



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM



Date: October 5, 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 4 – Oakland County Purchasing Cooperative – Historic Village Exterior Painting and Repairs; and Standard Purchasing Resolution 4: Omnia Partners Purchasing Cooperative – Historic Village Caswell House Roof Replacement

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### History

- Work will take place at many of the Historic Village locations in an effort to preserve the character of the buildings and significance in the City of Troy. Below you will find a brief history of some of the buildings including the Caswell House, Print Shop, Poppleton School, Main building – Township Hall.
- Caswell House
  - The first building moved into the Village in 1968.
  - Following the death of William Caswell, the house was sold to the North Hills Christian Reformed Church congregation, which donated the house to the Troy Historic Village. The Troy Historical Society raised \$8,400 to move the house in 1968.
  - Caswell House is one of two Troy buildings on the National Register of Historic Places. The other is the fieldstone Brooks farmhouse on Big Beaver Road, and is now the headquarters of the Kresge Foundation.
- Print Shop
  - Troy Township used this facility for many years to test water meters and equipment.
  - In 1978 the Troy Historical Society remodeled the shop and filled it with donated printing presses, type cases and supplies.
- Poppleton School House
  - Constructed in 1877 on the corner of Big Beaver and Crooks.
  - In the 1970's the Poppleton School house was slated for demolition to make way for the widening of Big Beaver.
  - Saving Poppleton School was a Troy Bicentennial Project. Moving the building presented financial and logistical challenges; because it was too heavy to move across the I-75 overpass and too tall to move under it, the building was carefully dismantled and reconstructed at the Troy Historic Village.
  - Following restoration, Poppleton School became the favorite destination for thousands of children who visit the Village on school fieldtrips each year.



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### **History (continued)**

- Main Building – Township Hall
  - The Township Hall was constructed in 1927 to replace the wooden one-room Township Hall on the opposite corner of Wattles and Livernois. The brick Dutch Revival building with slate roof was modeled after the buildings seen in New York in honor of the early settlers of Troy who came from that area via the Erie Canal. As Troy grew and became a city in 1955, the now city hall was bursting at the seams with more than 50 people working there daily. The city has been able to maintain the original slate roof, interior woodwork and frosted glass windows, and terrazzo floors.
  - Over the years the dormers have been painted and all the windows have been painted shut.
- Throughout this project numerous linear feet of wood will need to be repaired and/or replaced.
- Replacement of the Cedar Shake Roof at the Caswell House.
- The basement of the Caswell House will have a weep system installed to mitigate water infiltration.
- Repairs were identified in the Facilities Condition Assessment and Analysis.

### **Purchasing**

- Pricing to provide the labor, materials, and equipment for the Historic Village exterior painting and repairs has been secured from *National Restoration, of Milford, MI* through the Oakland County Purchasing Cooperative Contract #005106.
- Pricing for the Historic Village Caswell House Roof Replacement has been secured from *Schena Roofing and Sheet Metal Co., Inc. of Chesterfield, MI*, based on the Omnia Partners Purchasing Contract #R180901.
- City Council authorized participation in the Cooperative Purchasing Programs on November 9, 2020 (Resolution #2020-11-165-J-8).

### **Financial**

Funds are budgeted and available in the Museum Capital Fund under Project Number 2022C0073 for the 2022 fiscal year. Expenditures will be charged to account number 401.804.804.7975.900.

### **Recommendation**

City Management recommends awarding contracts to *National Restoration, of Milford, MI* for the Historic Village Exterior Painting and Repairs for a not to exceed amount of \$113,000 per the Oakland County Purchasing Cooperative Contract #005106 and to *Schena Roofing and Sheet Metal Co., Inc. of Chesterfield, MI* for the Historic Village Caswell House Roof Replacement for an estimated cost of \$34,799.97 with a 20% contingency not to exceed budgetary limitations per the Omnia Partners Purchasing Contract #R180901.

