Plante Moran Realpoint
3000 Town Center, Suite 100
Southfield, MI 48075
Tel: 248.223.3500 | Fax: 248.223.3150
pmrealpoint.com

November 4, 2026

Mr. Jeff Burnside
Director of Operations
Livonia Public Schools
15125 Farmington Road
Livonia, MI 48154

RE: Sinking Fund Projects
Contract Award Recommendation for Roof Replacement Projects
High School Annex Buildings (CHS, FHS & SHS), Coolidge Elementary School, Garfield Community School (Partial), and Roosevelt Elementary School

Dear Mr. Burnside:

This letter transmits an update from Plante Moran Realpoint (PMR) as it relates to the assignment to assist and advise Livonia Public Schools (LPS) in its selection of Prime Contractors for the Projects listed above. This update represents the mutual efforts of PMR, Roofing Technology Associates, Ltd. (RTA), LPS administration and staff (the Project Team) to present a framework in order to identify, evaluate, and recommend Prime Contractors for these Projects.

On October 8, 2026, Construction Documents were formally issued and made available. An advertisement for bidding was published in a local newspaper and posted to the required State of Michigan website.

On October 28, 2026, seven (7) firms submitted a total of fourteen (14) bid proposals for the Projects and over the next several days were reviewed and evaluated. Interviews were conducted with three apparent low bidding firms on October 29, 2026, and were attended by representatives from the Project Team. The scope of work (which includes full removal and replacement of the existing roofing systems), project schedule, phasing, staffing requirements, safety, site logistics, and other particulars regarding the work were reviewed and discussed.

Upon completion of the interviews, and after subsequent clarifications and discussions, the Project Team is recommending the following firms as the lowest responsible bidders, as detailed in RTA's recommendation letter dated November 3, 2026:

- **Royal Roofing Company, Inc.** – Garfield Community School
- **Lutz Roofing Company** – Coolidge Elementary School and Roosevelt Elementary School
- **Summit Point Roofing** – High School Annex Buildings

Including hard construction of $3,116,125 and construction contingency of $186,975 (~6%), the total Project award recommendation equals $3,303,100 as detailed within the enclosed cost summary sheet.

Alternate 01 to provide new aluminum fascia cladding on all Annex Buildings and Alternate 02 to provide new gutters and downspouts at all Annex Buildings were accepted in the amount of $32,640 and included in the total award recommendation stated previously.

For the Prime Contractors, the cost for this work will be detailed in an AIA Contract A105 – 2017 Standard Form of Agreement between Owner and Contractor, as modified, pending final review and approval of terms by district legal counsel.

The Project Team is available at the Board's convenience to answer any questions regarding bidding, the proposals, interview process, or the recommendation herein. Please direct all questions through me via email at collin.frink@plantemoran.com.

Sincerely,

PLANTE MORAN REALPOINT

Collin Frink
Vice President

Enclosures: Cost Summary
Roofing Technology Associates, LTD. Recommendation Letter
Bid Tabulation
Existing Roofing Condition Maps

SINKNG FUND
2027 ROOFING REPLACEMENT PROJECTS
COST SUMMARY

	Hard Construction		
Project	**Budget**	**Actual**	**Variance**
HS Annex Buildings - Summit Point	$ 530,000	$ 202,425	$ 327,575
Coolidge Elementary School - Lutz	$ 1,510,000	$ 1,124,000	$ 386,000
Garfield Community School - Royal	$ 660,000	$ 765,700	$ (105,700)
Roosevelt Elementary School - Lutz	$ 1,510,000	$ 1,024,000	$ 486,000
Totals	**$ 4,210,000**	**$ 3,116,125**	**$ 1,093,875**

	Construction Contingency		
	Budget (6%)	**Actual (6%)**	**Variance**
Project Contingency	$ 253,000	$ 186,975	$ 66,026
Totals	**$ 253,000**	**$ 186,975**	**$ 66,026**

	Total Project Costs		
	Budget	**Actual**	**Variance**
Project Total	$ 4,463,000	$ 3,303,100	$ 1,159,901
Totals	**$ 4,463,000**	**$ 3,303,100**	**$ 1,159,901**

ROOFING TECHNOLOGY ASSOCIATES, LTD.

