland Company, Inc. of Cleveland, OH* based on the OMNIA Partners Cooperative Purchasing Contract for \$872,839.33 for an estimated total cost of \$1,836,839.33 and a contingency of \$163,160.67 for a total amount not to exceed \$2,000,000.



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SHEET: 1 OF 3

DATE: 3-13-21

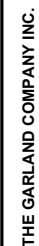
Section 1

JOB NUMBER:

DWG BY:

CHK BY:

COMMUNITY CENTER

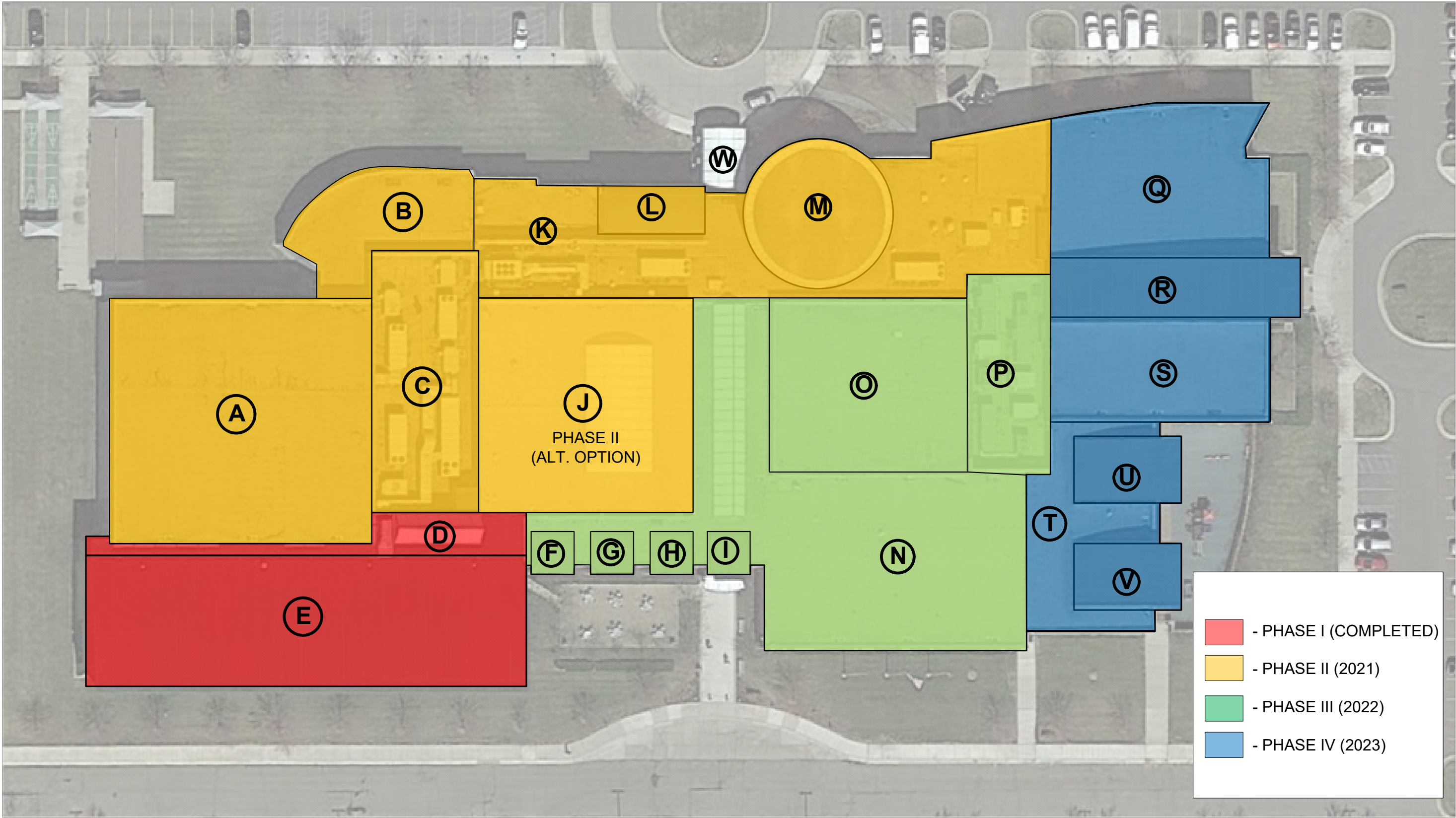



3800 EAST 91st STREET - CLEVELAND, OHIO 44105-2197

PHONE (800) 321-9336 / FAX (216) 641-0633



City of Troy - Campus
TROY, MICHIGAN



		<div>City of Troy</div> <div>TROY, MICHIGAN</div>		<div>THE GARLAND COMPANY INC.</div> <div>3800 EAST 91st STREET - CLEVELAND, OHIO 44105-2197</div> <div>PHONE (800) 321-9336 / FAX (216) 641-0633</div>	
<div>SCOPE OF WORK – COMMUNITY CENTER</div>					
<div>BASE BID SCOPE FOR SECTIONS E, D, F, G, H, I, L, R, U, & V (EXISTING SINGLE-PLY EPDM)</div> <div>EPDM BASE BID SCOPE: 2-PLY, COLD-PROCESS URETHANE MODIFIED SYSTEM IN ZERO VOC ADHESIVE WITH ALUMINUM COATING</div> <div><div><div>1)</div><div>Remove existing roof and roofing components, including counter-flashings, copings, gravel stops, and insulation, down to metal decking. Check decking for deficiencies and replace deteriorated decking at the cost/sf price as identified on the bid form.</div></div><div><div>2)</div><div>Mechanically attach two layers of 2" Polyisocyanurate insulation at predetermined fastening pattern to achieve necessary wind uplift values as specified. Insulation stops to be utilized where needed.</div></div><div><div>3)</div><div>Install ½” DensDeck or SecuRock set in InsuLock insulation adhesive per wind uplift requirements in 4'x4' maximum sheets.</div></div><div><div>4)</div><div>All accessories such as pipe boots, sealants, etc. are to be installed as identified in specifications and drawings.</div></div><div><div>5)</div><div>New HPR, two-ply modified system is to consist of StressBase 80 and Optimax mineral cap set in GreenLock cold process, zero VOC adhesive at a rate of 2.5 gallons per square. Back-nailing requirements to be followed per specifications.</div></div><div><div>6)</div><div>Flashing plies at all perimeter and penetration conditions are to be installed per provided details utilizing StressBase 80 Base Sheet and Optimax Mineral Surfaced SBS Cap sheet set in Flashing Bond adhesive.</div></div><div><div>7)</div><div>All copings and counter-flashings are to prefabricated R-Mer Edge per specifications in owner’s choice of a standard color.</div></div><div><div>8)</div><div>Copings are to be ANSI-SPRI ES1 rated, shop formed provided by roofing manufacturer.</div></div><div><div>9)</div><div>The field of the roof is to receive two coats of aluminized coating approximately 30 days after completion at a rate of 0.75 gallons per square.</div></div><div><div>10)</div><div>Garland Representative to be on site to inspect project and provide routine reports indicating any details and/or conditions that should be noted and ensure full compliance with bidding documents.</div></div><div><div>11)</div><div>Garland to issue 40-year total warranty to owner and contractor to issue 3 year workmanship warranty.</div></div></div>					
