



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: April 25, 2022

To: Mark F. Miller, City Manager

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

Subject: Standard Purchasing Resolution 4: Oakland County Purchasing Cooperative – Historic Village Wagon Shop – Structural Repairs and Standard Purchasing Resolution 4: OMNIA Partners Purchasing Cooperative – Historic Village Wagon Shop Roof Replacement

History

During the 1800s blacksmith shops were as common and as important as gas stations are today. This simple board and baton 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 antique and gift shops. 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 Historic Society identified possible structural concerns, including bowing of walls and missing knee walls. To better understand the condition of the structure, Facilities reached out to OHM Advisors for a proposal to conduct a structural analysis and provide an opinion on the necessary repairs prior to the replacement of the roof.

Phase one, the structural analysis of the Wagon Shop by OHM was approved at the October 11, 2021 meeting of the Troy City Council (Resolution #2021-10-148-J-e). On January 21, 2022 an onsite review of the report occurred and recommendations were made. The report revealed the need to remove the added loft area along with repairing and reinforcing structural elements that have failed for various reasons over time.



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History (continued)

Phase two, completion of construction documents based on the findings of the structural analysis on the Wagon Shop by OHM was approved at the February 14, 2022 meeting of the Troy City Council (Resolution #2022-02-028-J-5). The construction documents developed a plan to correct the structural deficiencies with the least amount of impact while preserving the historical story of the facility.

Purchasing

- Pricing to provide the labor, materials, and equipment for the Historic Village structural repairs has been secured from *National Restoration, of Milford, MI* through the Oakland County Purchasing Cooperative Contract #005106 for an estimated cost of \$30,000 as per the attached quote.
- Pricing for the Historic Village Wagon Shop Roof Replacement has been secured from *Schena Roofing and Sheet Metal Co., Inc. of Chesterfield, MI*, based on the Omnia Partners Purchasing Contract #R180901 for an estimated cost of \$48,121.35 as per the attached quote.
- City Council authorized participation in the Cooperative Purchasing Programs on November 8, 2021 (Resolution #2021-11-160).

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 awarding contracts to *National Restoration, of Milford, MI* for the Historic Village Wagon Shop Structural Repairs for an estimated amount of \$30,000 per the Oakland County Purchasing Cooperative Contract #005106 and to *Schena Roofing and Sheet Metal Co., Inc. of Chesterfield, MI*, for the Historic Village Wagon Shop Roof Replacement for an estimated cost of \$48,121.35, per the Omnia Partners Purchasing Contract #R180901, for an estimated total project cost of \$78,121.35 with a 20% contingency not to exceed budgetary limitations.

NATIONAL RESTORATION INC

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

2165 Fyke Dr.
Milford, MI 48381
248-318-0609 Fax 248-714-6323
johnf@nationalrestoration.net
April 13, 2022

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: Wagon Shop Budget

Mr. Trantham,

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

This is based from the preliminary drawings and a follow up site visit.

Scope of Work:

- Provide needed permits.
- Mobilize
- Provide shoring as required.
- Remove the two knee walls and properly dispose of offsite.
- Remove the existing joists per plans. We ill try to repurpose this wood in on other areas.
- Install new cross bracing per plans.
- Fabricate and install new gusset plates per plans.
- Install lateral bracing from gable to gable.
- Install new hurricane straps to the end of the rafters to the top plate. The new straps will be painted black.
- Upgrade the fastening of the rafter tie splices per plans.
- Install new knee bracket to help support the bellows.
- Jobsite cleanup.
- We recommend budgeting up to \$30,000.00 for this project. It is to be completed on a time and material basis per our publicly bid annual contract with Oakland County.

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



April 15, 2022

City of Troy
500 W Big Beaver Road
Troy, MI 48084

Re: Building G – Wagon Shop, 60 W Wattles Road, Troy, MI 48098
NRP CPN: 180901-MI-021

To Whom It May Concern:

National Roofing Partners (NRP) and its local partner, Schena Roofing & Sheet Metal, have developed the following pricing proposal for the Building G – Wagon Shop 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 a new cedar shake roof system.

