



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: July 11, 2022



To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Dee Ann Irby, Controller
Brian Goul, Recreation Director
Kurt Bovensiepe, 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 Cooperative Purchasing Contract – Phase III and IV Roof Replacement at the Community Center and Flat Roof Replacement at the Fire and Police Training Center and Budget Amendment

History

- Community Center
 - The 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 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.
 - On April 22, 2019 Troy City Council approved the expenditure of \$100,000 to repair the roof in several areas to extend the roof life (Resolution #2019-04-042-J-4f). 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).
 - On July 12, 2021 Troy City Council approved Phase II of the Community Center Roof Replacement (Resolution #2021-07-108-J-4c).
 - Replacement of Phase III and IV will conclude the roof repairs at the Community Center.



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- Fire and Police Training Center
 - The Fire and Police Training center was constructed in 2001 and provides countless opportunities for training to the Fire and Police Departments.
 - In addition to the internal training provided, the Fire and Police Training Center has become a destination for regional and national training opportunities.
 - The existing roof has reached the end of life and has experienced several roof leaks requiring frequent service.
 - Roof replacement was identified in the Facilities Condition Assessment and Analysis as part of the annual capital renewal process.

Purchasing

On June 23, 2022 a bid opening was conducted as required by City Charter and Code for the Community Center Phase III and IV, and Fire and Police Training Center Roof Replacements. The bid was posted on the Michigan Inter-governmental Trade Network website; www.bidnetdirect.com/city-of-troy-mi. A Mandatory Onsite Pre-Bid Meeting was held at all locations at 10:00am on Thursday, June 9, 2022 to review bid specifications and site plans. Two hundred and eleven (211) vendors were notified via the MITN website. Four (4) bid proposals were received. Below is a detailed summary of potential vendors for the bid opportunity:

Companies notified via MITN	211	<p>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.</p> <p>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.</p> <p>Active MITN non-paying members are responsible to monitor and check the MITN website for opportunities to do business with the City.</p> <p>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.</p>
Troy Companies notified via MITN	11	
Troy Companies notified - Active email Notification	11	
Troy Companies - Active Free	0	
Companies that viewed the bid	26	
Troy Companies that viewed the bid	1	

- The bid summary was analyzed and reviewed in conjunction with the Facilities Department.
- It is recommended to award the roofing projects to the low bidder(s) meeting all bid specifications as summarized below and as detailed in the attached bid summary.
- Schena Roofing & Sheet Metal Co. Inc. was not selected because they failed to provide the required warranty term, grossly underestimated labor costs, and over/under estimated more than 50% of the roofing materials without explanations. Bid specifications require a two-year warranty and an explanation for material quantities substantially quoted below or above the anticipated requirements for the Project.
- It is recommended to award the Community Center Phase III and IV and Fire and Police Training Center to the low bidder meeting all specifications and pricing requirements; *Lutz Roofing Co of Shelby Township, MI*.

Community Center Phase III & IV		Fire and Police Training Center	
Lutz Roofing Co.	\$977,000.00	Lutz Roofing Co.	\$107,500.00
Garland Co.	\$1,164,303.00	Garland Co.	\$108,178.00
Estimated Total	\$2,141,303.00	Estimated Total	\$215,678.00
Contingency	\$214,000.00	Contingency	\$21,568.00
Est Grand Total	\$2,355,303.00	Est Grand Total	\$237,246.00



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- *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.
- The roofing materials will be purchased direct from *The Garland Company, Inc.* based on the OMNIA Partners Cooperative Purchasing Contract PW-1925.

Financial

Funds for the Community Center Roof project are budgeted and available in the Community Center Capital Project Fund for the 2023 fiscal year. Expenditures will be charged to account number 401.752.755.7975.125.

Funds for the Fire and Police Training Center Roof are budgeted in the amount of \$210,000 for the 2023 fiscal year. The acquisition will require a budget amendment in the amount of \$27,250. Expenditures will be charged to account number 401.264.261.7975.