## NATIONAL RESTORATION INC

2021 RECIPIENT OF THE GOVERNOR'S AWARD FOR HISTORIC  
PRESERVATION!

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2165 Fyke Dr.

Its Not Luck, Its know How!

Milford, MI 48381

Licensed Builder

248-318-0609 Fax 248-714-6323

[johnf@nationalrestoration.net](mailto:johnf@nationalrestoration.net)

July 20, 2021

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:** 2022 Budget for Exterior Painting and Repairs at the Historic Village

Mr. Trantham,

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

**Scope of Work: This scope of work applies to the Paint Shop, Poppleton School, Caswell House**

- Mobilize
- Provide barricades and lawn protection as needed.
- Power wash all the existing wood that is painted on all elevations.
- Remove and replace any deteriorated or rotted wood.
- Sand the siding to blend edges of remaining paint, and to promote bonding.
- Cut out and tuck point any open or cracked mortar joints.
- Caulk all areas as needed.
- Prime all surfaces with an oil-based primer.
- Apply 2 coats of Sherwin Williams Emerald to all the surfaces.
- All paint and debris will be removed from the site daily.
- Jobsite cleanup
- NTE Budget:
- Paint Shop \$10,900.00 Budget
- Poppleton School \$20,500.00 Budget
- Caswell House \$39,900.00 Budget

**Scope of Work: Township Hall Building**

- Mobilize
- Power wash and scrape all the soffits and the basement windows.
- Remove and replace any glazing as needed on the basement windows.
- Abrasive blast the existing emergency exit stairs on the north elevation and the rails on the east elevation to a white metal condition.
- Install any corrective weld as required.
- Apply a rust inhibiting primer and two coats of Sherwin Williams DTM coating to the structure and rails.
- Jobsite cleanup.
- Cost \$19,000.00

**Scope of Work: Caswell House Basement Internal Weep System**

- Mobilize,
- At the basement outside perimeter wall, cut and remove a strip of the concrete floor from the wall out 18" and properly dispose of the concrete. Remove an 18" wide strip of concrete from the perimeter area to the sump pump.
- Dig out the existing soil a minimum of 12" in the work area.
- Drill through the exterior masonry wall at its base every 8" to allow water to flow from the wall into our drainage system.
- Install a 3" bed of pea gravel. Install a 2" perforated drainpipe along the wall and connect into the sump.
- Cover the drain line and fill the work area 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.
- Jobsite cleanup.

Time and materials not to exceed \$19,550.00.

**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



October 5, 2021

Laura Campbell  
City of Troy  
60 W Wattles Road  
Troy, MI 48098

Re: Building C Roof Replacement, 60 W Wattles Rd., Troy, MI 48098  
NRP CPN: 180901-MI-017

Ms. Campbell:

National Roofing Partners (NRP) and its local partner, Schena Roofing & Sheet Metal, have developed the following pricing proposal for the Building C Roof Replacement project. This pricing proposal was developed in compliance with NRP's contract number R180901 with OMNIA Partners and includes the total cost to remove the existing roof and install new Blue Label cedar shake roof.

Attached is the Proposal & Scope of Work which defines the work that Schena Roofing & Sheet Metal proposes to complete. The project scope includes a manufacturer's 20-year warranty, extended warranty options are available at an additional cost, provided upon request.

Based on this scope of work, pricing to complete the Building C Roof Replacement project is **\$34,799<sup>97</sup>**. This pricing is compliant with the OMNIA Partners' unit pricing.

All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard roofing practices and in accordance with manufacturers specifications.

If this proposal is accepted, please see instructions for purchase order:

1. The purchase order will be issued to Schena Roofing & Sheet Metal.
2. The purchase order should be clearly marked "**Per OMNIA Contract #180901-MI-017**"
3. E-mail the purchase order and tax-exempt certificate, if applicable, in PDF format to:
  - a. [tfrisch@schenaroofting.com](mailto:tfrisch@schenaroofting.com)
  - b. Cc: [OMNIAPartners@NationalRoofingPartners.com](mailto:OMNIAPartners@NationalRoofingPartners.com)
4. Once we receive a P.O., a notice to proceed will be issued and work can begin at the member's discretion.

