

Livonia Public Schools

Director of Business Services

Date: May 16, 2012

To: Dr. Randy Liepa, Superintendent

From: Lisa Abbey, Director of Business Services

Re: Bid Results for Stevenson High School Roof Repair and Replacement

We recently issued a Request for Proposal (RFP) for the repair and replacement of the roof at Stevenson High School. The project was discussed in detail at the Building and Site sub-committee meeting, and Committee of the Whole earlier this year.

After the bids were released and during the regular process of a mandatory walk through of the project it was determined that additional work is required to complete the project. An addendum to the bid was prepared for all contractor/vendors to review before submitting their bids. The contractors and roofing manufacturer determined that on the gymnasium roof there were three areas that needed additional scope of work;

- 1) Our original intent was to reuse the existing roof drains and piping but during this process it was determined that new drains and piping will be required. The current drains cannot be reused and the exact same size of drain is no longer available. Due to the height of the new drains there needs to be some additional work done to retrofit the new drains including adding a steel reinforcement plate underneath the drain, as well as additional tapered insulation and raising of the roof edge.
- 2) Some of the current piping can be reused but needs to be cleaned out, further we need to add some piping that will go from the roof to the basement.
- 3) We are adding bonding membrane on the peaks of the roof. This reduces the amount of stretching of the membrane and improves the life of the membrane reducing long term repairs and maintenance.

We had estimated a total cost of approximately \$750,000 for the project and our bid results with the additional work is \$869,710. We have included the following document for review:

- March 15, 2012 letter from George W. Auch with recommendation and explanation of scope of work changes
- Contractor Recommendation Summary
- Livonia SHS Roof Bid / Budget Summary with detail costs

- Bid tabulation sheets for roofing and plumbing
- Addendum #1 dated May 7, 2012 – detailing additional scope of work to be added to bid. Note that this addendum was added to the bid and all contractors/vendors received the information.

We are recommending the low bidder to meet all specifications for both roofing and plumbing; Newton Crane Roofing, Inc \$644,600 and Guideline Mechanical Inc \$39,965. Please note that the lowest bidder for roofing requested their bid be withdrawn due to a calculation error.

We would like to discuss the bid results at the Building & Site Committee meeting on Monday May 21, 2012. Please let me know if there are any questions or concerns. Thank you.

LA/kp

George W. Auch Company

General Contractors/Construction Managers

735 S. Paddock Street
Pontiac, Michigan 48341-3241
(248) 334-2000 Fax: 334-3404
www.auchconstruction.com

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SINCE 1908

March 15, 2012

Lisa Abbey
Director of Business Services
Livonia Public Schools
15125 Farmington Road
Livonia, MI 48154

RE: **Recommendation for Award
2012 Roofing Replacement and Repair – Stevenson High School
GWA Project No. 6947**

Dear Mrs. Abbey,

We have completed the review of the bids received on May 10, 2012 for the Roofing Replacement and Repair project at Stevenson High School, and make recommendations for award of contracts per the attached schedule. We recommend awarding to the low responsive bidders with complete bid scope.

LaDuke Roofing and Sheet Metal discovered a calculation error within their bid and has requested their bid be withdrawn from consideration, therefore we recommend Newton Crane Roofing Inc. as the low responsive bidder for Proposal A Roofing.

With the development of the design from the conceptual stage to the bid documents, some scope adjustments were made with regards to the drainage along the gymnasium roof. Additional tapered insulation, raising of the roof edge, roof drains and piping were required to accommodate the drainage calculations to satisfy code compliance along with the addition of overflow roof drains. The original intent was to uncover and utilize the existing roof drains and piping, but significant deterioration to these components required re-piping of the items. Further discussions with roofing manufacturer revealed that the insulation and fastening details on the roof slopes at the gym became more complex as required for the longevity of the new roofing and for manufacturer warranty compliance. These items increased the scope for the gym roof area thus impacted the project budget.

Enclosed are the bid tabulation sheets, a copy of the complete bid recommendation summary and the project bid / budget summary. If you have any questions, please do not hesitate to contact me.