38031 SCHOOLCRAFT
LIVONIA, MICHIGAN 48150-1065
(734) 591-4444 ● FAX (734) 591-1660 ● E-MAIL: rta@rtaltd.com
Web site www.rtaltd.com

November 3, 2026
Project No. 26-052

Mr. Jeffrey Burnside
Livonia Public Schools
15125 Farmington Road
Livonia MI 48154-5474
jburnsid@livoniapublicschools.org

RE: BID EVALUATION
Roof Replacement
- Coolidge Elementary School
- Garfield Community School
- Roosevelt Elementary School
- (3) High School Annex Buildings (CHS, FHS, SHS)

Livonia, Michigan

Dear Mr. Burnside:

On October 28, 2026, Livonia Public Schools (LPS) received and publicly opened bids for the referenced roof replacement projects. Four (4) bids were received for Coolidge Elementary School, two (2) for Garfield Community School, four (4) for Roosevelt Elementary School, and four (4) for the Annex Buildings at Churchill, Franklin, and Stevenson High Schools. RTA, Plante Moran Realpoint, and LPS (the Project Team) subsequently reviewed the bids, which are summarized in the attached bid tabulation.

Bid Results

The apparent low bidder for Coolidge Elementary School is Lutz Roofing at $1,124,000 with Royal Roofing as the apparent second-low bidder at $1,132,700.

The apparent low bidder for Garfield Community School is Royal Roofing at $765,700 with Lutz Roofing as the apparent second-low bidder at $1,543,000.

The apparent low bidder for Roosevelt Elementary School is Lutz Roofing at $1,024,000 with Bloom Roofing as the apparent second-low bidder at $1,124,491.

The apparent low bidder for the three (3) Annex Buildings at Churchill, Franklin, and Stevenson High Schools is Summit Point Roofing, with a Base Bid of $169,785 ($56,595 per building). Summit Point Roofing also submitted Alternate Price No. 1 for sheet metal fascia cladding at $18,090 ($6,030 per building) and Alternate Price No. 2 for new 6-inch gutters and 3-inch by 4-

inch downspouts at $14,550 ($4,850 per building). The total bid, including both alternates, is $202,425.

MTD Construction is the apparent second-low bidder for the Annex Buildings, with a Base Bid of $177,000, Alternate Price No. 1 of $25,500, and Alternate Price No. 2 of $22,500, for a total bid of $225,000.

Due Diligence

On October 29, 2026, the Project Team conducted virtual post-bid interviews with Summit Point Roofing, Royal Roofing, and Lutz Roofing to review their respective bids, proposed construction approaches, and their qualifications for the referenced roof replacement projects.

During the post-bid interview, Summit Point Roofing was asked to provide additional pricing for manufacturer's extended 25-year workmanship warranty, alternate pricing to upgrade from the standard lifetime laminated shingles to a premium lifetime designer laminated shingle, and a list of references for steep-slope roofing work on similar projects of this size. The attached spreadsheet indicates the added cost for these upgrades.

Summit Point Roofing provided five references of similar size and scope. Plante Moran Realpoint contacted one of the listed references, as well as an additional reference familiar to Plante Moran Realpoint that has worked with Summit Point Roofing on previous projects. Both references reported satisfactory project experiences and expressed no concerns regarding the contractor's performance. Based on this information and the post-bid interview process, RTA finds the contractor's experience and qualifications acceptable for the proposed work.

Recommendations

RTA has worked with both Lutz Roofing and Royal Roofing on several projects within and outside of the district and find their work to be acceptable. Although RTA has not previously worked with Summit Point Roofing, our recommendation is based on the information obtained during the post-bid interview process and the contractor's references.

Based on our evaluation of the submitted bids, review of the required bid documentation, and information obtained during the post-bid interviews, RTA recommends that Livonia Public Schools award the roof replacement contracts to the respective apparent low bidders identified below.