Recommendation

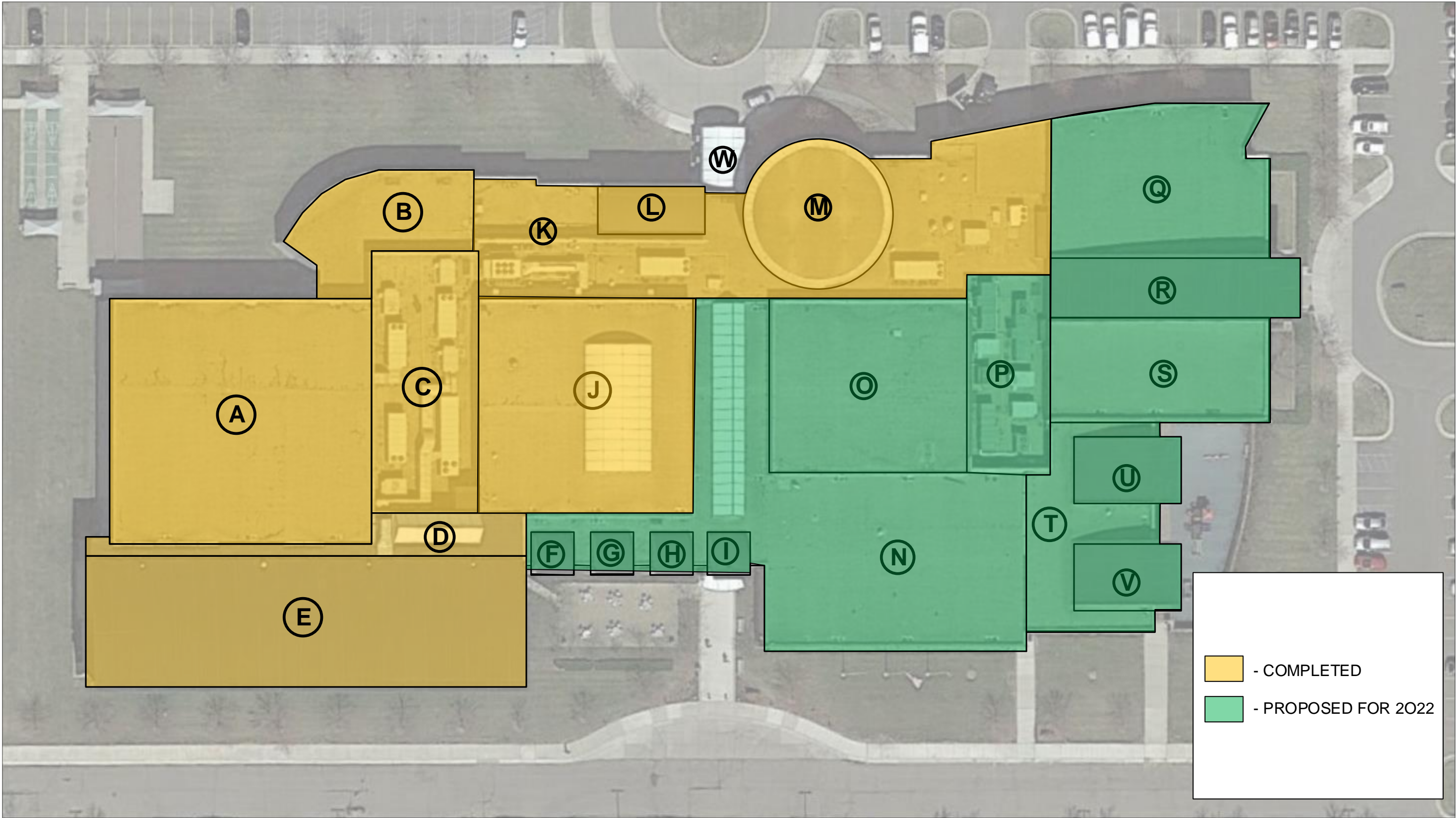
City Management recommends awarding contracts for the roof replacement for Phase III and IV of the Community Center Roof as per bid specifications to the lowest qualified bidder meeting specifications, *Lutz Roofing Company, Inc of Shelby Township, MI* for an estimated total cost of \$977,000 at unit prices contained in the bid tabulation opened June 23, 2022 and to *Garland-DBS, Inc. of Cleveland, OH* based on the OMNIA Partners Cooperative Purchasing Contract for \$1,164,303 for an estimated total of \$2,141,303 with a contingency of \$214,000 for a total amount not to exceed \$2,355,303.