Very truly yours,

GEORGE W. AUCH COMPANY



Scott Oswald
Project Manager

Enclosure

CC: Ray Raymond – Livonia Public Schools
Jeff Hamilton – George W. Auch Co.
Dave Mielock – Mielock Associates

Livonia Public Schools
Stevenson High School Roofing Improvement Project
 George W. Auch Co. Project No. 6947
 Contractor Recommendation Summary

| COMPANY | TRADE | ADDENDUM #1 | BASE BID / Contract Award |
|---|---|-------------|---------------------------|
| Newton Crane Roofing, Inc. 353 North Cass Avenue Pontiac, MI. 48342 PH: 248-332-3021 FX: 248-332-2302 Contact: Paul Schick | Proposal A - Selective Roofing Repair & Replacement | Yes | \$644,600.00 |
| Guideline Mechanical, Inc. 24323 Sorrentino Court Clinton Twp., MI, 48035 PH: 586-792-3100 FX: 586-792-3736 Contact: Mike Johnson. | Proposal B - Plumbing | Yes | \$39,965.00 |

Livonia SHS Roof Bid / Budget Summary

George W. Auch Co. Project No. 6947

May-12

| Item | Trade | Contractor | Budget | Bids |
|----------|--|---------------------------|-----------|-----------|
| | Direct General Conditions | <i>Auch</i> | \$ 30,560 | \$ 30,560 |
| cc: 1605 | Misc. Permits & Fees | <i>Auch Allowance</i> | \$ 500 | \$ 500 |
| 1394 | Walls / Ceilings Cut & Patch / protect | <i>Auch/Sub Allowance</i> | \$ 4,000 | \$ 4,000 |
| 1401 | Floor Protection | <i>Auch/Sub Allowance</i> | \$ 2,400 | \$ 500 |
| 4001 | Masonry Patch / repair | <i>Auch/Sub Allowance</i> | \$ 3,500 | \$ 3,000 |
| 5510 | Steel Ladder Repair / Replacement | <i>Auch/Sub Allowance</i> | \$ 6,000 | \$ 8,280 |
| 1351 | Landscape Repair | <i>Auch/Sub Allowance</i> | \$ 3,500 | \$ - |
| 9251 | EIFS Repairs | <i>Auch/Sub Allowance</i> | \$ 4,000 | \$ 2,500 |
| | | | | |
| | | Subtotal | \$ 54,460 | \$ 49,340 |

| | | | | |
|---|----------|---------------------------|------------|------------|
| A | Roofing | Newton Crane Roofing Inc. | \$ 526,500 | \$ 644,600 |
| B | Plumbing | Guideline Mechanical Inc. | \$ 15,000 | \$ 39,965 |
| | | | | |
| | | Subtotal | \$ 541,500 | \$ 684,565 |

| | | | |
|--|-------------------|-------------------|-------------------|
| | Subtotal | \$595,960 | \$733,905 |
| | CM Reimbursables | \$23,511 | \$23,511 |
| | Contingency | \$62,170 | \$38,333 |
| | Admin. Services | \$2,727 | \$3,183 |
| | GL Insurance 0.5% | \$3,510 | \$3,995 |
| | GWA Fee 2.5% | \$17,122 | \$20,073 |
| | TOTAL | \$ 705,000 | \$ 823,000 |

| | | | |
|---------------------|--------------------------------|-----------|-----------|
| | Abatement | \$ 15,000 | \$ 15,000 |
| Owner Project Costs | A/E - Roof Evaluation | \$ 10,300 | \$ 10,300 |
| | A/E - Roof Bid Documents | \$ 5,700 | \$ 10,410 |
| | A/E - Quality Control Services | \$ 11,000 | \$ 11,000 |
| | | | |

| | | | |
|--|--------------|-------------------|-------------------|
| | Total | \$ 747,000 | \$ 869,710 |
|--|--------------|-------------------|-------------------|



May 7, 2012

ADDENDUM NO. 1

**To The Project Manual and Drawings
For:**

Livonia Public Schools
Stevenson High School – Roofing
Livonia, Michigan

By:

ARCHITECT

Mielock Associates, Inc.
114 Rayson, Suite 2C
Northville, Michigan 48167
(248) 349-2708

INTENT:

This Addendum has been issued to modify and/or interpret the Construction Documents, including the Drawings and Specifications. Unless otherwise instructed, the information contained within this Addendum shall take precedence over anything contrary on the original Construction Documents, and shall hereinafter be considered as part of the Construction Documents.

The general intent of the work required by this Addendum shall be the same as originally specified, and all incidentals required in connection with the work hereinafter described shall be included even though not specifically mentioned.

The Contractor shall be responsible to include and adjust the work of all trades involved as required to complete the work described hereinafter. All bidders shall review The Addendum as it alters the work shown on the Drawings and Specifications.

RESPONSE:

The Contractor shall verify receipt of this Addendum in the Bid Proposal Form.

CONTENTS:

Included in this Addendum are three pages of written addendum descriptions and one photograph/detail.