RTA recommends accepting Alternate No. 1 for sheet metal fascia cladding and Alternate No. 2 for new gutters and downspouts at the three (3) Annex Buildings. Further investigation into the manufacturer's extended 25-year workmanship warranty is necessary and may be recommended to add via change order at a later date.

The recommended contract amount for the Annex Buildings includes Summit Point Roofing's Base Bid of $169,785, Alternate No. 1 for sheet metal fascia cladding at $18,090, and Alternate No. 2 for new gutters and downspouts at $14,550 for a total of $202,425. RTA does not recommend accepting the premium lifetime designer laminated shingle upgrades.

RTA further recommends that LPS establish a construction contingency allowance of approximately 6% of the total recommended contract awards to address unforeseen conditions that may arise during construction.

Project	**Recommended Contractor**	**Contract Amount**
Coolidge Elementary School	Lutz Roofing	$1,124,000
Garfield Community School	Royal Roofing	$765,700
Roosevelt Elementary School	Lutz Roofing	$1,024,000
(3) Annex Buildings	Summit Point Roofing	$202,425
Total Recommended Awards		$3,116,125
6% Contingency		$186,968
Total Including 6% Contingency		**$3,303,093**

Sincerely,

ROOFING TECHNOLOGY ASSOCIATES, LTD.

Alexander P. Wisney, RRO
Project Manager

Ronald D. Kinne, RRC, RRO
Senior Project Manager

Attachments

Cc: Collin Frink

LIVONIA PUBLIC SCHOOLS | BID TABULATION

Coolidge Elementary School • Garfield Community School • Roosevelt Elementary School • 3 High School Annex Buildings

Roof Replacement Bid Opening October 28, 2026

Contractor	Bloom Roofing	Lutz Roofing	MTD	Royal Roofing	Summit Point	Tri Star	Weatherseal
Annex Buildings (Base Bid)	-	-	**$177,000.00**	-	**$169,785.00**	**$179,700.00**	**$216,500.00**
CHS	-	-	$59,000.00	-	$56,595.00	$59,900.00	$71,500.00
FHS	-	-	$59,000.00	-	$56,595.00	$59,900.00	$71,500.00
SHS	-	-	$59,000.00	-	$56,595.00	$59,900.00	$71,500.00
Annex Buildings (Alt. 1 - Fascia Cladding)	-	-	**$25,500.00**	-	**$18,090.00**	**$45,000.00**	**$19,635.00**
CHS	-	-	$8,500.00	-	$6,030.00	$15,000.00	$6,545.00
FHS	-	-	$8,500.00	-	$6,030.00	$15,000.00	$6,545.00
SHS	-	-	$8,500.00	-	$6,030.00	$15,000.00	$6,545.00
Annex Buildings (Alt. 2 - Gutters)	-	-	**$22,500.00**	-	**$14,550.00**	**$28,500.00**	**$23,895.00**
CHS	-	-	$7,500.00	-	$4,850.00	$9,500.00	$7,965.00
FHS	-	-	$7,500.00	-	$4,850.00	$9,500.00	$7,965.00
SHS	-	-	$7,500.00	-	$4,850.00	$9,500.00	$7,965.00
Coolidge Elementary School	**$1,239,681.00**	**$1,124,000.00**	**$1,415,000.00**	**$1,132,700.00**	-	-	-
Garfield Community School	-	**$1,543,000.00**	-	**$765,700.00**	-	-	-
Roosevelt Elementary School	**$1,124,491.00**	**$1,024,000.00**	**$1,198,000.00**	**$1,141,600.00**	-	-	-
Acknowledgement of Addendum 1	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Acknowledgement of Addendum 2	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Bid Bond	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Familial Disclosure	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Affidavit of Compliance Iran Sanctions	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Equal Employment Opportunity	Yes	Yes	Yes	Yes	Yes	Yes	Yes

