



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: June 2, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Josh Jones, Police Chief
Kurt Bovensiepe, Public Works Director
Brian Varney, Fleet Operations Manager
Mike Verstraete, Streets & Drains Operations Manager
Dennis Trantham, Deputy Public Works Director
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications and Standard Purchasing Resolution 4: OMNIA Partners Cooperative Purchasing Contract – Police Department and Department of Public Works Streets Equipment Garage and Fleet Garage Roof Replacements and Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Fleet Garage Smoke Hatch Replacements

History

Police Department

- The Police Department is home to approximately 175 employees including sworn officers and civilian staff.
- The existing 20-year roof was installed as part of the original construction in 2003. The roof is past the end of its life and has been deferred for the last two budget cycles. Currently the roof is leaking in several areas, including mission critical areas such as dispatch.
- In 2018 a complete Facility Condition Assessment and Analysis (FCA) was conducted with replacement being recommended in 2023.

Streets Equipment Garage

- The Streets Equipment Garage was added on to the Department of Public Works in 1983.
- The Streets Equipment Garage houses up to 26 salt/plow trucks, 2 street sweepers, 1-2 front end loaders along with other miscellaneous equipment.
- The current roof has reached the end of life and is due for replacement.
- Replacement of the roof was identified in the Facilities Condition Assessment and Analysis.

Fleet Garage

- The Fleet Garage is part of the original building constructed in 1975.
- The Fleet Garage is home to 20 staff members and services over 400 pieces of equipment including vehicles, trailers, and attachments in addition to the various units that are owned by individual departments.



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- The garage operates 16 hours per day 5 days a week year-round.
- The current roof and smoke hatches have reached the end of life and are due for replacement.
- Replacement of the roof was identified in the Facilities Condition Assessment and Analysis.

Purchasing

On Thursday, May 15, 2025, a bid opening was conducted as required by City Charter and Code for the Police and DPW Roof Replacements. The bid was posted on the MITN Purchasing Group website: www.bidnetdirect.com//city-of-troy-mi. A Mandatory Onsite Pre-Bid Meeting was held Monday, April 28, 2025 at 1:00 PM at the Troy DPW and bidders were given an opportunity to inspect all roof sites. Four hundred and thirty-six (436) vendors were notified via the MITN website. Five (5) bid proposals and four (4) no bid responses were received. Below is a detailed summary of potential vendors:

Companies notified via MITN	436	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.
Troy Companies notified via MITN	11	
Troy Companies notified Active email Notification	11	
Troy Companies - Active Free	0	
Companies that viewed the bid	102	
Troy Companies that viewed the bid	2	

- The bid summary was analyzed and reviewed in conjunction with the Facilities Division.
- It is recommended to award the Police and DPW roofing projects to the low bidder meeting all bid specifications; *Lutz Roofing Company, Inc of Shelby Township, MI* as detailed in the attached bid summary.
- Renova One was not selected because they failed to meet the pre-authorized, certified installer requirement. Bid specifications required that installers be certified and pre-authorized to perform the work as required. Renova One, upon their request, was provided the information and application for certification and pre-authorization but failed to submit the necessary paperwork for review and certification.
- The roofing materials will be purchased direct from *The Garland Company, Inc.* based on the OMNIA Partners Cooperative Purchasing Contract #R230401
- Pricing for the Smoke Hatch Replacement in the Fleet Garage has been secured from *National Restoration Inc. of Milford, MI* as detailed in the attached proposal through the Oakland County Extended Purchasing Contract #009849.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).

Financial

Funds for the Police Department Roof Replacement are budgeted and available in the Police Capital Fund for the 2026 fiscal year. Expenditures will be charged to account number 401.301.11.305.975.010 and will not take place until the beginning of the 2026 fiscal year. A project number will be assigned at a later date when available.



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Funds for the Department of Public Works Streets Equipment Garage Roof Replacement are budgeted and available in the Streets Capital Fund for the 2026 fiscal year. Expenditures will be charged to Account Number 401.449.203.975.010 and will not take place until the beginning of the 2026 fiscal year. A project number will be assigned at a later date when available.

Funds for the Department of Public Works Fleet Garage Roof and Smoke Hatch Replacement are budgeted and available in the Fleet Maintenance Capital Fund for the 2026 fiscal year. Expenditures will be charged to account number 661.571.565.975.900 and will not take place until the beginning of the 2026 fiscal year. A project number will be assigned at a later date when available.