<div>BID SCOPE FOR SECTIONS: A, B, C, J, K, M, N, O, P, Q, S, & T (EXISTING CTP BUR)</div> <div>BUR SCOPE OF WORK: 2-PLY MODIFIED CTP SYSTEM IN ZERO VOC ADHESIVE AND CTP FLOOD COAT</div> <div><div><div>1)</div><div>Remove existing roof and roofing components, including counter-flashings, copings, gravel stops, and insulation, down to metal decking. Check decking for deficiencies and replace deteriorated decking at the cost/sf price as identified on the bid form.</div></div><div><div>2)</div><div>At areas of concrete decking, install torch-applied HPR Torch Base directly over decking. Insulation is to be adhered with Insulock at areas where vapor barrier is installed.</div></div><div><div>3)</div><div>Mechanically attach two layers of 2" Polyisocyanurate insulation at predetermined fastening patter to achieve necessary wind uplift values as specified.</div></div><div><div>4)</div><div>Where necessary, install tapered polyisocyanurate system where necessary and/or cricket system to facilitate 1/8" slope to existing drain locations</div></div><div><div>5)</div><div>Install ½” DensDeck or SecuRock set in InsuLock insulation adhesive per wind uplift requirements.</div></div><div><div>6)</div><div>Sump all drains where allowed to achieve 4' x 4' pan.</div></div><div><div>7)</div><div>All accessories such as cant strips, drain inserts (or new drains), sealants, etc. are to be installed as identified in specifications and drawings.</div></div><div><div>8)</div><div>New HPR, two-ply modified system is to consist of StressBase 80 and Millennium CTP smooth cap set in GreenLock cold process, zero VOC adhesive at a rate of 2.5 gallons per square.</div></div><div><div>9)</div><div>Flashing plies at all perimeter and penetration conditions are to be installed per provided details utilizing StressBase 80 Base Sheet and StressPly Plus FR Mineral Surfaced SBS Cap sheet set in Flashing Bond adhesive.</div></div><div><div>10)</div><div>All copings and counter-flashings are to be fabricated from 24 Ga., prefinished steel per specifications in owner’s choice of a standard color.</div></div><div><div>11)</div><div>Copings are to be ANSI-SPRI ES1 rated, shop formed provided by roofing manufacturer.</div></div><div><div>12)</div><div>Pitch pans and gravel guards around drains are to utilize 16 oz, cold rolled copper with grade 50A solder.</div></div><div><div>13)</div><div>The field of the roof is to receive a flood coat of Black Knight Cold, cold process bitumen at a rate of 5 gallons per square and 500lbs/sq of pea gravel.</div></div><div><div>14)</div><div>All exposed SBS flashings are to receive a reflective coating of Garla-Brite per specifications and details.</div></div><div><div>15)</div><div>Garland Representative to be on site daily to inspect project and provide daily reports indicating any details and/or conditions that should be noted and ensure full compliance with bidding documents.</div></div><div><div>16)</div><div>Garland to issue 30-year total warranty to owner and contractor to issue 3 year workmanship warranty.</div></div></div>					
<div>REVISION:</div> <div>△</div> <div>△</div>		<div>SCOPE OF WORK</div>			
<div>SHEET: 3 OF 3</div>		<div>DATE: 3-13-21</div>		<div>JOB NUMBER:</div>	
		<div>DWG BY:</div>		<div>CHK BY:</div>	

