



January 10, 2018

Mr. Phillip Francis
Director of Operations
Livonia Public Schools
15125 Farmington Road
Livonia, MI 48154

RE: Contract Award Recommendation for Roofing Design & Construction Administration Services
Franklin High School / Holmes Middle School / Warehouse Building / Transportation Building

Dear Mr. Francis:

This letter transmits an update from Plante Moran CRESA (PMC) as it relates to the assignment to assist and advise Livonia Public Schools (LPS) in its selection of a Roofing Designer & Construction Administration Services Firm for the projects listed above. This update represents the mutual efforts of PMC and LPS administration and staff (Sinking Fund Team) to present a framework in order to identify, evaluate and recommend a Firm for these Projects.

In 2017, LPS awarded a contract to Roofing Technology Associates, LTD (RTA) to conduct a district-wide roofing assessment of the existing roofs. The completed report indicated that numerous buildings were in need of near term repair and/or replacement. Based upon the results and utilizing RTA's weighted Roofing Condition Index (RCI) of the various facilities, the Sinking Fund Team created an initial priority list of facilities requiring roofing work.

Based upon this scope, the Sinking Fund Team solicited a proposal from RTA to provide these design and construction administration services for the 2018 projects. RTA is a professional service firm that focuses solely in roofing work. They have the capability to evaluate roofs, design roof replacements, as well as oversee the installation of roofing and are based in Livonia, MI. Over the past few years, they have assisted LPS with roof installation oversight at all three high schools.

The Sinking Fund team has received and reviewed RTA's revised proposal dated January 9, 2018 and have found their requested fee (as a percentage of project budget) to be extremely competitive compared to recent bid results for similar scope in surrounding districts. The Sinking Fund Team has also been satisfied with the performance of RTA and their team on the roofing assessment as well as the roof installation oversight.

As a result, the Sinking Fund Team recommends the Board of Education approve to enter into a professional services contract with Roofing Technology Associates, LTD pending final review and approval of terms by district legal counsel as follows:

Roofing Design & Quality Control Services

<u>Lump Sum Fee (approximately 2.8% of estimated \$2,500,000 budget)</u>	<u>\$ 70,000.00</u>
Total Contract Amount	\$ 70,000.00

The Sinking Fund Team is available at the Board's convenience to answer any questions regarding this process and/or the recommendation. Please direct all questions through me via email.

Sincerely,

PLANTE MORAN CRESA



Scott Smith, LEED AP
Senior Consultant

Enclosures: Roofing Technology Associates, LTD Proposal dated January 9, 2018
Roof Condition Maps of Relevant Schools



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

January 3, 2018 (Revised January 9, 2018)

Mr. Scott P. Smith
Plante Moran CRESA
26300 Northwestern Hwy., Suite 120
Southfield MI 48076
Scott.smith@plantemoran.com

RE: ROOF REMEDIATION SPECIFICATIONS, BIDDING ASSISTANCE AND
QUALITY CONTROL MONITORING SERVICES

Livonia Public Schools
Selected Areas of 4 Facilities including:

- Franklin High School
 - Holmes Middle School
 - Warehouse
 - Transportation Building
- Livonia, Michigan

Dear Mr. Smith:

In accordance with your request, we are pleased to submit this proposal to provide **additional** roof consulting services for 4 facilities of the above-referenced school district. We have prepared this proposal based upon our conversations with you, our past involvement with these facilities and our past experience on similar projects. The purpose of this correspondence is to outline our proposed scope of services and provide you with a fee for our services. We trust that you will find this proposal acceptable and will retain our firm to perform the required roof consulting services.

As requested, we will provide roof consulting services in accordance with the scope of work outlined herein for designated areas of the 4 facilities listed on the attached building list at the end of this proposal.

The subject facilities are school facilities which are generally one and/or two stories in height. The existing roofs are generally low-sloped and are covered with various types of roof systems.