City Management recommends awarding contracts for the roof replacement at the Fire and Police Training Center; as per bid specifications to the lowest qualified bidder meeting specifications, *Lutz Roofing Company, Inc of Shelby Township, MI* for an estimated total cost of \$107,500 at unit prices contained in the bid tabulation opened June 23, 2022 and to *Garland-DBS, Inc. of Cleveland, OH* based on the OMNIA Partners Cooperative Purchasing Contract for \$108,178 for an estimated total of \$215,678 with a contingency of \$21,568 for a total amount not to exceed \$237,246.

It is also recommended that City Council approve a budget amendment to the Fire and Police Training Center Capital Fund in the amount of \$27,250.



City of Troy - Campus
TROY, MICHIGAN






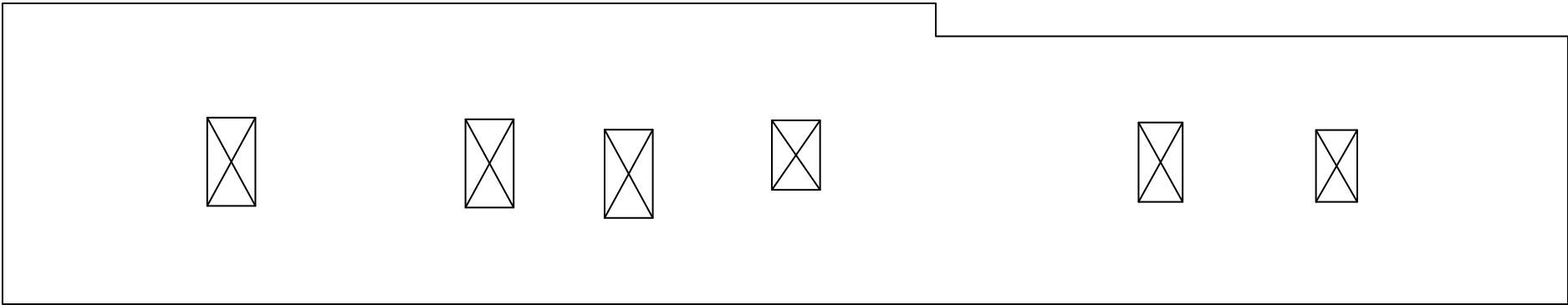
City of Troy - Campus

TROY, MICHIGAN



 - PROPOSED FOR 2022

TRAINING CENTER ROOF AREA



TRAINING CENTER ROOF PLAN

REVISION:	TRAINING CENTER			
	SECTION ALL			
	Section 1			
SHEET: 6 OF 7	DATE: 11-25-21		JOB NUMBER:	CHK BY:
			DWG BY:	



