



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM



Date: October 4, 2021

To: Mark F. Miller, City Manager

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

Subject: Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Wagon Shop Structural Analysis and Assessment

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### **History**

During the 1800s blacksmith shops were as common and as important as gas stations are today. This simple board and batten workshop was built at Troy Corners before the Civil War. Blacksmiths used the shop for decades. However, in 1947 the old building and adjacent farmstead became Gow's Little Acre, a collection of popular antiques and gifts shop. In February 1972, fire destroyed the farmhouse and singed the old wagon shop. Five years later Alex Gow retired, sold the northwest corner to a developer, and donated the deteriorated wagon shop to the Troy Historical Society. The Society raised funds to relocate the building to the Village in February 1978. Today skilled artisans continue to shape metal and wood in the shop using centuries-old tools and techniques.

The Wagon Shop is one of multiple buildings located within the Troy Historic Village campus. The Wagon Shop is used primarily March through November annually as interpretative space and as an active blacksmith shop. Classes are also held in the building to teach the art of blacksmithing.

Roof replacement was identified in the Facilities Condition Assessment and Analysis, conducted in 2018. The initial assessment by the City of Troy Facilities Staff and the Troy Historical Society identified possible structural concerns, including bowing of walls and missing knee walls. To better understand the condition of the structure, Facilities reached out OHM for a proposal to conduct a structural analysis and provide an opinion on the necessary repairs prior to the replacement of the roof.

### **Purchasing**

The current contract with OHM Advisors (OHM) was adopted by City Council in 2017 for engineering and design services (Resolution #2017-06-105-J-4a). Under the current contract pricing, OHM proposes a fee of \$11,500 per the attached detailed proposal.



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## **CITY COUNCIL AGENDA ITEM**

### **Financial**

Funds are budgeted and available in the Museum Capital Fund under Project Number 2022C0074 for the 2022 fiscal year. Expenditures will be charged to account number 401.804.804.7975.900.

### **Recommendation**

City Management recommends granting the authority to expend budgeted capital funds to OHM Advisors (OHM), which is one of the City's professional service engineering firms (Resolution #2017-06-105-J-4a), for the Wagon Shop Structural Analysis and Assessment for a total estimated cost of \$11,500 not to exceed budgetary limitations.

September 14, 2021

Mr. Dennis Trantham  
City of Troy  
Facilities and Grounds Operations Manager  
4693 Rochester Rd.  
Troy, MI 48085

RE: Proposal for Professional Services  
Troy Historic Village – Wagon Shop

Dear Mr. Trantham:

Thank you for the opportunity to submit this proposal for assessment of the existing wagon shop building at the Troy Historic Village. This letter presents our understanding of the project and proposed scope of services, time schedule, fee, and Standard Terms and Conditions.

### **PROJECT UNDERSTANDING**

The Wagon Shop is a wood framed building that was reported to have been constructed around the mid-1800s and relocated in the 1980s to the Troy Historic Village. The less than 1000 square foot building has a gable roof with the ridge parallel to the longer sides of the rectangular footprint. A loft floor is located on the front (south) half of the building and a brick masonry chimney extends through the roof level at the left (west) side wall. There are large window and door openings in the short end (front, south and back, north) walls, and smaller windows openings in the side walls.

The Wagon Shop is one of multiple buildings located within the Troy Historic Village campus. The Wagon Shop is used primarily March through November each year as interpretive space and as an active blacksmith shop. Classes are held within the building to teach the art of blacksmithing.

We understand there are plans to replace the cedar shake shingles with new roofing materials, potentially a metal roof system. Concerns regarding the capacity of the existing roof structure to complete the re-roofing project and visual observations of the timber loft beam and side wall bowing prompted the request for a limited structural assessment and conceptual repair recommendations, if warranted.

### **SCOPE OF SERVICES**

Our Scope of Services for this work will be completed as one task:

#### **TASK 1: Assessment and Findings**

During this task our team will assess existing systems and deliver a written report that summarizes our pertinent observations and findings. This task will consist of the following:

- Perform site visit and collect data on existing structure.
  - Two-person, half-day visual assessment of the Wagon Shop to visually assess and document the general existing conditions of the structure.
  - Measure building and individual structural members to complete analysis.
  - Obtain wood samples to assist in identifying the species of wood.
- Limited Structural Analysis: Intent of analysis will be to better determine the applicable repair approaches.



- ▶ Perform limited structural analysis to determine an order of magnitude of stresses on select structural members.
- ▶ Complete cursory review of lateral wind loading of the building and roof uplift condition resulting from wind loads.
- ▶ Written Report.
  - ▶ Provide summary of pertinent observations and findings.
  - ▶ Include conceptual, narrative recommendations to address areas of concerns identified in the assessment or analysis efforts.
  - ▶ Commentary on the roofing material (cedar or metal systems)
- ▶ Owner Review Meeting: Review meeting to discuss treatment operations in report.

### COMPENSATION AND SCHEDULE

OHM Advisors will perform the outlined services above based for a lump-sum fee of \$11,500, in accordance with our current contract with the City. OHM is able to begin work upon written authorization by the client with an estimated project schedule of 8 weeks.

No reimbursable expenses are expected or included in the fee. Neither the fee nor the schedule reflects unforeseen conditions that may arise. If unforeseen conditions are determined OHM will immediately notify owner if there is an impact to our fee.

### ASSUMPTIONS, EXCLUSIONS & OWNER RESPONSIBILITIES

OHM Advisors is prepared to complete the work as outlined above per our understanding of the project, which includes the following assumptions, exclusions and identified Owner responsibilities.

- ▶ OHM Advisors point of contact for this project is Dennis Trantham
- ▶ Construction documents and specifications for repairs to building are not included.

### ACCEPTANCE

Work will be done in accordance with the terms and conditions of the Continuing Services Agreement between OHM and the City. If this proposal is acceptable to you, please provide signature below or e-mail confirming us to proceed on the project.

Thank you for giving us the opportunity to be of service. We look forward to working with you on this project.

**Orchard, Hiltz, & McCliment, Inc.**  
CONSULTANT

  
\_\_\_\_\_  
(Signature)

Christopher Ozog  
\_\_\_\_\_  
(Name)

Project Architect  
\_\_\_\_\_  
(Title)

September 14, 2021  
\_\_\_\_\_  
(Date)

**City of Troy**  
OWNER

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Date)

Cc: Rhett Gronevelt