	Lutz	Garland	National Restoration	Total
Police	\$409,600.00	\$603,425.30		\$1,013,025.30
DPW Streets	\$156,400.00	\$308,019.73		\$464,419.73
DPW Fleet	\$234,600.00	\$463,620.95	\$78,486.00	\$776,706.95
Total	\$800,600.00	\$1,375,065.98	\$78,486.00	\$2, 254,151.98

Recommendation

City Management recommends awarding contracts for the roof replacements for the Police Department and the Department of Public Works Streets Equipment Garage and Fleet Garage to the low bidder meeting specifications, *Lutz Roofing Company, Inc. of Shelby Township, MI* for an estimated combined cost of \$800,600 at unit prices contained in the bid tabulation opened May 15, 2025 and to *Garland-DBS, Inc. of Cleveland, OH* as per the OMNIA Partners Cooperative Purchasing Contract #R230401 for \$1,375,065.98; not to exceed budgetary limitations.

City Management recommends awarding a contract for smoke hatch replacements for the Department of Public Works Fleet Garage to *National Restoration of Milford, MI* for an estimated cost of \$78,486 as per the Oakland County Extended Purchasing Cooperative Contract #009849; not to exceed budgetary limitations.

BID TABULATION
CITY OF TROY
ROOF REPLACEMENTS - POLICE AND DPW BUILDINGS

Vendor Name:	Renova One	Lutz Roofing Company, Inc.	JD Candler Roofing Co.	Royal Roofing Co. Inc.	Schena Roofing & Sheet Metal Co. Inc.
City:	Troy, MI	Shelby Twp., MI	St. Hgts., MI	Orion, MI	Chesterfield, MI
Check #:	2018692475	1167930146	92139231	2018561750	2018717420
Check Amount:	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000

PROPOSAL: TO PROVIDE LABOR, MATERIALS, RELATED EQUIPMENT, TOOLS AND SUPERVISION NECESSARY FOR THE COMPLETE REPLACEMENT OF THE ROOF AT POLICE AND THE DPW.

PROPOSAL 1: Police Building Replacement					
Police Building Base Bid Labor:	\$347,426.00	\$409,600.00	\$500,000.00	\$528,900.00	\$760,050.00
Materials:	\$614,744.35	\$603,425.30	\$601,854.40	\$974,603.10	\$468,507.37
Police Building Labor, Materials & Shipping:	\$962,170.35	\$1,013,025.30	\$1,101,854.40	\$1,503,503.10	\$1,228,557.37
PROPOSAL 2: DPW Building - Sections 2 & 3 Roof Replacement					
DPW Building (Sections 2 & 3) Base Bid Labor:	\$520,592.00	\$391,000.00	\$600,000.00	\$532,300.00	\$772,555.00
Materials:	\$952,886.38	\$771,640.68	\$772,975.90	\$1,109,983.64	\$856,543.95
DPW Building (Sections 2 & 3) Labor, Materials & Shipping:	\$1,473,478.38	\$1,162,640.68	\$1,372,975.90	\$1,642,283.64	\$1,629,098.95
DISCOUNT IF BOTH PROJECTS AWARDED TO SAME CONTRACTOR:					
	(\$32,148.00)	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL - PROPOSALS A & B:	\$2,403,500.73	\$2,175,665.98	\$2,474,830.30	\$3,145,786.74	\$2,857,656.32

LINE ITEM COST: Should additional work be determined necessary once roofing is removed, the following prices are to be used as unit costs per determined quantity during construction.

Wood Blocking Replacement:	LF	\$7.50	\$6.00	\$7.50	\$6.00	\$4.50
Metal Decking Replacement:	SF	\$40.00	\$13.00	\$12.00	\$15.00	\$14.50
Drain Replacement:	EA	\$2,000.00	\$2,750.00	\$3,500.00	\$2,500.00	\$1,800.00