THE GARLAND COMPANY INC.
3800 EAST 91st STREET - CLEVELAND, OHIO 44105-2197
PHONE (800) 321-9336 / FAX (216) 641-0633

BID TABULATION
CITY OF TROY
ROOF REPLACEMENT - COMMUNITY CENTER, TRAINING CENTER AND COURT

Vendor Name: City: Check #: Check Amount:		Schena Roofing & Sheet Metal Co. Inc.	Royal Roofing Co. Inc.	Lutz Roofing Company, Inc	Schreiber Corporation			
		Chesterfield, MI	Orion, MI	Shelby Twp., MI	Wixom, MI			
		EFT 116374463	2015804609	1142561151	9468425264			
		\$25,003	\$25,000	\$25,000	\$25,000			
PROPOSAL: TO COMPLETE THE ROOF REPLACEMENT FOR THE CITY OF TROY COMMUNITY CENTER, FIRE & POLICE TRAINING CENTER AND COURT BUILDING.								
PROPOSAL 1: Community Center (Remaining Sections)								
Community Center Base Bid (Remaining Sections) Labor:		\$864,160.00	\$985,000.00	\$977,000.00	\$1,210,000.00			
Materials:		\$1,217,227.96	\$1,167,109.00	\$1,164,303.13	\$1,253,398.26			
Community Center (Remaining Sections) Labor, Materials & Shipping:		\$2,081,387.96	\$2,152,109.00	\$2,141,303.13	\$2,463,398.26			
PROPOSAL 2: Training Center Low Slope Roof								
Training Center Low Slope Roof Labor:		\$117,100.00	\$116,000.00	\$107,500.00	\$125,000.00			
Materials:		\$113,119.34	\$103,331.21	\$108,177.96	\$114,796.69			
Training Center Low Slope Roof Labor, Materials & Shipping:		\$230,219.34	\$219,331.21	\$215,677.96	\$239,796.69			
PROPOSAL 3: Court Mechanical Pit Roof - Optional for Budgeting Purposes								
Court Mechanical Pit Roof Labor:		\$171,160.00	\$218,000.00	\$288,000.00	\$352,000.00			
Materials :		\$168,657.79	\$171,035.90	\$167,104.70	\$182,400.74			
Court Mechanical Pit Roof Labor, Materials & Shipping:		\$339,817.79	\$389,035.90	\$455,104.70	\$534,400.74			
GRAND TOTAL:		\$2,651,425.09	\$2,760,476.11	\$2,812,085.79	\$3,237,595.69			
LINE ITEM COST: Should additional work be determined necessary once roofing is removed, the following prices are to be used as <i>unit</i> costs per determined quantity during construction.								
Line Item Cost for Wood Blocking Replacement:		LF	\$4.20	\$9.00	\$8.00	\$8.50		
Line Item Cost for Metal Decking Replacement:		SF	\$14.50	\$18.00	\$15.00	\$12.50		
Line Item Cost for Concrete Decking Repair:		SF	\$12.50	\$140.00	T&M	\$45.00		
Line Item Cost for Drain Replacement:		EA	\$1,600.00	\$3,500.00	\$2,850.00	\$3,500.00		
COMMUNITY CENTER - Remaining Sections (2022)								
Product #	Product Name	Unit/Size	Coverage Rate	Unit Cost	Quantity	Quantity	Quantity	Quantity
7347	InsuLock HR	Kit	600 sq. ft.	\$424.71	185	105	124	140
4411-80	StressBase 80	Roll	150 sq. ft.	\$256.41	475	480	460	500
4702	Optimax FR Mineral	Roll	75 sq. ft.	\$524.70	349	322	320	336
7301-5	GreenLock Membrane Adhesive	5 gallon	2.5 gal/sq.	\$431.64	919	920	936	1,010
4601-G	Milennium Smooth Cap	Roll	100 sq. ft.	\$427.68	460	490	460	500
4603-G	Milennium Mineral Cap	Roll	75 sq. ft.	\$500.94	0	0	0	0
4113	HPR Torch Base	Roll	100 sq. ft.	\$274.23	0	0	0	0
7343-5	Black-Knight Cold	5 gallon	5 gal/sq.	\$240.57	0	0	0	0
7343-55	Black-Knight Cold	55 gallon	5 gal/sq.	\$2,493.81	0	0	0	0
7302-3	GreenLock Flashing Adhesive	3.5 gallon	5 gal/sq.	\$363.33	390	345	345	360
7411-5	GarlaBrite	5 gallon	0.75 gal/sq. X2	\$279.18	60	60	65	72
7110-5	Flashing Bond	5 gallon	5 gal/sq.	\$132.66	165	165	165	180
EDGE22KYN8	R-Mer Edge Fascia	22 gallon	8" x 120"	\$169.50	95	94	93	102
MEMO22KYN8	R-Mer Edge Fascia - Outside Miter	22 gallon		\$115.05	14	14	14	14
4131	Flat Stock	24 gallon	4' x 10'	\$184.00	170	170	170	190
Shipping est \$11,000			TOTAL		\$1,217,227.96	\$1,167,109.00	\$1,164,303.13	\$1,253,398.26