SPECIFICATIONS

Item No. 1: Reference Section 07 54 19, Article 3.3 Roofing Installation: Roof Section J, Paragraph B., Subparagraphs 1 through 6. Revise as follows.

B. Install new 2 inch thick insulation and Invinsa cover board over the cementitious wood fiber deck using the manufacturer's two part urethane adhesive. Install supplemental fasteners to hold the insulation in place while the adhesive cures as recommended by the manufacturer.

1. The following two items apply to the roof edge and valleys.

a. Insulation along roof edges shall be 4-1/4 inches thick including two layers of 2 inch thick polyisocyanurate and the Invinsa cover board to accommodate new drain body height as shown in Detail 2/6 of the project drawings.

b. Base insulation in valleys shall match thickness of roof edge insulation thickness. Install 1/8 inch per foot tapered insulation in valleys to promote drainage as shown on drawings. Invinsa cover board to be installed over the tapered insulation.

2. Apply adhesive beads at 6 inches on center maximum spacing.

3. Lay insulation boards to moderate contact without forcing joints. Cut insulation to fit neatly to perimeter blocking and around protrusions through the roof. Stagger all joints a minimum of 6 inches. Edges of insulation boards shall be mitered at ridges and elsewhere to prevent open joints or irregular surfaces. Edges shall be butted to provide moderate contact but not deformed.

4. Fasten according to requirements in FMG's "Approval Guide" for specified Windstorm Resistance Classification.

5. Fill gaps in insulation joints greater than 1/2 inch wide with new insulation materials. Repair broken edges of insulation with minimum 6 inch square pieces of new insulation. Forcing broken pieces of insulation into gaps and other voids is not acceptable.

6. Installed insulation that has become wet shall be removed and replaced with dry material. Newly installed insulation and completed roofing shall be protected at all times against damage by roof traffic.

Item No. 2: Referenced Project Drawings Sheet 3, Demolition Note 3, and Sheet 6, Details 4/6 and 5/6. Repair of wall panels at gymnasium through roof edge scupper removal.

Sections of sheet metal wall panels trimmed from the base of the gymnasium walls as required by Details 4/6 and 5/6 may be salvaged for repair of the walls where the existing through roof edge scuppers are removed. The Contractor may also, at their own discretion, furnish and install new wall panel materials to match the existing in size and profile for enacting the required wall panel repairs. The cost of any new wall panel material for these repairs is to be included in the Base Bid.



ARCHITECTS

Repair pieces shall be neatly trimmed to size to allow a nominal 2 inch overlap with the existing wall panels. Contractor shall place butyl tape between the wall panels and patch material, rivet the patch material in place, and caulk the rivets.

Item No. 3: Reference Drawings Sheet 5, Construction Notes, Item C.
Revise to read,

C. New insulation for Roof Sections C2, C4 and C6 shall be 2 inch thick polyisocyanurate over the existing insulation as specified in 07 54 19.

Item No. 4: Referenced Project Drawings Sheet 6, Details 1/6, 3/6 and 3a/6.
Mechanical attachment of the new PVC roofing membrane is required at all angle changes shown on the listed details. Fasteners are required to be spaced 12 inches on center maximum spacing in the following locations:

1. Detail 1/6 – Sloped roof to horizontal with the fastener in the sloped cementitious wood fiber deck just upslope of the horizontal substrate and at the horizontal to vertical transition along the roof edge (see Detail 2/6 for typical fastener locations).
2. Detail 3/6 – Membrane panels on opposing slopes shall both be terminated in the nailer at the ridge rather than the single fastener line shown on the detail. A separate PVC field sheet shall then be centered over the ridge, trimmed to an appropriate width, and heat welded to the membrane panels on the opposing slopes.
3. Detail 3a/6 – PVC field membrane shall be fastened to the cementitious wood fiber deck in the sloped substrate immediately above the new tapered infill in the valleys. Fasteners shall be installed 12 inches on center maximum spacing. In addition, membrane attachment is required on each opposing slope at all hips in the sawtooth roof assembly. Fasteners and seam plates are to be installed 12 inches on center maximum spacing, with PVC field membrane installed centered over the hips and heat welded to the membrane on each side of the hip to provide a continuous watertight roofing assembly. All fasteners are to be sized so as to not penetrate the exposed underside of the deck.

Item No. 5: Add photograph and notes describing steel plate support for new overflow roof drains on Gymnasium roof area (typical of 4).

Item No. 6: Re-issue Revised Project Drawing Sheet 6.

Item No. 7: Add photographs of existing field conditions. Please note, field conditions may vary, contractor shall field verify all existing conditions.

END OF ADDENDUM NO. 1 – STEVENSON ROOFING