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 warranty, extended warranty options are available at an additional cost, provided upon request.

Based on this scope of work, pricing to complete the Building G – Wagon Shop project is **\$ 48,121³⁵**. 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-021**"
3. E-mail the purchase order and tax-exempt certificate, if applicable, in PDF format to:
 - a. tfrisch@schenaroofting.com
 - b. Cc: 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 Dr
Chesterfield, MI 48047
586-292-1661



Thank you for allowing us the opportunity to provide you with our proposal for the Building G – Wagon Shop. 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.
- One re-roofing has been completed, we will remove and replace the existing aluminum gutters and downspout and replace with new gutter system of like size and dimensions.
- Clean all debris created by scope of work listed above.

Wood deck work

- During the re-roofing process, we will remove and salvage the existing decking as required. This will allow structural work to be performed By Others.
- Once structural work has been completed, we will re-install the salvaged wood decking material and continue with the re-roofing process.

PRICING:

PRICE FOR SCOPE OF WORK ABOVE:	\$ 47,311³⁵
TAX:	\$ 810⁰⁰
TOTAL PRICE:	\$ 48,121³⁵

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.

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. Schena Roofing & Sheet Metal 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 Schena Roofing & Sheet Metal 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 Schena Roofing & Sheet Metal and the City of Troy. 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.



15-Apr-2022

LINE ITEM PRICE ESTIMATE

CPN: 180901-MI-021



Project Name: Building G - Wagon Shop
Project Address: 60 W Wattles Road Troy, MI 48098



Pricing Summary by Category			
Category	Water Resistant Roofing	Subtotal	\$ -
Category	Insulation	Subtotal	\$ -
Category	Roof Tiles and Shingles	Subtotal	\$ -
Category	Roofing and Roof Restoration	Subtotal	\$ -
Category	Masonry	Subtotal	\$ -
Category	Metal Work	Subtotal	\$ -
Category	Woodwork	Subtotal	\$ -
Category	Standing Seam Metal Roof System	Subtotal	\$ -
Category	Roof Specialties and Accessories	Subtotal	\$ -
Category	Roof Services	Subtotal	\$ 47,887.22
Category	General Cost Factors	Subtotal	\$ -
Category	Additional Line Items	Subtotal	\$ -
		Line Item Total	\$ 47,887.22
		Discount	\$ (575.87)
		Proposal Price	\$ 47,311.35

Detailed Line Item Breakdown					
Item No.	Description	UOM	Price	Qty	Total
Water Resistant Roofing					
			-		\$ -
Insulation					
			-		\$ -
Roof Tiles and Shingles					
			-		\$ -
Roofing and Roof Restoration					
			-		\$ -
Masonry					
			-		\$ -
Metal Work					
			-		\$ -
Woodwork					
			-		\$ -
Standing Seam Metal Roof System					
			-		\$ -
Roof Specialties and Accessories					
			-		\$ -
Roof Services					
48	Additional and occasional supplies, materials, equipment and services				
48a	Additional and occasional services Roofing supplies Discount off Retail	% of discount	5%	14,597.50	\$ 13,867.63
56	Labor Rate for Roofer	Per Hour	90.00	200	\$ 18,000.00
19-45	Equipment; other	%	25%	1,350	\$ 1,687.50
19-46	Multiplier; project safety and fall restriction	%	7%	36,555.13	\$ 2,558.86
19-50	Multiplier; total roof area < 5,000 sq ft	%	24%	36,555.13	\$ 8,773.23
21-28	Field Personnel				
21-28c	Project Manager	Day	500.00	6	\$ 3,000.00
General Cost Factors					
			-		\$ -
Additional Line Items					
			-		\$ -
		Line Item Total			\$ 47,887.22