



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: January 17, 2023

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Dee Ann Irby, Controller
Kurt Bovensiep, Public Works Director
Dennis Trantham, Facilities and Grounds Operations Manager
Brent Savidant, Community Development Director
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – City Hall Exterior Repairs, South Entrance Step Reconstruction and Community Development Department Improvements and Budget Amendment

History

Exterior Repairs:

- City Hall located at 500 West Big Beaver was built in two separate phases. Phase 1 was completed in 1965 and Phase 2 in 1978.
- In the earlier years, Troy City Hall was home to the 52-4 District Court, Troy Police Department including the jail and holding cells.
- The exterior envelope of the facility needs repairs to manage water infiltration and energy loss.
- Repairs include but are not limited to:
 - Tuckpointing
 - Flashing details
 - Brick replacement and sealing
 - Resealing several windows
 - Replacement of aluminum trim where needed
- The repairs were identified in the Facilities Condition Assessment and Analysis.

South Entrance Steps:

- The south entrance of the Troy City Hall served as the original main entrance to City Hall.
- The steps that lead to the south entrance have been repaired many times over the last 58 years.
- The steps are at a point that complete reconstruction is necessary.
- Reconstruction of these steps will also include replacing the existing snow melt system.
- The repairs were identified in the Facilities Condition Assessment and Analysis.

Community Development Department Improvements:

- In 2022 the City of Troy established an in-house Building Department for the first time since 2010.



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- The goal was to combine Building, Planning and Code Enforcement services into one integrated Community Development Department
- The existing layout of the two offices impedes interaction between the Building services and the Planning/Code Enforcement services. To interact face to face, employees must exit one area, enter the hallway, and enter the other area.
- This arrangement does not permit integration of counter services or direct oversight from the Director to the entire department.
- The improvements will include the addition of a small conference room for perspective in-person meetings with potential developers, as well as provide opportunities for staff training.
- The proposed improvements will allow for one integrated and cohesive Community Development Department that promotes a culture of cooperation, collaboration, and teamwork.

Purchasing

- Pricing to provide the labor, materials, and equipment for the City Hall Exterior Repairs has been secured from *National Restoration, of Milford, MI* through the Oakland County Extended Purchasing Contract #006325 as detailed in the attached proposal dated January 4, 2023.
- Pricing to provide the labor, materials, and equipment for the City Hall South Entrance Step Reconstruction has been secured from *National Restoration, of Milford, MI* through the Oakland County Extended Purchasing Contract #006325 as detailed in the attached proposal dated January 10, 2023.
- Pricing to provide the labor, materials, and equipment for the City Hall Community Development Improvements have been secured from *National Restoration, of Milford, MI* through the Oakland County Extended Purchasing Contract #006325 as detailed in the attached proposal dated November 7, 2022.
- City Council authorized participation in the Cooperative Purchasing Programs on November 14, 2022 (Resolution # 2022-11-157).

Financial

- Funds for the City Hall Exterior Repairs in the amount of \$200,000 are budgeted and available in the City Hall Capital Fund under Project Number 2023C0007 for the 2023 fiscal year. Expenditures will be charged to account number 401.264.265.7975.165.
- The acquisition for the City Hall South Entrance Steps Reconstruction will require a budget appropriation amendment in the amount of \$91,300 to the City Hall Capital Fund under a Project Number to be created for the 2023 fiscal year. Expenditures will be charged to 401.264.265.7975.165.
- The expenditures for the City Hall Community Development Department Improvements will require a budget appropriation amendment in the amount of \$83,600 to the City Hall Capital Fund under a Project Number to be created for the 2023 fiscal year. Expenditures will be charged to 401.264.265.7975.165.



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Financial (continued)

	FY 2023 Budgeted Amount	Estimate	Contingency	Amendment Needed
Project Number 2023C0007 - Exterior Repairs	\$ 200,000.00	\$ 160,000.00	\$ 40,000.00	\$ -
Project Number to be created South Entrance Steps	Not Budgeted	\$ 83,000.00	\$ 8,300.00	\$ 91,300.00
Project Number to be created Community Development Department Improvements	Not Budgeted	\$ 76,000.00	\$ 7,600.00	\$ 83,600.00
		\$ 319,000.00		\$ 174,900.00

Recommendation

City Management recommends waiving the bid process and awarding a contract to *National Restoration, of Milford, MI* for the City Hall Exterior Repairs for an estimated amount of \$160,000 with a 25% contingency as detailed in the attached proposal per the Oakland County Extended Purchasing Contract #006325; not to exceed budgetary limitations.

City Management recommends waiving the bid process and awarding a contract to *National Restoration, of Milford, MI* for City Hall South Entrance Steps Reconstruction for an estimated amount of \$83,000 with a 10% contingency as detailed in the attached proposal per the Oakland County Extended Purchasing Contract #006325; not to exceed budgetary limitations.

City Management recommends waiving the bid process and awarding a contract to *National Restoration, of Milford, MI* for City Hall Community Development Department Improvements for an estimated amount of \$76,000 with a 10% contingency as detailed in the attached proposal per the Oakland County Extended Purchasing Contract #006325; not to exceed budgetary limitations.

It is also recommended that City Council approve a budget amendment to the City Hall Capital Fund Account in the amount of \$174,900.

NATIONAL RESTORATION INC

RECIPIENT OF THE GOVERNOR'S AWARD FOR HISTORIC PRESERVATION!

2165 Fyke Dr.

Its Not Luck, Its know How!

Milford, MI 48381

Licensed Builder

248-318-0609 Fax 248-714-6323

johnf@nationalrestoration.net

January 4, 2023

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: 2023 City Hall Exterior Masonry Maintenance Budget

Mr. Trantham,

Per your request, we are proposing to provide, all material, labor and equipment needed to complete the following items of work.