Vendor Name: City: Check #: Check Amount:					Royal Roofing Co. Inc.	Lutz Roofing Co. Inc.	Schreiber Corporation
					Orion, MI	Shelby Twp, MI	Wixom, MI
					2014637295	1142570225	9468422878
					\$25,000	\$25,000	\$25,000
PROPOSAL: TO COMPLETE THE ROOF REPLACEMENT FOR THE CITY OF TROY COMMUNITY CENTER (Phase II, Phase III, and Phase IV) a multi-year, multi-phase project.							
Roof Replacement					Total	Total	Total
PROPOSAL A: Phase II (2021) Community Center Base Bid					\$797,400.00	\$817,000.00	\$995,000.00
Materials:					\$781,584.64	\$726,353.58	\$699,219.71
Total of Proposal A and Materials					\$1,578,984.64	\$1,543,353.58	\$1,694,219.71
Alternate Section J					\$138,050.00	\$147,000.00	none
Materials:					none	\$146,485.75	none
Total of Alternate Section J and Materials						\$293,485.75	
PROPOSAL B: Phase III (2022) Community Center Base Bid					\$600,400.00	\$645,000.00	none
PROPOSAL C: Phase IV (2023) Community Center Base Bid					\$393,850.00	\$321,000.00	none
LINE ITEM COST: Should additional work be determined necessary once roofing is removed, the following prices are to be used as unit costs per determined quantity during construction.							
Line Item Cost for Wood Blocking Replacement:				LF	\$7.50	\$8.00	\$8.00
Line Item Cost for Metal Decking Replacement:				SF	\$10.00	\$8.50	\$12.50
Line Item Cost for Concrete Decking Repair:				SF	\$120.00	T&M	\$40.00
Line Item Cost for Drain Replacement:				EA	\$2,000.00	\$2,850.00	\$2,500.00
Line Item Cost for Drain Clean Out:				EA	\$350.00	\$1,450.00	\$2,000.00
COMMUNITY CENTER - PHASE II (2021)							
Product #	Product Name	Unit/Size	Coverage Rate		Quantity	Quantity	Quantity
7347	InsuLock HR	Kit	600 sq. ft.	\$357.39	110	104	80
4411-80	StressBase 80	Roll	150 sq. ft.	\$221.76	415	400	420
4702	Optimax FR Mineral	Roll	75 sq. ft.	\$454.41	26	25	25
7301-5	GreenLock Membrane Adhesive	5 gallon	2.5 gal/sq.	\$338.58	420	416	430
4601-G	Milennium Smooth Cap	Roll	100 sq. ft.	\$369.27	469	460	485
4603-G	Milennium Mineral Cap	Roll	75 sq. ft.	\$433.62	180	130	170
4113	HPR Torch Base	Roll	100 sq. ft.		0	0	Not Specified
7343-5	Black-Knight Cold	5 gallon	5 gal/sq.	\$197.01	407	403	Not Specified
7343-55	Black-Knight Cold	55 gallon	5 gal/sq.	\$2,045.34	0	0	40
7302-3	GreenLock Flashing Adhesive	3.5 gallon	5 gal/sq.	\$285.12	400	215	Not Specified
7411-5	GarlaBrite	5 gallon	0.75 gal/sq. X2	\$234.63	46	28	37
7110-5	Flashing Bond	5 gallon	5 gal/sq.	\$111.87	90	90	90
EDGE22KYN8	R-Mer Edge Fascia	22 gallon	8" x 120"	\$139.01	50	12	310
MEMO22KYN8	R-Mer Edge Fascia - Outside Miter	22 gallon		\$94.25	8	2	20
4131	Flat Stock	24 gallon	4' x 10'	\$111.87	100	100	100
Shipping est \$11,000			TOTAL		\$781,584.64	\$726,353.58	\$699,219.71

