



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: June 18, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan Schubert, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Dee Ann Irby, Controller
Scott Finlay, City Engineer
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications - Demolition of Buildings and Structures at 3500 John R Road, 5371 Rochester Road and Troy Farm Complex (partial) at 3305 and 3321 W South Blvd.

History

Site 11 (3500 John R Road, Sidwell #88-20-24-100-025)

- Consists of two parcels totaling 13 acres and was purchased in 2000 with the approval of Proposal C Bond.
- Over the years all structures have been removed except the garage.
- The garage was used as auxiliary storage for the Parks Department until it fell in disrepair.
- The site has been used as soccer fields and occasional staging area for construction projects.
- The site will remain open space upon the removal of the structures.

5371 Rochester Road (Sidwell #88-20-10-427-043)

- City Council authorized the purchase as part of the proposed improvements to Rochester Road at the August 21, 2023 meeting of the Troy City Council (Resolution #2023-08-122-J-10).

Troy Farm Complex (3305 and 3321 W South Blvd., Sidwell #88-20-06-200-007)

- The City of Troy purchased the Troy Farm property in 1970 that includes 70 acres of open farmland for the Stage Nature Center and the Troy Farm Park.
- In 1973 the City of Troy purchased an additional 5.45 acres of land that includes the farmstead structures.
- In 1978 the City of Troy constructed a restroom facility to mimic a barn and installed a modular classroom and a gravel parking lot.
- The amenities were used from 1975 through the mid 1990's by the Troy Parks and Recreation Department for a youth summer camp, Camp Kish-Ka-Ko and by the Stage Nature Center for seasonal Junior Naturalist classes.
- During the 1980's the Parks and Recreation Department planted pumpkins in the field along South Blvd. and installed raised bed gardens for senior citizens. In the 1990's, at the request of the seniors using the gardens, a fence was constructed around the senior gardens to exclude the deer.



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- The large farmhouse has been largely unoccupied and used for storage throughout much of the city’s ownership, except from 1981-1985 when a Stage Nature Center Employee lived there.
- The smaller house was used by summer interns hired by the Troy Parks and Recreation Department, but has not been occupied since the 1990’s.
- The Garage/Workshop has only been used for storage and a workshop since ownership.
- The large farmhouse, garage/workshop, classroom, and restroom facility have fallen into disrepair as a result of their lack of use and maintenance since the recession.
- Five of these structures have fallen into severe disrepair and need removal:
 - 1917 large farmhouse
 - 1950’s smaller house and garage
 - 1980’s restroom facility and classroom
- The farm property, while old, is not listed on any historic registry.
- The Executive Director of the Troy Historical Society was invited to tour the property to gauge interest in the home as well as any of the contents. There was no interest.
- On October 9, 2021 the Field School from Eastern Michigan University also toured the farm property as an opportunity to study and apply what they have learned to a property that is old, but not classified as historic, and owned by a government or non-profit that has fallen into disrepair.
- Troy City Council approved the remediation of the property at the December 4, 2023 meeting of the Troy City Council (Resolution #2023-12-173-J-4b).

Purchasing

On June 13, 2024, a bid opening was conducted as required by City Charter/Code for the demolition of buildings and structures at 3500 John R Road, 5371 Rochester Road and Troy Farm Complex (partial) at 3305 and 3321 W South Blvd. The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com/city-of-troy-mi. Five hundred and fifty-nine (559) vendors were notified via the MITN website. Eight (8) bid responses was received. Below is a detailed summary of potential vendors:

Companies notified via MITN	559
Troy Companies notified via MITN	10
Troy Companies notified - Active email Notification	10
Troy Companies - Active Free	0
Companies that viewed the bid	123
Troy Companies that viewed the bid	1

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.

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.

Active MITN non-paying members are responsible to monitor and check the MITN website for opportunities to do business with the City.

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.

After reviewing the bid responses and positive references, *Oakwood Building Company, Inc. of Shelby Twp* is the low bidder meeting all specifications and is being recommended for award.



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Financial

Funds are budgeted and available in the Capital Projects Funds for Park Development and Streets Major Roads with the associated project numbers and account numbers below for the 2024 fiscal year:

Location:	Project #	Account #	Expenditure
Site 11 (3500 John R Road)	2024C0046	401.770.771.974.130	\$7,000.00
5371 Rochester Road	2022CG0002	401.449.202.989.022065	\$8,800.00
Troy Farm Complex	2024C0042	401.770.771.974.070	\$32,524.00

Recommendation

City Management recommends awarding a contract for the demolition of 3500 John R Road, 5371 Rochester Road and Troy Farm Complex (partial) at 3305 and 3321 W South Blvd. to the low bidder meeting specifications, *Oakwood Building Company, Inc. of Shelby Twp. MI*, for an estimated total cost of \$48,324; not to exceed budgetary limitations.