LIVONIA PUBLIC SCHOOLS | ANNEX BUILDINGS

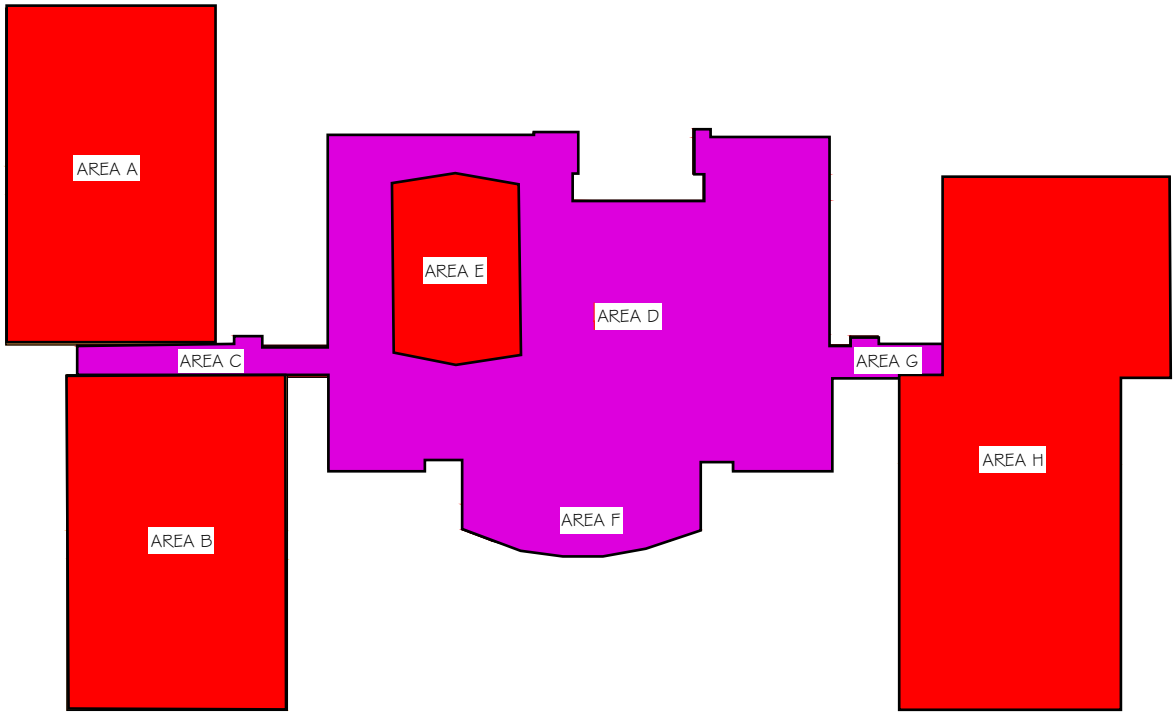
Churchill • Franklin • Stevenson | Base Bid & Upgrade Pricing

ORIGINAL BASE BID	Combined	Churchill HS	Franklin HS	Stevenson HS
Original base bid	$169,785	$56,595	$56,595	$56,595

ADDITIONAL COSTS (ABOVE BASE BID)	Combined	Churchill HS	Franklin HS	Stevenson HS
25-year workmanship warranty	$4,110	$1,370	$1,370	$1,370
GAF Camelot II shingle upgrade	$96,525	$32,175	$32,175	$32,175
CertainTeed Grand Manor shingle upgrade	$153,540	$51,180	$51,180	$51,180

TOTAL PRICE BY OPTION	Combined	Churchill HS	Franklin HS	Stevenson HS
Original base bid	$169,785	$56,595	$56,595	$56,595
Base bid + 25-year warranty	$173,895	$57,965	$57,965	$57,965
GAF Camelot II w/o extended warranty	$266,310	$88,770	$88,770	$88,770
GAF Camelot II + 25-year warranty	$270,420	$90,140	$90,140	$90,140
CertainTeed Grand Manor w/o extended warranty	$323,325	$107,775	$107,775	$107,775

NOTE: Summit Point Roofing cannot provide CertainTeed 5-Star Manufacturer's limited warranty paired with CertainTeed Grand Manor shingles.