BID TABULATION
CITY OF TROY
ROOF REPLACEMENT - COMMUNITY CENTER

ITB-COT 21-34

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Vendor Name: City:					Royal Roofing Co. Inc.	Lutz Roofing Co. Inc.	Schreiber Corporation
					Orion, MI	Shelby Twp, MI	Wixom, MI
COMMUNITY CENTER - PHASE III (2022)							
Product #	Product Name	Unit/Size	Coverage Rate		Quantity	Quantity	Quantity
7347	InsuLock HR	Kit	600 sq. ft.	\$357.39	92	90	N/A
4411-80	StressBase 80	Roll	150 sq. ft.	\$221.76	337	320	N/A
4702	Optimax FR Mineral	Roll	75 sq. ft.	\$454.41	45	50	N/A
7301-5	GreenLock Membrane Adhesive	5 gallon	2.5 gal/sq.	\$338.58	361	358	N/A
4601-G	Milennium Smooth Cap	Roll	100 sq. ft.	\$369.27	388	380	N/A
4603-G	Milennium Mineral Cap	Roll	75 sq. ft.	\$433.62	110	120	N/A
4113	HPR Torch Base	Roll	100 sq. ft.		0	0	N/A
7343-5	Black-Knight Cold	5 gallon	5 gal/sq.	\$197.01	333	334	N/A
7343-55	Black-Knight Cold	55 gallon	5 gal/sq.	\$2,045.34	0	0	N/A
7302-3	GreenLock Flashing Adhesive	3.5 gallon	5 gal/sq.	\$285.12	218	195	N/A
7411-5	GarlaBrite	5 gallon	0.75 gal/sq. X2	\$234.63	33	30	N/A
7110-5	Flashing Bond	5 gallon	5 gal/sq.	\$111.87	100	90	N/A
EDGE22KYN8	R-Mer Edge Fascia	22 gallon	8" x 120"	\$139.01	32	32	N/A
MEMO22KYN8	R-Mer Edge Fascia - Outside Miter	22 gallon		\$94.25	8	8	N/A
4131	Flat Stock	24 gallon	4' x 10'	\$111.87	90	110	N/A
Shipping est \$11,000			TOTAL		\$614,224.69	\$606,432.40	
COMMUNITY CENTER - PHASE IV (2023)							
Product #	Product Name	Unit/Size	Coverage Rate		Quantity	Quantity	Quantity
7347	InsuLock HR	Kit	600 sq. ft.	\$357.39	59	57	N/A
4411-80	StressBase 80	Roll	150 sq. ft.	\$221.76	210	200	N/A
4702	Optimax FR Mineral	Roll	75 sq. ft.	\$454.41	120	130	N/A
7301-5	GreenLock Membrane Adhesive	5 gallon	2.5 gal/sq.	\$338.58	237	222	N/A
4601-G	Milennium Smooth Cap	Roll	100 sq. ft.	\$369.27	180	170	N/A
4603-G	Milennium Mineral Cap	Roll	75 sq. ft.	\$433.62	60	60	N/A
4113	HPR Torch Base	Roll	100 sq. ft.		0	0	N/A
7343-5	Black-Knight Cold	5 gallon	5 gal/sq.	\$197.01	163	153	N/A
7343-55	Black-Knight Cold	55 gallon	5 gal/sq.	\$2,045.34	0	0	N/A
7302-3	GreenLock Flashing Adhesive	3.5 gallon	5 gal/sq.	\$285.12	153	130	N/A
7411-5	GarlaBrite	5 gallon	0.75 gal/sq. X2	\$234.63	39	38	N/A
7110-5	Flashing Bond	5 gallon	5 gal/sq.	\$111.87	45	43	N/A
EDGE22KYN8	R-Mer Edge Fascia	22 gallon	8" x 120"	\$139.01	66	59	N/A
MEMO22KYN8	R-Mer Edge Fascia - Outside Miter	22 gallon		\$94.25	12	6	N/A
4131	Flat Stock	24 gallon	4' x 10'	\$111.87	90	90	N/A
Shipping est \$10,000			TOTAL		\$415,208.74	\$397,524.25	

