

December 3, 2025

Mr. William Green
Assistant Superintendent of District Services
Livonia Public Schools
15125 Farmington Road
Livonia, MI 48154

RE: Sinking Fund Projects
Contract Award Recommendation for Roof Replacement Projects
Buchanan Elementary School, Cooper Upper Elementary School, Franklin High School (Partial),
and Hoover Elementary School

Dear Mr. Green:

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 24, 2025, 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 November 12, 2025, seven (7) firms submitted a total of twenty-three (23) 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 November 19, 2025, 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 **Royal Roofing Company, Inc. at Franklin High School, and Lutz Roofing Company at Buchanan Elementary School, Cooper Upper Elementary School and Hoover Elementary School** as detailed in RTA's recommendation letter dated November 26, 2025, as the lowest responsible bidders.

Including hard construction of \$3,871,600 and construction contingency of \$233,400 (6%), the total Project award recommendation equals \$4,105,000 as detailed within the enclosed cost summary sheet.

Alternate 01 to provide new insulated metal fascia panels in areas F and H at Cooper Upper Elementary School was accepted in the amount of \$115,000 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
2026 ROOFING REPLACEMENT PROJECTS
COST SUMMARY**

	Hard Construction		
Project	Budget	Actual	Variance
Buchanan Elementary School - Lutz	\$ 1,048,000	\$ 735,000	\$ 313,000
Cooper Upper Elementary School - Lutz	\$ 1,772,000	\$ 1,568,000	\$ 204,000
Hoover Elementary School - Lutz	\$ 1,002,000	\$ 910,000	\$ 92,000
Franklin High School - Royal	\$ 864,000	\$ 658,600	\$ 205,400
Totals	\$ 4,686,000	\$ 3,871,600	\$ 814,400
	Construction Contingency		
	Budget (6%)	Actual (6%)	Variance
Project Contingency	\$ 281,000	\$ 233,400	\$ 47,600
Totals	\$ 281,000	\$ 233,400	\$ 47,600
	Total Project Costs		
	Budget	Actual	Variance
Project Total	\$ 4,967,000	\$ 4,105,000	\$ 862,000
Totals	\$ 4,967,000	\$ 4,105,000	\$ 862,000



ROOFING TECHNOLOGY ASSOCIATES, LTD.

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

November 26, 2025
Project No. 25-020

Mr. William Green
Livonia Public Schools
15125 Farmington Road
Livonia MI 48154-5474
wgreen4@livoniaschools.org

RE: BID EVALUATION
Roof Replacement

- Buchanan Elementary School
- Cooper Upper Elementary School
- Hoover Elementary School
- Franklin High School

Livonia, Michigan

Dear Mr. Green:

A total of seven (7) bids were received for Buchanan Elementary School, five (5) bids were received for Cooper Upper Elementary School, five (5) bids were received for Hoover Elementary School, and six (6) bids were received for Franklin High School by the School District on November 12, 2025 and publicly opened. RTA, Plante Moran Realpoint and LPS (The Project Team) reviewed the bids, which have been tabulated on the attached form.

Bid Results

The apparent low bidder for Buchanan Elementary School is Lutz Roofing at \$735,000 with Royal Roofing as the apparent second-low bidder at \$784,700.

The apparent low bidder for Cooper Upper Elementary School is Unlimited Construction with a Base Bid price of \$1,384,000 and an Alternate Price No.1 for insulated fascia panel replacement of \$103,000. Unlimited Construction's total bid including the base bid and the alternate is \$1,487,000. Lutz Roofing is the apparent second-low bidder with a Base Bid price of \$1,453,000, Alternate Price No.1 of \$115,000, for a total bid of \$1,568,000.

The apparent low bidder for Hoover Elementary School is Lutz Roofing at \$936,200 with Royal Roofing as the apparent second-low bidder at \$916,700.

The apparent low bidder at Franklin High School is Royal Roofing at \$658,600 with Unlimited Construction as the apparent second-low bidder at \$678,513.



Due Diligence

The Project Team conducted virtual post-bid interviews with Lutz Roofing, Royal Roofing and Unlimited Construction on November 19, 2025 for the referenced projects. A second post-bid interview was conducted with Lutz Roofing on November 25, 2026.