POLICE ROOF REPLACEMENT MATERIALS:									
Product #	Product Name	Unit/Size	Coverage Rate	Unit Cost	Police Quantity	Police Quantity	Police Quantity	Police Quantity	Police Quantity
7347	InsuLock HR	Kit	600 sq. ft.	\$492.03	42	47	50	75	80
4411-80-P	FlexBase Plus 80	Roll	100 sq. ft.	\$273.24	308	325	250	325	300
4901	StressPly Legacy Smooth	Roll	100 sq. ft.	\$424.71	249	275	250	265	300
4902	StressPly Legacy FR Mineral	Roll	75 sq. ft.	\$447.48	60	100	30	95	36
7305-5-S	GreenLock Plus Adhesive	Pail	5 gal.	\$499.95	497	476	600	549	300
7306-3-S	GreenLock plus Flashing Adhesive	Pail	3.5 gal.	\$421.74	64	76	45	85	10
7110-5	Flashing Bond	Pail	5 gal.	\$147.51	60	66	30	15	10
7421-5	SilverShield	Pail	5 gal.	\$365.31	25	8	15	30	10
7425-5	SilverFlash	Pail	5 gal.	\$216.81	30	14	15	26	10
4840-6	GarMesh	Roll	150' x 6"	\$85.14	20	20	10	20	20
2143	Seal-Tite Pitch Pocket Sealer	Box	4 - 2L bags	\$380.16	0	5	20	10	10
COPE22KYN14	RMer Edge Coping: 12" – 16"	LF		\$16.83	1,050	0	950	0	0
COPE22KYN22	RMer Edge Coping: 16.01" – 24"	LF		\$21.93	0	0	0	0	20
COPE22KYN46	RMer Edge Coping: 24.01" – 48"	LF		\$31.72	0	780	0	0	540
CCMT50KYN14	12" – 16" Mitered Corner	Each		\$275.83	14	0	25	0	0
CCTE50KYN14	12"-16" Tee	Each		\$545.37	0	0	10	0	0
CCTR50KYN14	12"-16" Transition	Each		\$428.45	110	0	10	0	0
CCMT50KYN22	16.01" – 24" Mitered Corner	Each		\$335.03	0	0	0	0	0
CCTE50KYN22	16.01" – 24" Tee	Each		\$662.24	0	0	0	0	0
CCTR50KYN22	16.01" – 24" Transition	Each		\$497.00	0	0	0	670	0
CCMT50KYN46	24.01" – 48" Mitered Corner	Each		\$509.46	0	10	3	11	6
CCTE50KYN46	24.01" – 48" Tee	Each		\$1,009.56	0	0	3	0	0
CCTR50KYN46	24.01" – 48" Transition	Each		\$758.83	0	0	3	6	1
DRIPZ22	Rmer Drip Edge	LF		\$19.22	0	36	0	310	430
4131	Flat-Stock "Standard Color"	24 gallon	4' x 10'	\$155.00	0	20	15	20	0
Shipping		LS		\$7,000.00	1	1	1	1	1
Total Police Building Materials & Shipping:					\$614,744.35	\$ 603,425.30	\$ 601,854.40	\$ 974,603.10	\$ 468,507.37

BID TABULATION
CITY OF TROY
ROOF REPLACEMENTS - POLICE AND DPW BUILDINGS

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Vendor Name:	Renova One	Lutz Roofing Company, Inc.	JD Candler Roofing Co.	Royal Roofing Co. Inc.	Scena Roofing & Sheet Metal Co. Inc.
City:	Troy, MI	Shelby Twp., MI	St. Hgts., MI	Orion, MI	Chesterfield, MI

DPW ROOF REPLACEMENT (Sections 2 & 3) MATERIALS:

Product #	Product Name	Unit/Size	Coverage Rate	Unit Cost	DPW Quantity	DPW Quantity	DPW Quantity	DPW Quantity	DPW Quantity
7347	InsuLock HR	Kit	600 sq. ft.	\$492.03	65	70	70	110	95
4411-80-P	FlexBase Plus 80	Roll	100 sq. ft.	\$273.24	420	425	370	450	400
4901	StressPly Legacy Smooth	Roll	100 sq. ft.	\$424.71	387	400	370	400	400
4902	StressPly Legacy FR Mineral	Roll	75 sq. ft.	\$447.48	44	50	20	55	45
7305-5-S	GreenLock Plus Adhesive	Pail	5 gal.	\$499.95	739	698	850	802	930
7306-3-S	GreenLock plus Flashing Adhesive	Pail	3.5 gal.	\$421.74	104	86	30	53	15
7110-5	Flashing Bond	Pail	5 gal.	\$147.51	60	30	30	15	10
7421-5	SilverShield	Pail	5 gal.	\$365.31	66	6	10	23	10
7425-5	SilverFlash	Pail	5 gal.	\$216.81	15	10	10	18	10
4840-6	GarMesh	Roll	150' x 6"	\$85.14	25	15	5	17	20
2143	Seal-Tite Pitch Pocket Sealer	Box	4 - 2L bags	\$380.16	0	1	5	4	5
COPE22KYN14	RMer Edge Coping: 12" – 16"	LF		\$16.83	380	0	0	0	0
COPE22KYN22	RMer Edge Coping: 16.01" – 24"	LF		\$21.93	230	580*	0	0	560
COPE22KYN46	RMer Edge Coping: 24.01" – 48"	LF		\$31.72	0	0	0	0	0
CCMT50KYN14	12" – 16" Mitered Corner	Each		\$275.83	2	0	0	0	0
CCTE50KYN14	12"-16" Tee	Each		\$545.37	0	0	0	0	0
CCTR50KYN14	12"-16" Transition	Each		\$428.45	40	0	0	0	0
CCMT50KYN22	16.01" – 24" Mitered Corner	Each		\$335.03	2	4	0	0	0
CCTE50KYN22	16.01" – 24" Tee	Each		\$662.24	0	0	0	0	0
CCTR50KYN22	16.01" – 24" Transition	Each		\$497.00	24	0	0	550	4
CCMT50KYN46	24.01" – 48" Mitered Corner	Each		\$509.46	0	0	0	2	0
CCTE50KYN46	24.01" – 48" Tee	Each		\$1,009.56	0	0	0	0	0
CCTR50KYN46	24.01" – 48" Transition	Each		\$758.83	0	0	0	4	0
DRIPZ22	Rmer Drip Edge	LF		\$19.22	450	440*	500	410	210
4131	Flat-Stock "Standard Color"	24 gallon	4' x 10'	\$155.00	710	4	10	15	0
Shipping		LS	1	\$10,000.00	1	1	1	1	1
Total DPW Building (Sections 2 & 3) Materials & Shipping:					\$952,886.38	\$ 771,640.68	\$ 772,975.90	\$ 1,109,983.64	\$ 856,543.95
* Qty adjusted mat'l in 10ft increments									