Opening Date: 06/23/2022
Reviewed Date: 06/23/2022

BID TABULATION
CITY OF TROY
ROOF REPLACEMENT - COMMUNITY CENTER, TRAINING CENTER AND COURT

ITB-COT 22-21
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Vendor Name:					Schena Roofing & Sheet Metal Co., Inc.	Royal Roofing Co. Inc.	Lutz Roofing Company, Inc	Schreiber Corporation
City:					Chesterfield, MI	Orion, MI	Shelby Twp., MI	Wixom, MI
TRAINING CENTER ROOF (2022)								
Product #	Product Name	Unit/Size	Coverage Rate	Unit Cost	Quantity	Quantity	Quantity	Quantity
7347	InsuLock HR	Kit	600 sq. ft.	\$424.71	26	21	21	12
4411-80	StressBase 80	Roll	150 sq. ft.	\$256.41	43	40	40	44
4702	Optimax FR Mineral	Roll	75 sq. ft.	\$524.70	29	20	20	20
7301-5	GreenLock Membrane Adhesive	5 gallon	2.5 gal/sq.	\$431.64	80	76	80	88
4601-G	Milennium Smooth Cap	Roll	100 sq. ft.	\$427.68	43	44	50	55
4113	HPR Torch Base	Roll	100 sq. ft.	\$274.23	0	0	0	0
7343-5	Black-Knight Cold	5 gallon	5 gal/sq.	\$240.57	0	0	0	0
7343-55	Black-Knight Cold	55 gallon	5 gal/sq.	\$2,439.81	0	0	0	0
7302-3	GreenLock Flashing Adhesive	3.5 gallon	5 gal/sq.	\$363.33	35	30	33	36
7411-5	GarlaBrite	5 gallon	0.75 gal/sq. X2	\$279.18	2	3	2	3
7110-5	Flashing Bond	5 gallon	5 gal/sq.	\$132.66	10	15	20	24
EDGE22KYN8	R-Mer Edge Fascia	22 gallon	8" x 120"	\$169.50	0	0	0	18
MEMO22KYN8	R-Mer Edge Fascia - Outside Miter	22 gallon		\$115.05	0	0	0	3
4131	Flat Stock	24 gallon	4' x 10'	\$184.00	18	18	13	5
Shipping est \$5,000				TOTAL	\$113,119.34	\$103,331.21	\$108,177.96	\$114,796.69
COURT MECHANICAL PIT ROOF (2022)								
Product #	Product Name	Unit/Size	Coverage Rate	Unit Cost	Quantity	Quantity	Quantity	Quantity
7347	InsuLock HR	Kit	600 sq. ft.	\$424.71	20	18	12	14
4411-80	StressBase 80	Roll	150 sq. ft.	\$256.41	50	50	50	54
4702	Optimax FR Mineral	Roll	75 sq. ft.	\$524.70	30	30	30	32
7301-5	GreenLock Membrane Adhesive	5 gallon	2.5 gal/sq.	\$431.64	95	90	100	108
4601-G	Milennium Smooth Cap	Roll	100 sq. ft.	\$427.68	55	57	55	60
4113	HPR Torch Base	Roll	100 sq. ft.	\$274.23	0	0	0	0
7343-5	Black-Knight Cold	5 gallon	5 gal/sq.	\$240.57	0	0	0	0
7343-55	Black-Knight Cold	55 gallon	5 gal/sq.	\$2,493.81	0	0	0	0
7302-3	GreenLock Flashing Adhesive	3.5 gallon	5 gal/sq.	\$363.33	35	30	36	40
7411-5	GarlaBrite	5 gallon	0.75 gal/sq. X2	\$279.18	2	3	4	6
7110-5	Flashing Bond	5 gallon	5 gal/sq.	\$132.66	20	20	27	30
EDGE22KYN8	R-Mer Edge Fascia	22 gallon	8" x 120"	\$169.50	0	0	0	0
MEMO22KYN8	R-Mer Edge Fascia - Outside Miter	22 gallon		\$115.00	0	0	0	0
4131	Flat Stock	24 gallon	4' x 10'	\$184.00	42	80	31	34
	R-Mer Wall Panels "Std Color"	22 gallon		\$8.35	2,800	2,640	2,800	3,100 SF
SSCLIPPAN	R-Mer Wall Clips	16 gallon	Per 100 pcs	\$69.96	13	10	11	12
	Hydroshell SA60	Roll		\$310.86	20	22	20	24
	Horizontal Subgirts	Ln. Ft.		\$45.47	130	130	130	130
Shipping est \$7,000				TOTAL	\$168,657.79	\$171,035.90	\$167,104.70	\$182,400.74