When asked to provide completed roof replacement projects similar in scale and complexity to the upcoming LPS projects, Unlimited Construction provided two (2) projects for other school districts. RTA performed part-time quality control monitoring for one of the referenced projects. The project was less complex and did not require full removal of the existing roof system as required on the LPS projects. The second project appears to be much smaller in scale to any of the LPS projects.

During the post-bid interview, Unlimited Construction indicated they would have a crew size of approximately 10 crew members and construction would take them an estimated 55 working days to complete Cooper Upper Elementary School. This estimated crew size is both below the crew size other bidders indicated during the post-bid process and what we have observed on previously completed similar LPS roof replacement projects. Additionally, given the district's construction window of summer recess (June 8, 2026 to August 24, 2026), this leaves little room for weather or other delays affecting roofing work. This indicates to RTA that Unlimited Construction may not have a good understanding of the manpower required to complete this project in the district's required timeframe.

For a project as large and complex as Cooper Upper Elementary School, we have concerns with Unlimited Construction's ability to perform in accordance with the specifications and complete the project within the agreed upon schedule.

During the second post-bid interview with Lutz Roofing, they indicated they would be able to complete all three projects concurrently with a crew on each building. They also indicated that if needed, they would add an additional crew or crew members to Cooper Upper Elementary to meet the district's construction schedule.

If LPS wishes to consider Lutz Roofing's voluntary alternate for insulated wall panels for a deduct price of \$20,000, RTA can review the substitute wall panel for acceptance. Please advise if LPS wishes for RTA to review the substitute wall panels.

Recommendations

Given the noted concerns above with Unlimited Construction and the scale and complexity of the project, it is our recommendation for the second-low bidder, Lutz Roofing, to be awarded Cooper Upper Elementary for a total of \$1,568,000 including Alternate Price No.1.

It is our recommendation that the low-bidder be awarded on each of the remaining projects. Royal Roofing on Franklin High School at a total of \$658,000, and Lutz Roofing on both Buchanan and Hoover Elementary Schools at a total of \$735,000 and \$ 936,200 respectively.

It is recommended to have a contingency fund for unforeseen conditions of approximately 6%.

Mr. William Green
November 26, 2025
Project No. 25-020
Page 3



Sincerely,

ROOFING TECHNOLOGY ASSOCIATES, LTD.

Alexander P. Wisney, RRO
Project Manager

Ronald D. Kinne, RRC, RRO
Senior Project Manager

Attachments

Cc: Collin Frink

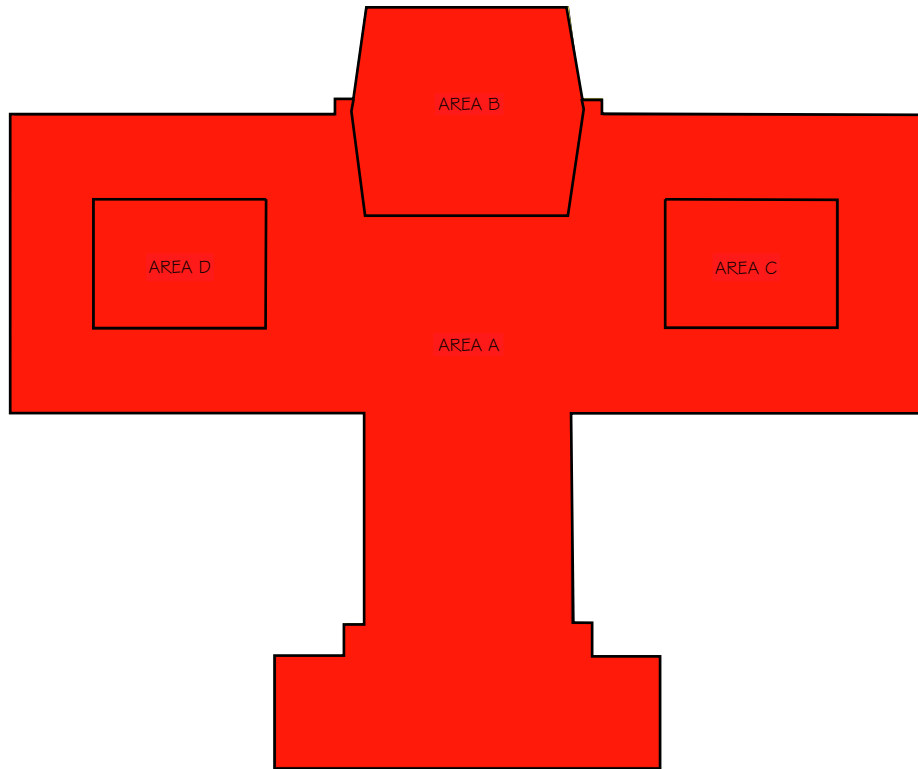
Livonia Public Schools
Buchanan, Cooper, Hoover and Franklin
Roof Replacement Bid Tabulation November 12, 2025