BID TABULATION
CITY OF TROY
ROOF REPLACEMENT - COMMUNITY CENTER

ITB-COT 21-34
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Vendor Name: City:					Royal Roofing Co. Inc.	Lutz Roofing Co. Inc.	Schreiber Corporation
					Orion, MI	Shelby Twp, MI	Wixom, MI
COMMUNITY CENTER - ALTERNATE SECTION J							
Product #	Product Name	Unit/Size	Coverage Rate		Quantity	Quantity	Quantity
7347	InsuLock HR	Kit	600 sq. ft.	\$357.39	N/A	22	N/A
4411-80	StressBase 80	Roll	150 sq. ft.	\$221.76	N/A	80	N/A
4702	Optimax FR Mineral	Roll	75 sq. ft.	\$454.41	N/A	0	N/A
7301-5	GreenLock Membrane Adhesive	5 gallon	2.5 gal/sq.	\$338.58	N/A	86	N/A
4601-G	Milennium Smooth Cap	Roll	100 sq. ft.	\$369.27	N/A	95	N/A
4603-G	Milennium Mineral Cap	Roll	75 sq. ft.	\$433.62	N/A	35	N/A
4113	HPR Torch Base	Roll	100 sq. ft.		N/A	0	N/A
7343-5	Black-Knight Cold	5 gallon	5 gal/sq.	\$197.01	N/A	86	N/A
7343-55	Black-Knight Cold	55 gallon	5 gal/sq.	\$2,045.34	N/A	0	N/A
7302-3	GreenLock Flashing Adhesive	3.5 gallon	5 gal/sq.	\$285.12	N/A	50	N/A
7411-5	GarlaBrite	5 gallon	0.75 gal/sq. X2	\$234.63	N/A	4	N/A
7110-5	Flashing Bond	5 gallon	5 gal/sq.	\$111.87	N/A	25	N/A
EDGE22KYN8	R-Mer Edge Fascia	22 gallon	8" x 120"	\$139.01	N/A	0	N/A
MEMO22KYN8	R-Mer Edge Fascia - Outside Miter	22 gallon		\$94.25	N/A	0	N/A
4131	Flat Stock	24 gallon	4' x 10'	\$111.87	N/A	23	N/A
Shipping est \$4,000			TOTAL			\$146,485.75	

BID TABULATION
CITY OF TROY
ROOF REPLACEMENT - COMMUNITY CENTER

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Vendor Name:		Royal Roofing Co. Inc.	Lutz Roofing Co. Inc.	Schreiber Corporation
City:		Orion, MI	Shelby Twp, MI	Wixom, MI
State Warranty:		Garland	40-yr on sloped roofs, 30-yr on flat roofs	None
State Start Date (anticipated & approximate):		TBD (Dependant on Materials)	TBD based on material availability	None
Anticipated Duration to Complete:		40 working days	Phase 2: 45 working Days	None
Attended Mandatory Pre-Bid Meeting:		Y or N	Y	Y
Completed Bid Compliance Form:		Y or N	Y	Y
Contact Information: Hours of Operation:		6-4pm	7am-5pm	Mon-Fri 7am-5pm
24 Hour Phone #:		248.276.7663	586.739.1148	248.926.1500
Proposed Payment Schedule:		Monthly net 30	Monthly Billing net 30	Net 30
References:		Y or N	Y	Y
Insurance:		Y or N	Y	Y
Payment Terms:		Net 30	Net 30	Net 30
Warranty:		Garland	30 or 40 year	As Specified
Completion:		TBD (Dependant on Materials)	Not Specified	Not Specified
Exceptions:		Asbestos Removal Interior protection	Price increase to Phases 2 & 3 may be required due to escalating costs after 2021.	If awarded to Schreiber, we request a pre-construction meeting to determine scheduling.
Acknowledgement:		Y or N	Y	Y
Signed Addendum:		Y or N	Y	N
Forms:		Y or N	Y	Y

Attest:

(*Bid Opening conducted via a Go-To Meeting)

Dennis Trantham
Joe Lagarde
Heather Chomiak
Kristine Kallek
Jackie Ahlstrom
Matt Verhey
Brad Konvolinka

Emily Frontera
Purchasing Manager