CONDITION		SERVICEABLE LIFE	RCI
failed		0 - 1 years	0 - 30
very poor		1 - 3 years	31 - 45
poor		3 - 6 years	46 - 55
fair		6 - 10 years	56 - 65
fair to good		10 - 15 years	66 - 75
good		15+ years	76 - 100

GENERAL NOTES:

1. All areas and dimensions shown are approximate and based upon rough field measurements taken by representatives of Roofing Technology Associates, Ltd.
2. This drawing should not be used for bidding or estimating purposes. Contractors are responsible for their own field measurements, quantities and verification of conditions shown.

ROOF AREA PLAN

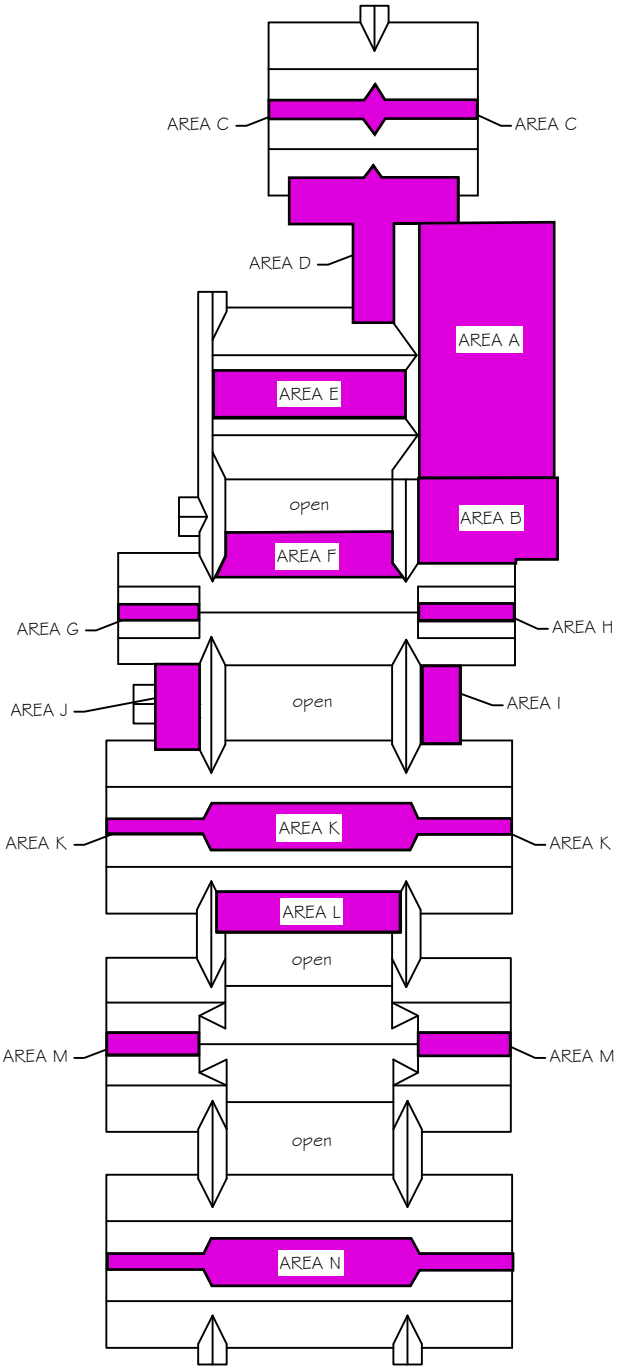
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NOTE: components shown are new unless noted as existing

ROOFING TECHNOLOGY ASSOCIATES, LTD.
38031 SCHOOLCRAFT ROAD
LIVONIA, MICHIGAN 48150-1065
(734) 591-4444

LIVONIA PUBLIC SCHOOLS
COOLIDGE ELEMENTARY SCHOOL
30500 CURTIS RD
LIVONIA, MICHIGAN

Project No:	Drawn By:	Detail No:
22-008	JDS	4
Date: OCTOBER, 2022	Checked By: MCB	



CONDITION		SERVICEABLE LIFE	RCI
failed		0 - 1 years	0 - 30
very poor		1 - 3 years	31 - 45
poor		3 - 6 years	46 - 55
fair		6 - 10 years	56 - 65
fair to good		10 - 15 years	66 - 75
good		15+ years	76 - 100