Lowest
Responsible
Bidder

Contractor	Bloom Roofing	Newton Crane	Lutz Roofing	Unlimited Con.	Royal Roofing	Great Lakes Sys.	Quality Roofing
Buchanan	\$ 918,143.00	\$ 838,000.00	\$ 735,000.00	\$ 929,300.00	\$ 784,700.00	\$ 902,964.00	\$ 1,307,918.00
Cooper	\$ 2,104,625.00	NO BID	\$ 1,453,000.00	\$ 1,384,000.00	\$ 1,573,600.00	\$ 1,914,074.00	NO BID
Cooper Alternate 1	NO BID	NO BID	\$ 115,000.00	\$ 103,000.00	\$ 44,700.00	NO BID	NO BID
Cooper Total	NO BID	NO BID	\$ 1,568,000.00	\$ 1,487,000.00	\$ 1,618,300.00	NO BID	NO BID
Hoover	NO BID	NO BID	\$ 910,000.00	\$ 936,200.00	\$ 916,700.00	\$ 980,125.00	\$ 1,438,654.00
Franklin	NO BID	\$ 1,280,000.00	\$ 1,387,000.00	\$ 678,513.00	\$ 658,600.00	\$ 715,987.00	\$ 1,101,711.00
Cost of Pollution Insurance	\$ -	\$ 4,500	\$ -	\$ 5,000	\$ -	\$ -	\$ 10,000

Unit Prices							
Wood Nailer Replacement							
1x6 (lf)	\$ 4.00	\$ 5.00	\$ 6.00	\$ 2.75	\$ 4.00	\$ 4.75	\$ 3.00
1x8 (lf)	\$ 5.00	\$ 6.00	\$ 7.00	\$ 3.00	\$ 5.00	\$ 5.00	\$ 4.00
2x4 (lf)	\$ 5.00	\$ 7.00	\$ 7.00	\$ 2.25	\$ 4.00	\$ 5.00	\$ 2.50
2x6 (lf)	\$ 7.50	\$ 8.00	\$ 8.00	\$ 3.00	\$ 5.00	\$ 6.25	\$ 3.25
2x8 (lf)	\$ 9.00	\$ 9.00	\$ 9.00	\$ 3.50	\$ 6.00	\$ 8.50	\$ 3.75
2x10 (lf)	\$ 11.00	\$ 10.00	\$ 12.00	\$ 4.25	\$ 8.00	\$ 12.75	\$ 4.50
2x12 (lf)	\$ 15.00	\$ 12.00	\$ 15.00	\$ 6.00	\$ 10.00	\$ 16.00	\$ 6.25
1/2" Plywood	\$ 6.00	\$ 9.00	\$ 9.00	\$ 2.25	\$ 3.00	\$ 7.50	\$ 2.50
3/4" Plywood	\$ 8.00	\$ 10.00	\$ 10.00	\$ 2.75	\$ 4.00	\$ 9.50	\$ 3.00
Sheet Metal Plate							
per sq. ft.	\$ 8.00	\$ 14.00	\$ 15.00	\$ 15.00	\$ 8.00	\$ 6.50	\$ 17.00
Roof Drain Replacement							
per drain	\$ 5,000.00	\$ 3,000.00	\$ 2,900.00	\$ 1,750.00	\$ 2,500.00	\$ 6,000.00	\$ 1,850.00
Roof Deck Replacement or Repairs							
Tectum Deck per sq. ft.	\$ 35.00	\$ 40.00	\$ 38.00	\$ 39.00	\$ 15.00	\$ 75.00	\$ 41.00
1.5-inch Steel Deck per sq. ft.	\$ 12.00	\$ 18.00	\$ 18.00	\$ 15.00	\$ 15.00	\$ 12.00	\$ 17.00
3.0-inch Steel Deck per sq. ft.	N/A	N/A	T&M	\$ 15.00	\$ 19.00	\$ 24.00	\$ 17.00
4.5-inch Steel Deck per sq. ft.	\$ 12.00	T&M	T&M	\$ 20.00	T&M	\$ 28.00	\$ 22.00
6.0-inch Steel Deck per sq. ft.	\$ 12.00	T&M	T&M	\$ 23.00	T&M	\$ 42.00	\$ 25.00
Gypsum Deck Repairs per sq. ft.	TBD	N/A	\$ 15.00	\$ 39.00	\$ 35.00	\$ 28.00	N/A
Replacement Isocyanurate Insulation							
1.5-inch per sq. ft.	\$ 2.00	\$ 3.00	\$ 3.00	\$ 3.50	\$ 2.50	\$ 3.00	\$ 3.75