If you have any questions or need additional information, please contact our office.

Best Regards,

Tim Frisch  
Schena Roofing & Sheet Metal  
28299 Kehrig Drive  
Chesterfield, MI 48047  
586-949-4777



Thank you for allowing us the opportunity to provide you with our proposal for the Building C Roof Replacement. We have included all necessary labor, equipment, and materials to complete the project in a safe and timely fashion.

Approximate Roof Area: 1.100 square feet

#### **SCOPE OF WORK:**

- Mobilize site location with all required equipment and related safety equipment required to perform all work under local and state safety guidelines.
- Remove and dispose of the existing cedar roofing materials and related underlayment and legally dispose of.
- At eave edge, furnish and install one layer of self-adhering ice and water shield waterproofing membrane.
- At rake edge, install 18" strip of self-adhering ice and water shield waterproofing membrane.
- At perimeter eave and rake edges, furnish and install 16oz copper drip and rake edge flashing.
- Over entire roof, furnish and install one layer of Cedar Breather material.
- At eave edge, furnish and install required cedar starter material.
- At any valley locations, furnish and install required 16oz copper valley flashing.
- At all sloped roof to vertical wall terminations, furnish and install required step flashings or apron flashing.
- Furnish and install 24" hand split cedar shakes. All shakes will be nailed in place using two nails per piece of cedar.
- During the installation of the cedar shake roof system, 18" non perforated organic roofing felt will be installed at each course of cedar shake.
- At ridge locations, furnish and install cedar ridge capping.
- Clean all debris created by scope of work listed above.

#### **PRICING:**

<b>TOTAL PRICE FOR SCOPE OF WORK ABOVE:</b>
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<b>\$ 34,799<sup>97</sup></b>
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Pricing is valid for 30 days. The prices listed in the preceding table are an estimate for the services discussed. Estimates are subject to change if project specifications are changed or costs for outsourced services change before a contract is executed. This proposal is based on the use of Standard AIA Contract Documents. Taxes are not included unless noted above. For tax exempt customers, tax amount listed above may be excluded from purchase order or contract.

#### **EXCLUSIONS:**

-Mechanical, electrical, plumbing, communications, or data equipment modification, removal, or reinstallation work unless specifically noted above. -Premium time or overtime unless specifically stated in scope of work. -Protection or necessary modification of such items as electrical substations, transformers, or powerlines shall be the responsibility of the owner to provide a safe working condition. -Structural changes to building and lightning protection systems. -ACM abatement or testing. -Interior protection or cleaning of interior contents prior to, during, or after roofing operations. -Any damage to building components under the roof decking because of mechanically fastening components of this roof assembly as required by the manufacturer. -Engineering reports or investigations. -Mold, fungus, or mildew remediation. -FM Global approval unless specifically listed in scope of work above. -Ponding water. -Permits, unless specifically named above. -Any work or materials not specifically and clearly named above.

#### **SAFETY:**

Site safety set up will comply with OSHA standards. A preliminary site inspection prior to commencement of the project will be completed to identify potential areas of hazard.

**MISCELLANEOUS:**

When installing highly reflective white roof coverings, construction debris, dust, or sediment will leave dirt on the new covering. Partner will take care to minimize debris and foot traffic over the new roof covering, but some inherent dirt will remain as a result of the construction process. Post-construction cleaning of the roof covering is not included in this proposal unless specifically stated in the scope of work. If this proposal does not clearly state and include the installation of a "full tapered" insulation assembly, ponding water may be present after completion of the roof system and Partner shall not be held liable to remedy ponding water situations. Certain products used in the installation of roofing materials emit odor. Products in this category include, but are not limited to, asphalt, adhesives, primers, etc. Mechanical units, intake vents and other air drawing equipment may be required to be shut down by the owner during certain times of construction if interior space is sensitive to odors.