Proposal 1: Police - Anticipated State Date & Duration:	07/14/25, 6-8 week duration	Sept./Oct.	9/8/2025, 6 weeks	Fall 2025/20 working days	Not Specified
Warranty:	30 yr. material, 3 yr. workmanship	30-year Garland NDL	30 year	3 yr. workmanship	30 yr. Garland
Proposal 2: DPW - Anticipated State Date & Duration:	09/14/25, 6-8 week duration	Oct./Nov.	8/18/2025 5 weeks	Fall 2025/20 working days	Not Specified
Warranty:	30 yr. material, 3 yr. workmanship	30-year Garland NDL	30 year	3 yr. workmanship	30 yr. Garland
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 Provided:	Y or N	Y	Y	Y	Y
Proposed Payment Schedule:	Monthly Pyts via AIA document	Monthly Pyts Net 30	Net 30 days Progress Pyts	Not Specified	30th of each month
References:	Y or N	Y	Y	Y	Y
Insurance:	Y or N	Y	Y	Y	Y
Exceptions:		None	None	Asbestos Removal, Interior Protection, Lifting of skylight/ smokehatches	None
Acknowledgement:	Y or N	Y	Y	Y	Y
Signed Addendums:	Y or N	Y	Y	Y	1 of 2
Forms:	Y or N	Y	N	Y	Y

No Bid - Great Lakes Systems, Inc
Henry, a Carlisle Company
RAM Construction Services
Schreiber Corporation

Attest:

(*Bid Opening conducted via a Zoom Meeting)

Dennis Trantham
Joe Lagarde
Brad Konvolinka
Andrew Chambliss
Nellie Bert
Dina Gates

Emily Frontera
Purchasing Manager

NATIONAL RESTORATION INC

RECIPIENT OF THE GOVERNOR'S AWARD FOR HISTORIC PRESERVATION!

2165 Fyke Dr.
Milford, MI 48381
248-802-8052 Fax 248-714-6323
Joshf@nationalrestoration.net

It's Not Luck, Its know How!
Licensed Builder

May 7, 2025

Mr. Joe Lagarde
Operations Supervisor, Facilities
City of Troy, MI
4693 Rochester Rd,
Troy, MI 48085
Cell 248-953-0652
joe.lagarde@troymi.gov

RE: Troy DPW Smoke Hatches in Garage

Mr. Lagarde,

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

Scope of Work:

- Mobilize
- With the use of a crane, the window contractor shall:
- Remove 8 Smoke Hatches (vents) from roof with the use of a crane.
- Shall install 8 new double hung Smoke Hatches (vents) that are clear poly over white prismatic in color. They'll have 300°F fusible links with integral 48" X 96" ventilation curbs.
- A representative from National Restoration will be on site the entire time to ensure the job is done correctly.
- Flash new curbs to existing roof membrane.
- 10-year workmanship warranty to the owner.
- Old Skylight will be disposed of properly off site.
- Jobsite cleanup
- **Cost: \$78,486.00**

Note: Fusible degree ranges from 216°-400°F need to be decided on approval from owner before Smoke Hatches or ordered

Exclusions:

- Prevailing wages
- Premium time

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

please contact me.

Sincerely,
Joshua Fletcher, Superintendent