Scope of Work:

- Provide any needed permits.
- Mobilize
- Provide any needed pedestrian barricades or protection.
- At various locations remove and replace approximately 150 individual brick. The new brick will match the existing as close as possible.
- Cut out and tuck point approximately 800 sq. ft. of deteriorated mortar joints on an as needed basis. Note: There is a large section of deteriorated mortar joints on the north elevation of the building. After this area is tuck pointed we will power wash the entire masonry wall using hot water and an environmentally safe cleaner.
- At all the existing brick row lock windowsill locations remove the existing sealant and backer rod at the base of the window and install a new kynar coated metal cap under the window frame and over the brick. The new metal coping will turn down 4" on the face and will have a hemmed drip edge to direct water out from the wall below. Install new backer rod and Dow Corning 791 building sealant.
- Remove and replace the damaged brick header on the north east corner of the building.
- Cut out and replace the existing sealant and backer rod at the perimeter of the windows between the frames and masonry. The new sealant will be Dow Corning 791 building sealant.
- Trim any existing window gaskets back to flush with the window frame. Clean per manufacturer's specifications and install a cap bead of Dow Corning 791 building sealant to the joint.
- Remove and replace the existing backer rod and sealant in any control joints. The

- new sealant will be Dow Corning 791 building sealant.
- Power wash the existing pre-cast at the top of the building and apply 2 coats of Dow Corning Allgaurd to it. The color to be selected by the owner.
 - Power wash the exterior plaster soffits at each entry and apply 2 coats of exterior enamel to them.
 - In the 2 court yards remove and replace any of the existing sealant that has not been replaced in the last few years. Clean the masonry walls using high-pressure hot-water and an environmentally safe cleaner.
 - In the Veteran's Plaza area clean the masonry walls of the planters, using high-pressure hot-water and an environmentally safe cleaner.
 - Jobsite cleanup.
 - Provide the owner with a Dow Corning manufacturer's 20-year warranty on the sealant work.
 - We recommend budgeting up to \$160,000.00 for this project. It is to be completed on a time and material basis per our publicly bid annual contract with Oakland County.

Exclusions:

- 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

NATIONAL RESTORATION INC

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Milford, MI 48381

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January 10,2023

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: 2023 City Hall South Steps Replacement

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.

Scope of Work:

- Provide any needed permits.
- Mobilize
- Provide any needed pedestrian barricades or protection.
- Terminate the existing electrical connections from the snow melt system. This work will be completed by a licensed electrician.
- Saw cut the existing concrete as close to the foyer as possible.
- Remove the existing concrete steps and landings from the base to the edge of the foyer taking care not to damage the existing hand rails. Set the rails aside for reuse. Properly dispose of all concrete offsite.
- The stainless-steel handrails will be taken offsite to a fabricator and will have new 4"x4" stainless steel base plates with 4 anchor holes in each installed.
- Install up to 4" of new base material as needed.
- Install 2" rigid foam insulation.
- Install new form work for steps.
- Install new direct bury, electric ice melt cable into the forms. There will be a new control for the system installed in the access area under the steps. The activation control will be an automatic control system set up to activate the system at a certain exterior temperature.
- Install reinforcement wire into forms.
- With the use of a concrete pump truck pour new 4,000 PSI concrete into the forms.
- Finish with a broomed no skid finish.
- Install the handrails back to their original positions using lead and stainless-steel

- anchors
- Install a high-quality sealant in all control joints.
 - Clean the windows of the foyer.
 - Jobsite cleanup
 - We recommend budgeting up to \$83,000.00 for this project. It is to be completed on a time and material basis per our publicly bid annual contract with Oakland County.

Exclusions:

- Prevailing wages
- Premium time

We appreciate the opportunity to quote your work. If you have any questions or concerns, please contact me.

Sincerely,
John Fletcher, President

NATIONAL RESTORATION INC

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

2165 Fyke Dr.

Its Not Luck, Its know How!

Milford, MI 48381

Licensed Builder

248-318-0609 Fax 248-714-6323

johnf@nationalrestoration.net

November 7, 2022

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: Building and Planning Department Buildout Budget

Mr. Trantham,

Per our onsite meetings, we are proposing to provide, all material, labor and equipment needed to complete the following items of work.

Scope of Work:

- Pull required permits.
- Mobilize
- Install dust barriers as required, after furniture and workstations art moved by others.
- Remove the existing wall between the two departments as discussed along with two walls of an existing storage room. Remove the existing drywall ceiling in two areas. Properly disposed of all debris offsite.
- Frame new bulkheads and wall terminations as needed with steel track and studs.
- Run new data lines if required in the new conference room.
- Install new electrical wiring and new lights per our onsite meetings.
- Install 5/8" drywall as required. Tape and bed, finish to receive paint.
- Install ceiling grid as needed. Install new ceiling panels in the new grid area after any HVAC work is completed by others. The new ceiling panels will match the existing as close as possible. New ceiling tiles for whole offices are not included.
- Prime and paint new drywall, apply two coats of paint to all of the offices on the planning department side only. Currently green and yellow. Color by owner.
- Install the new glass sliding door to the entrance of the new conference room and the new steel entry door into the existing frame on the building department side.
- Install carpet squares as needed. Carpet provided by owner from attic stock.
- Install new vinyl base where needed
- Jobsite cleanup.
- The cost is time and materials not to exceed \$76,000.00. This is to be completed

per our Maintenance contract rates with Oakland County purchasing.

Exclusions:

- Cost for permits and inspections.
- Prevailing wages
- Premium time

We appreciate the opportunity to provide you with the highest quality products and craftsmanship available. If you have any questions or concerns, please contact me.
Sincerely,

John Fletcher, President