**TERMS & CONDITIONS:**

This proposal packet is not intended to take the place of a construction contract. Contract and payment terms will be negotiated and agreed to separately by Partner and Owner. Any alteration or deviation from the scope of work or specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All warranties to be issued upon completion of contract. Those who work on your property or provide materials and services and are not paid in full may have a right to enforce their claim for payment against your property through a construction lien.

Thank you for taking to time to read and understand our proposal for this outstanding project and please do not hesitate to contact us at any time if you have any questions.



5-Oct-2021

LINE ITEM PRICE ESTIMATE

CPN: 180901-MI-017



<b>Project Name:</b> Troy Historic Building C
<b>Project Address:</b> 60 W Wattles Road Troy, MI 48098



Pricing Summary by Category			
Category	Water Resistant Roofing	Subtotal	\$ 209.00
Category	Insulation	Subtotal	\$ -
Category	Roof Tiles and Shingles	Subtotal	\$ 18,290.00
Category	Roofing and Roof Restoration	Subtotal	\$ -
Category	Masonry	Subtotal	\$ -
Category	Metal Work	Subtotal	\$ 932.60
Category	Woodwork	Subtotal	\$ -
Category	Standing Seam Metal Roof System	Subtotal	\$ -
Category	Roof Specialties and Accessories	Subtotal	\$ -
Category	Roof Services	Subtotal	\$ 16,286.75
Category	General Cost Factors	Subtotal	\$ -
Category	Additional Line Items	Subtotal	\$ -
<b>Line Item Total</b>			<b>\$ 35,718.35</b>
<b>Discount</b>			<b>\$ (918.38)</b>
<b>Proposal Price</b>			<b>\$ 34,799.97</b>

Detailed Line Item Breakdown					
Item No.	Description	UOM	Price	Qty	Total
<b>Water Resistant Roofing</b>					
19	Building paper, asphalt felt sheathing paper, 1 ply, 15#, in place	SF	0.19	1,100	\$ 209.00
<b>Insulation</b>					
			-		\$ -
<b>Roof Tiles and Shingles</b>					
4	Remove wood shingles and felts to decking	SF	0.40	1,100	\$ 440.00
7b	Replace/repair other shingles	Each	7.95	2,200	\$ 17,490.00
8	Self-adhering ice and water shield membrane for shingles, tiles, metal waterways, penetrations, valleys, ridges, edges, etc.	SF	1.80	200	\$ 360.00
<b>Roofing and Roof Restoration</b>					
			-		\$ -
<b>Masonry</b>					
			-		\$ -
<b>Metal Work</b>					
28	Remove metal counterflashing	LF	1.78	20	\$ 35.60
28a	Counterflashing, galvanized, 24 gauge, 6" width	LF	3.45	20	\$ 69.00
29	Remove metal edge, gravel stop, eave strip, or coping	LF	1.48	180	\$ 266.40
21-05	Standard drip edge, shingle roofs, up to 3" face	LF	3.12	180	\$ 561.60
<b>Woodwork</b>					
			-		\$ -
<b>Standing Seam Metal Roof System</b>					
			-		\$ -
<b>Roof Specialties and Accessories</b>					
			-		\$ -
<b>Roof Services</b>					
19-45	Equipment; other	%	25%	1,930	\$ 2,412.50
19-46	Multiplier; project safety and fall restriction	%	7%	23,044	\$ 1,613.09
19-49	Multiplier; roof with slope > 4:12 or non-standard architecture	%	24%	23,044	\$ 5,530.58
19-50	Multiplier; total roof area < 5,000 sq ft	%	24%	23,044	\$ 5,530.58
21-24	Warranty; minimum charge	Each	1,200.00	1	\$ 1,200.00
<b>General Cost Factors</b>					
			-		\$ -
<b>Additional Line Items</b>					
			-		\$ -
<b>Line Item Total</b>					<b>\$ 35,718.35</b>