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ROOF AREA PLAN

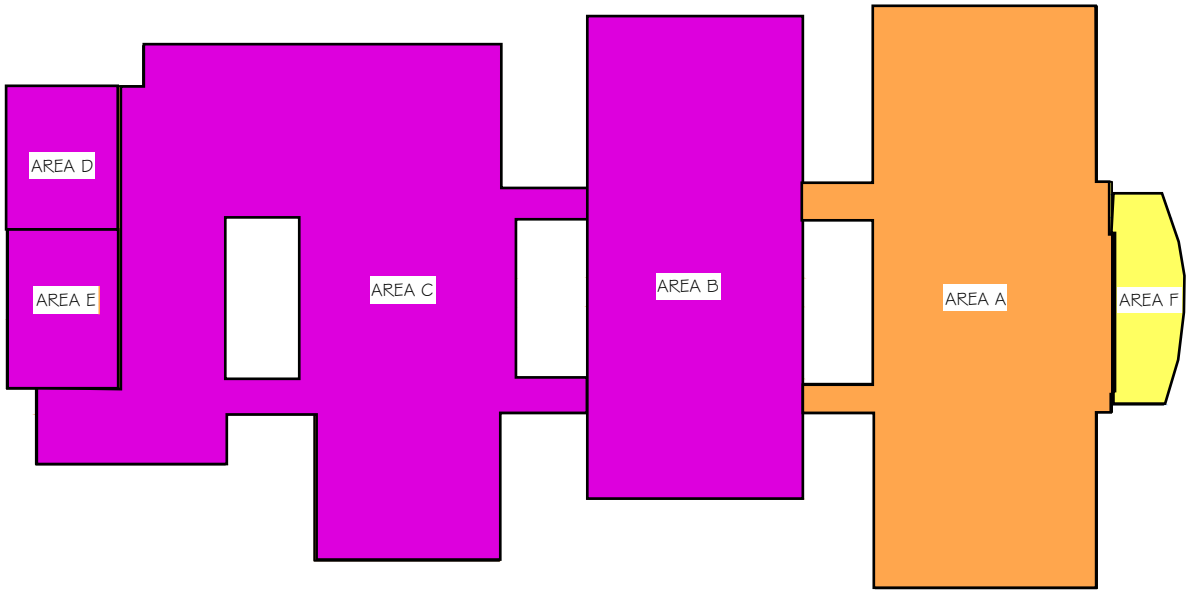
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NOTE: components shown are new unless noted as existing

ROOFING TECHNOLOGY ASSOCIATES, LTD.
38031 SCHOOLCRAFT ROAD
LIVONIA, MICHIGAN 48150-1065
(734) 591-4444

LIVONIA PUBLIC SCHOOLS
GARFIELD ELEMENTARY SCHOOL
10218 ARTHUR ST
LIVONIA, MICHIGAN

Project No:	Drawn By:	Detail No:
17-043	JDS	5
Date: JUNE, 2017	Checked By: MCB	



CONDITION		SERVICEABLE LIFE	RCI
failed		0 - 1 years	0 - 30
very poor		1 - 3 years	31 - 45
poor		3 - 6 years	46 - 55
fair		6 - 10 years	56 - 65
fair to good		10 - 15 years	66 - 75
good		15+ years	76 - 100

GENERAL NOTES:

1. All areas and dimensions shown are approximate and based upon rough field measurements taken by representatives of Roofing Technology Associates, Ltd.
2. This drawing should not be used for bidding or estimating purposes. Contractors are responsible for their own field measurements, quantities and verification of conditions shown.

