



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: March 14, 2023

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 Bovensiep, Public Works Director
Dennis Trantham, Facilities and Grounds Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Community Center Exterior Envelope Repairs

History

- The Troy Community Center was constructed in two 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 exterior envelope of the facility needs repairs to manage water infiltration and energy loss.
- Repairs include but are not limited to:
 - Metal panel repairs and replacement
 - Outdoor Play Area Screen Wall remove and replace brick
 - Refuse Container Screen Wall remove and replace brick
 - Control Joints - remove and replace sealant and backer rod
 - Soffits on SW Elevation - powerwash, repair and paint
 - Resealing windows as needed
 - Prepare and paint any exposed steel lintels at doors and window heads
 - Tuckpointing, brick replacement, and masonry repairs
- The repairs were identified in the Facilities Condition Assessment and Analysis.

Purchasing

- Pricing to provide the labor, materials, and equipment for the Community Center Exterior Envelope 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 March 10, 2023.
- City Council authorized participation in the Cooperative Purchasing Program on November 14, 2022 (Resolution # 2022-11-157).

Financial

Funds are budgeted and available in the Recreation, Community Center Capital Fund under Project Number 2023C0044 for the 2023 fiscal year. Expenditures will be charged to account number 401.752.755.7975.125.



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Recommendation

City Management recommends waiving the bid process and awarding a contract to *National Restoration, of Milford, MI* for the Community Center Exterior Envelope Repairs for an estimated amount of \$175,000 as detailed in the attached proposal per the Oakland County Extended Purchasing Contract #006325; not to exceed budgetary limitations.

NATIONAL RESTORATION INC

RECIPIENT OF THE GOVERNOR'S AWARD FOR HISTORIC RESTORATION!

2165 Fyke Dr.

Its Not Luck, Its know How!

Milford, MI 48381

Licensed Builder

248-318-0609 Fax 248-714-6323

johnf@nationalrestoration.net

March 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: Community Center Exterior Repairs Budget

Mr. Trantham,

Per the facility condition assessment report, and our onsite meeting, we are proposing to provide, all material, labor and equipment needed to complete the following items of work.

Scope of Work:

Metal Panel Repairs and Replacement

- Mobilize
- With the use of scaffolding and a man lift, inspect all the metal panels, and make sure all exposed screws are tight and in good condition. If there are any that are rusting, they will be replaced, any loose fasteners will be tightened.
- Remove and replace one section from grade to the soffit in the loading dock area per our onsite meeting and save all the removed siding for replacement units elsewhere on the building. Install the new Pac Clad siding in this area.
- Using the saved panels from the loading dock area, remove and replace the metal panels that are rusting or that are damaged.
- With the use of moderate pressure water and an environmentally safe detergent, clean all metal panels.
- Jobsite cleanup.

Outdoor Play area Screen Wall

- Remove and replace approximately 4500 deteriorated brick in various locations. The new brick and mortar will match the existing as close as possible.
- Wash the masonry wall after the repairs are complete and apply a flood coat of clear, penetrating masonry sealer to the walls.
- Jobsite cleanup.

Refuse Container Screen Wall

- Remove and replace approximately 200 deteriorated brick in various locations. The new brick and mortar will match the existing as close as possible.
- Cut out and tuck point approximately 70 sq.ft of deteriorated or cracked mortar joints.
- Jobsite cleanup

Control Joints

- Remove and replace all the existing sealant and backer rod in the masonry-to-masonry control joints. The new sealant will be Dow Corning 790 building sealant.
- Clean the walls once the repairs are completed and apply a flood coat of clear, penetrating masonry sealer to the walls.
- Jobsite cleanup.

Soffits on the SW Elevation

- Powerwash the soffits on this elevation to remove any loose paint and dirt.
- Sand the edges of any remaining paint.
- Repair any damaged areas in the plaster of the soffit.
- Apply a primer coat of paint over any bare areas.
- Apply a coat of a specialty primer for galvanized steel to the bottom of the lintels.
- Apply a coat of Sherwin Williams Super paint to the soffits with the color matching the existing as close as possible.
- Jobsite cleanup.
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General Building Envelope

- Inspect the windows and all surfaces on all elevations.
- Remove and replace any sealant on an as needed basis.
- Replace any window glazing on an as needed basis.
- Prepare and paint any exposed steel lintels at doors and window heads.
- Cut out and tuck point any open or deteriorated joints as needed on all elevations.
- Remove and replace any deteriorated brick as needed on all elevations.
- Inspect all panels, flashing, and veneers on the roof levels and perform sealant, tuck pointing, or masonry repairs as needed.

The budget is based on time and material not to exceed \$175,000.00 This is to be completed per our maintenance contract with Oakland County purchasing.

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

Sincerely,

John Fletcher, President