Addendum Acknowledgement							
Buchanan Addendum No. 1	YES	YES	YES	NO	YES	NO	NO
Hoover Addendum No. 1	N/A	N/A	YES	NO	YES	NO	NO



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.

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

ROOF AREA PLAN

not to scale

NOTE: components shown are new unless noted as existing



ROOFING TECHNOLOGY ASSOCIATES, LTD.

38031 SCHOOLCRAFT ROAD
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LIVONIA PUBLIC SCHOOLS
BUCHANAN ELEMENTARY SCHOOL
16400 HUBBARD STREET
LIVONIA, MICHIGAN

Project No: 17-043

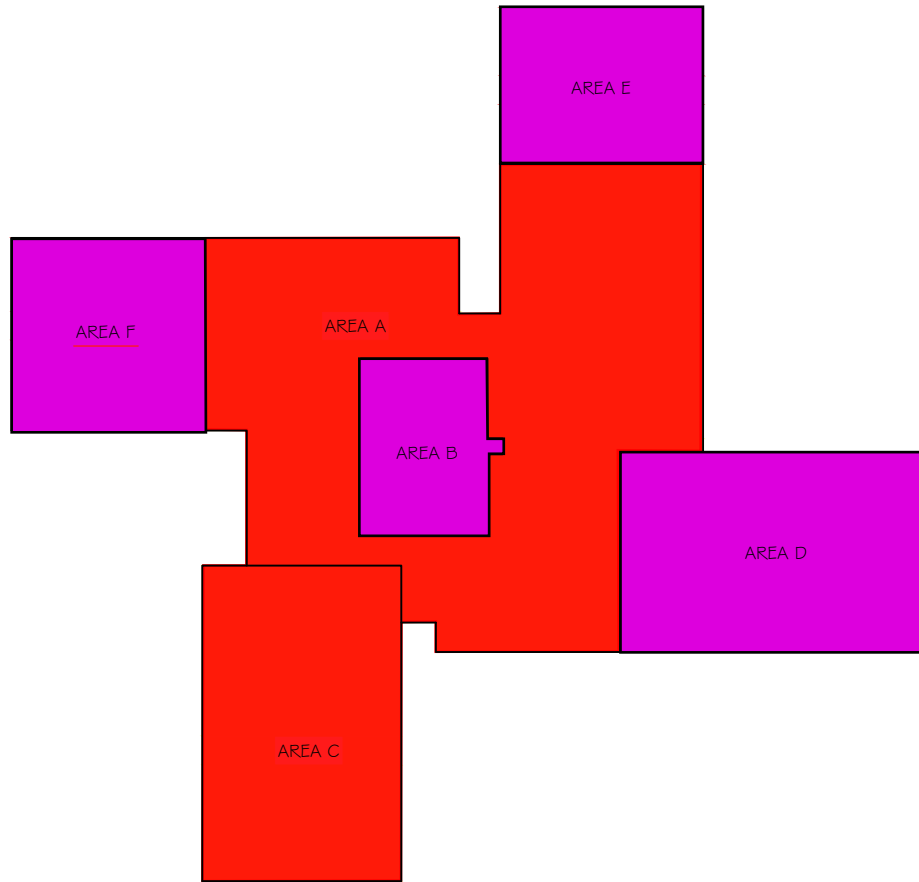
Drawn By: JDS

Detail No:

Date: December, 2025

Checked By: MCB

1



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LIVONIA PUBLIC SCHOOLS
HOOVER ELEMENTARY SCHOOL
15900 LEVAN RD
LIVONIA, MICHIGAN

Project No: 17-043

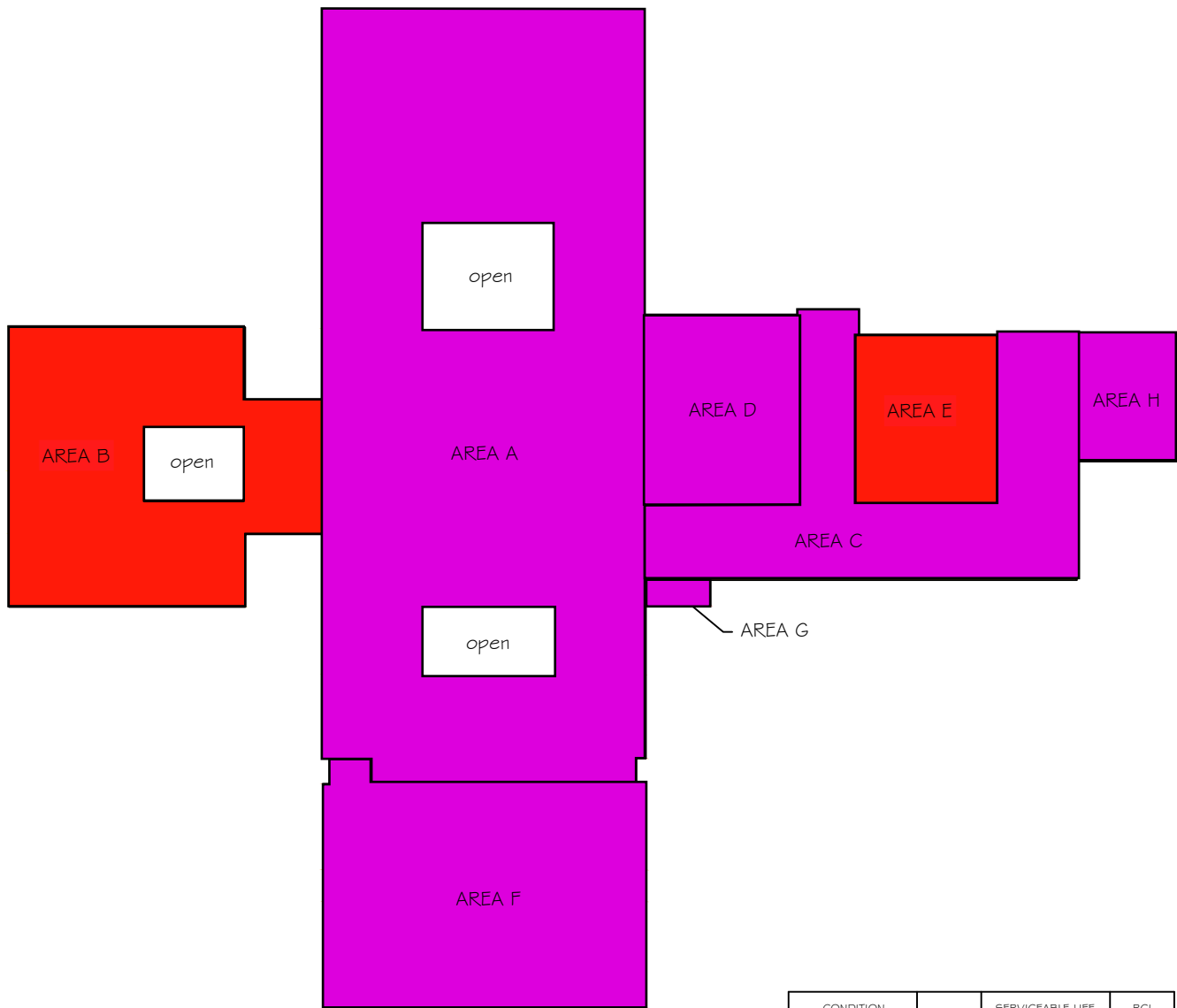
Drawn By: JDS

Detail No:

Date: December, 2025

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ROOF AREA PLAN

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LIVONIA PUBLIC SCHOOLS
COOPER UPPER ELEMENTARY SCHOOL
28550 ANN ARBOR TRAIL
WESTLAND, MICHIGAN

Project No: 17-043

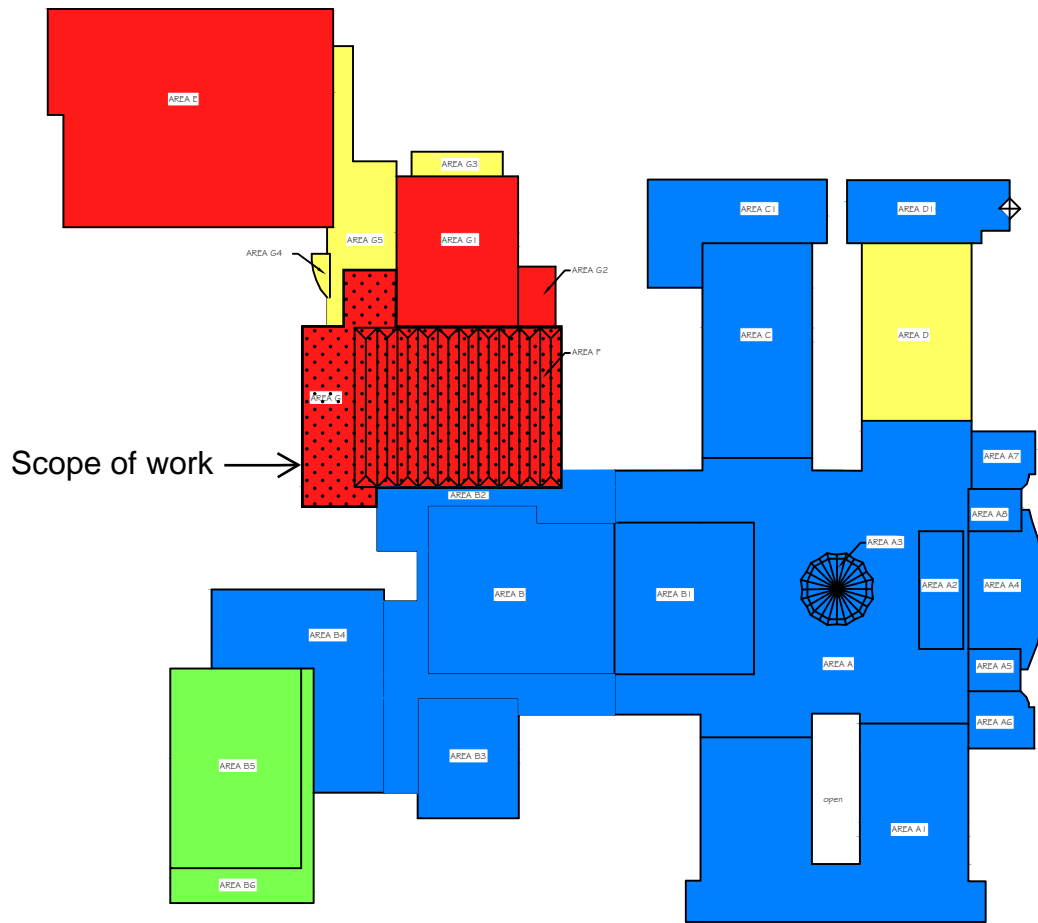
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Drawn By: JDS

Checked By: MCB

Detail No:

14



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good		15+ years	76 - 100

ROOF AREA PLAN

not to scale

NOTE: components shown are new unless noted as existing



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LIVONIA PUBLIC SCHOOLS
FRANKLIN HIGH SCHOOL
31000 JOY RD
LIVONIA, MICHIGAN

Project No: 21-032

Date: NOV, 2024

Drawn By: APW

Checked By: APW

Detail No:

21