ROOF AREA PLAN

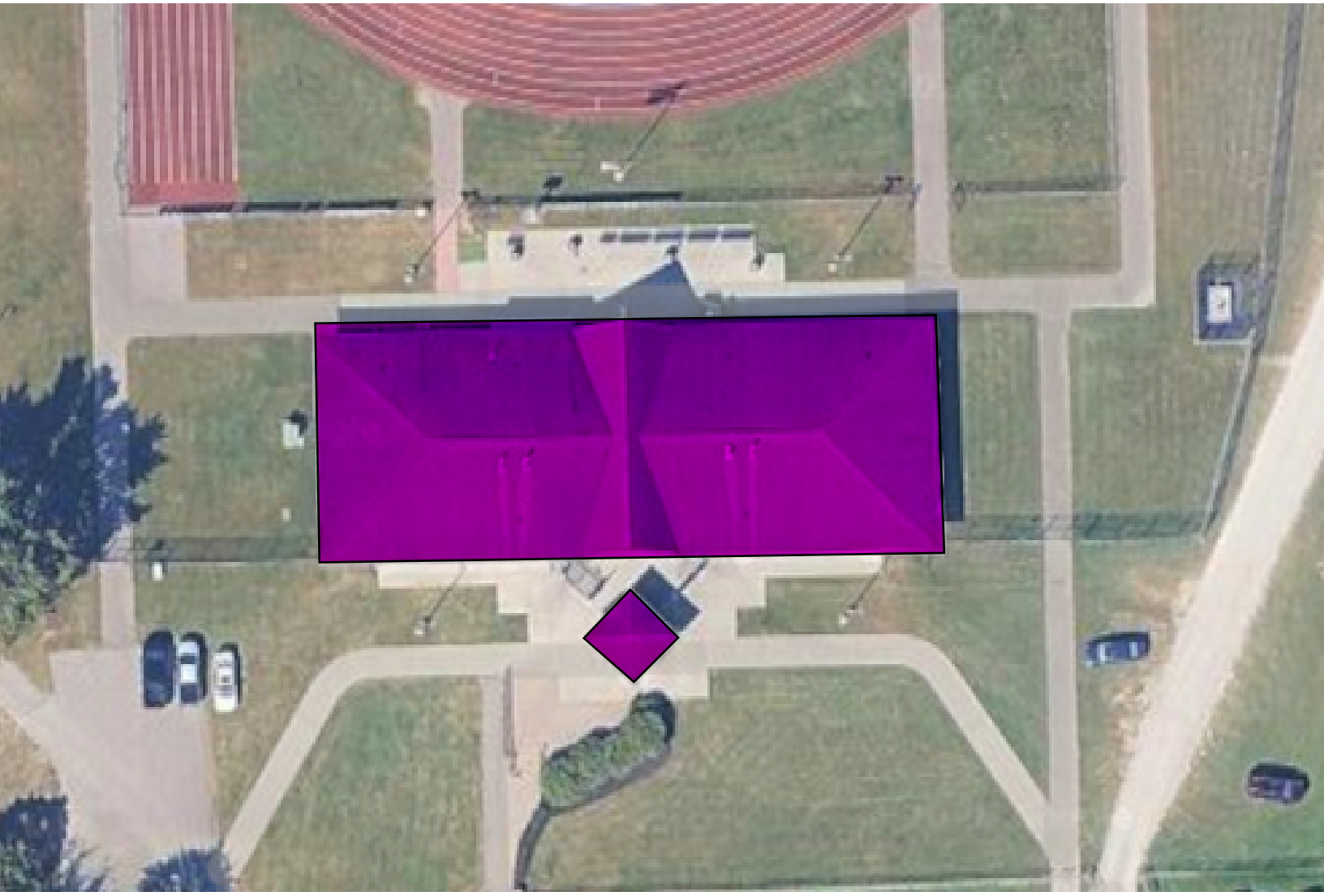
not to scale

NOTE: components shown are new unless noted as existing

ROOFING TECHNOLOGY ASSOCIATES, LTD.
38031 SCHOOLCRAFT ROAD
LIVONIA, MICHIGAN 48150-1065
(734) 591-4444

LIVONIA PUBLIC SCHOOLS
ROOSEVELT ELEMENTARY SCHOOL
30200 LYNDON ST
LIVONIA, MICHIGAN

Project No:	Drawn By:	Detail No:
17-043	JDS	11
Date: JUNE, 2017	**Checked By:** MCB	



High School Annex Building