Opening Date: 06/13/2024
 Date Reviewed: 06/13/2024

CITY OF TROY
 BID TABULATION
 PROPERTY DEMOLITION

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VENDOR NAME:	Oakwood Building Company, Inc.	The Adams Group, Inc.	Blue Star, Inc.	Salenbien Trucking and Excavating, Inc.
CITY:	Shelby Twp., MI	Rochester Hills, MI	Warren, MI	Dundee, MI
CHECK #:	500363545	9105227885	1672300325	2347695
CHECK AMOUNT:	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00

PROPOSAL: FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE DEMOLITION OF ALL BUILDINGS AND STRUCTURES LOCATED AT 3500 JOHN R ROAD, 5371 ROCHESTER ROAD, 3305 and 3321 W. SOUTH BOULEVARD (CAUGHLIN FARM PROPERTY - 5 STRUCTURES) IN THE CITY OF TROY

Proposal A: Demolition at 3500 John R Road COMPLETE FOR THE SUM OF:	\$7,000.00	\$7,485.00	\$21,400.00	\$15,532.00
Proposal B: Demolition at 5371 Rochester Road COMPLETE FOR THE SUM OF:	\$8,800.00	\$19,226.00	\$20,100.00	\$17,065.00
Proposal C: Demolition at 3305 and 3321 W. South Boulevard (Caughlin Farm Property - 5 structures) COMPLETE FOR THE SUM OF:	\$32,524.00	\$48,100.00	\$47,300.00	\$63,378.00
TOTAL PROPOSALS A, B & C	\$48,324.00	\$74,811.00	\$88,800.00	\$95,975.00

Can Meet Completion Date:	Y or N	Y	N - 2 Add'l days for W. S. Blvd.	Y	Y
Attended Mandatory Pre-Bid Meeting:	Y or N	Y	Y	Y	Y
Disposal Site:		Riverview Land Preserve	Not Specified	Woodland Meadows	Woodland Meadows
Can Meet Insurance:	Y or N	Y	Y	Y	Y
References:	Y or N	Y	Y	Y	Y
Payment Terms:	Y or N	Not Specified	On Completion	Not Specified	Net 30
Exceptions:		None	Per Addendum 1 Question 1: Under ground structure - Septic tank. If encountered, add add'l \$3,500.00 for pump, crush and fill. Per Oakland County requirements.	None	None
Acknowledgement:	Y or N	Y	Y	Y	Y
Vendor Questionnaire Provided:	Y or N	Y	Y	Y	Y
Addendum:	Y or N	Y	Y	Y	Y
Forms:	Y or N	Y	Y	Y	Y

Low Bidder Meeting Specifications

ATTEST:

(*Bid Opening conducted via a Zoom Meeting)

Dennis Trantham
 Andrew Chambliss
 Nellie Bert
 Martinique Gates

Emily Frontera
 Purchasing Manager

CITY OF TROY
 BID TABULATION
 PROPERTY DEMOLITION

VENDOR NAME:	Adamo Demolition Company	Reese Contracting, Inc.	Radich Construction, LLC	SOS Quality Construction, LLC
CITY:	Detroit, MI	Wixom, MI	Troy, MI	Rochester Hills, MI
CHECK #:	1799369	2693964	518922473-4	3794000845
CHECK AMOUNT:	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00

PROPOSAL: FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE DEMOLITION OF ALL BUILDINGS AND STRUCTURES LOCATED AT 3500 JOHN R ROAD, 5371 ROCHESTER ROAD, 3305 and 3321 W. SOUTH BOULEVARD (CAUGHLIN FARM PROPERTY - 5 STRUCTURES) IN THE CITY OF TROY

Proposal A: Demolition at 3500 John R Road COMPLETE FOR THE SUM OF:	\$20,500.00	\$35,000.00	\$17,900.00	\$42,000.00
Proposal B: Demolition at 5371 Rochester Road COMPLETE FOR THE SUM OF:	\$28,900.00	\$36,800.00	\$23,300.00	\$44,000.00
Proposal C: Demolition at 3305 and 3321 W. South COMPLETE FOR THE SUM OF:	\$74,600.00	\$95,000.00	\$134,000.00	\$172,375.00
TOTAL PROPOSALS A, B & C	\$124,000.00	\$166,800.00	\$175,200.00	\$258,375.00

Can Meet Completion Date:	Y or N	N - Proposals A & B can be completed in the allotted 1 week each site. Proposal C will require 2 business weeks.	Y	N - (1) Calendar Week per Building	Y
Attended Mandatory Pre-Bid Meeting:	Y or N	Y	Y	Y	Y
Disposal Site:		GFL	Not Specified	Eagle Valley Landfill	Waste Management - Pine Tree Acres Landfill
Can Meet Insurance:	Y or N	Y	Y	Y	Y
References:	Y or N	Y	Y	Y	Y
Payment Terms:	Y or N	As Specified	Not Specified	Net 30 Days	Upon Substantial Completion
Exceptions:		If awarded all properties we deduct \$4,000.00	None	(1) Calendar Week per Building to complete; Pump & Fill Septic Tank: \$900/Ea	None
Acknowledgement:	Y or N	Y	Y	Y	Y
Vendor Questionnaire Provided:	Y or N	Y	Y	Y	Y
Addendum:	Y or N	Y	N	Y	Y
Forms:	Y or N	Y	Y	Y	Y