Opening Date: 06/23/2022
Reviewed Date: 06/23/2022

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ROOF REPLACEMENT - COMMUNITY CENTER, TRAINING CENTER AND COURT

ITB-COT 22-21
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Vendor Name:		Schena Roofing & Sheet Metal Co., Inc.	Royal Roofing Co. Inc.	Lutz Roofing Company, Inc	Schreiber Corporation
City:		Chesterfield, MI	Orion, MI	Shelby Twp., MI	Wixom, MI
State Proposal 3 Start Date (anticipated & approximate):		Oct-22	TBD - Dependent on Materials	TBD Based on Material & Labor availability	Summer 2023 if material is available
Anticipated Duration to Complete:		Not Specified			
State Warranty:		18 months	Garland	30 year & 40 year	2 year contractor warranty
Attended Mandatory Pre-Bid Meeting:	Y or N	Y	Y	Y	Y
Completed Bid Compliance Form:	Y or N	Y	Y	Y	Y
Contact Information: Hours of Operation:		7:30AM-4:00PM	6 - 4 PM	7AM - 5PM	M-F 7AM-4PM
24 Hour Phone #:		586-940-0395	248-276-7663	586-739-1148	313-310-0942
Proposed Payment Schedule:		Net 30	Monthly Net 30	Monthly Billing; Net 30	Net 30
References:	Y or N	Y	Y	Y	Y
Insurance:	Y or N	Y	Y	Y	Y
Payment Terms:		Net 30	Net 30	Net 30	Net 30
Warranty:		Not Specified	Garland	30 or 40 year	As Specified
Completion:		Not Specified	TBD (dependent on Materials)	Not Specified	Not Specified
Exceptions:		None	Asbestos Removal (if found) Interior Protection	Cannot Guarantee Completion by 11/15/22; Provided material pricing is not guaranteed until time of shipment.	None
Acknowledgement:	Y or N	Y	Y	Y	Y
Signed Addendum:	Y or N	Y	Y	Y	Y
Forms:	Y or N	Y	Y	Y	Y
Quantity adjusted to reflect minimum required to complete the project per scope.		Low Bidder Meeting Specifications			

Attest:

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

Joe Lagarde
Andrew Chambliss
Heather Chomiak
Brad Konvolinka - Garland
Matt Verhey - Garland
Joe Sekula - Lutz Roofing

Emily Frontera
Purchasing Manager