PHASE I - PLANS AND TECHNICAL SPECIFICATIONS/BID ASSISTANCE

Remedial roofing specifications will be prepared based upon pertinent information gathered during site visits to determine specific existing conditions. The technical documents will include plans, specifications and details necessary to clearly define the scope of the remedial roof work. The items of work will include:

- Review of any available construction plans and details and compiling any other available information regarding the details of existing construction.
- Visit the project sites to examine and evaluate the roof areas designated for remedial roof work. Perform test cuts on the existing roof systems at walls and curbs to determine the existing details of construction. Repair test cut samples immediately after our visual examination.
- Development of the most feasible and economical solutions to the current conditions based upon the project parameters.
- Preparation of technical specifications, including roof plans and details for the required remedial work. The technical specifications will establish the types and quality of the materials to be used and the manner in which the materials are to be applied. Included is the design of new fascia panels.
- Incorporation of the technical specifications with other standard requirements and bidding documents to provide a complete bid package. Such additional information will include insurance requirements, general conditions of construction and bid proposal forms. It is understood that RTA will prepare and provide such additional information and will assemble the complete bid packages. Assist with the advertising of the project as necessary.
- Assistance will be provided in the invitation of qualified roofing contractors to bid the required work as may be required.
- Attendance at a pre-bid meeting at the project sites with the contractors bidding the project to answer questions they may have regarding the project specifications. Issue Addendums as may be required.
- Respond to requests for information from the bidding roofing contractors during the bidding period.
- Evaluation of the submitted bids will be provided to assist in the selection of the roofing contractor(s) to perform the work. A recommendation relative to our evaluation of the bids will be submitted.



PHASE II - ROOFING QUALITY CONTROL MONITORING SERVICES

Construction quality control monitoring services are provided to ensure that the requirements of the contract documents are being met. The ongoing determination of contract compliance is based upon daily construction monitoring, which includes verification that the specified materials are used, proper quantities of materials are provided, and that the order and method of installation of such materials is in accordance with acceptable standard industry installation procedures. The goal of construction monitoring is to ensure that a quality roofing system is attained.

During the roof renovation work, we propose to provide an experienced roofing field representative to provide quality control monitoring and any required testing services in order to develop opinions as to whether the work essentially complies with project requirements and sound roofing practices.

In general, a variety of construction quality control monitoring services will be provided on your project. Specifically, our services will include the following items of work:

- Attendance at a pre-construction conference by our representatives. Specific items relating to materials storage, application procedures, work schedule and quality control requirements will be reviewed. The roof areas will be reviewed with parties involved in the project to clarify project performance requirements.
- Part-time on-site observation of in-progress roofing operations will be provided as needed. Contact will be made with your representative to review job progress.
- Preparation of Field Reports which will provide a summary of each day's activities, areas worked, test locations and results, notes regarding materials and processes that are found to not be in compliance with the contract documents and project requirements, and any other pertinent information.
- Preparation of punch lists and follow-up on any incomplete or incorrectly installed materials after substantial completion of the reroofing work on each area. A final inspection report will be issued when all roofing and related sheet metal work is complete.
- We will provide an on-site review of the roof installations and document our findings. This will be accomplished at one year and two years following completion of the project roof replacement and remedial work.
- Review Roofing Contractor's submittals and shop drawings.

GENERAL

One of our Registered Roof Consultants, (RRCs), will serve as Project Manager for this project. Other staff members will be assigned once the project schedule is formalized.



We will commence our services after receiving your written authorization to proceed. The technical specifications will be available for bidding by the selected roofing contractors approximately 45 to 60 days thereafter, providing weather conditions allow for the timely completion of our field work.

PROFESSIONAL FEES

Professional fees for the work and personnel required to complete the above outlined roof consulting services will be established and billed on a lump sum basis.

The fees for the services of the project roof areas as outlined herein, will be:

PHASE I AND PHASE II. \$70,000

The fixed fee is approximately 2.8% of the preliminary budget (\$2.5m). If the actual bid costs are 10% over or under the preliminary budget, the fee will be reevaluated accordingly.


Any necessary additional charges for services and personnel required to complete the project, such as specially requested meetings or other assistance, will be in accordance with our Fee and Rate Schedule. If it appears that additional work is necessary for this project, we will contact you or your office with reference to any needed modifications. No additional work will be performed unless authorized by you.


We appreciate this opportunity to submit our proposal for your consideration and look forward to working with you on this project. Following your review of this proposal, please do not hesitate to call us should you have any questions regarding this submittal.

Please indicate your acceptance of this proposal by having the appropriate person submit to us written authorization to perform the above outlined roof consulting services or by signing below and returning one copy of this proposal to us. Thank you for the opportunity to submit this proposal.

Sincerely,

ROOFING TECHNOLOGY ASSOCIATES, LTD.


Michael C. Bode, RRC
Project Manager


Michael V. Mathers, RRC
President

MCB/MVM/lab

Attachments

Cc: Mr. Phillip Francis – Livonia Public Schools – pfrancis@livoniapublicschools.org



ACCEPTED FOR: _____

BY: _____

TITLE: _____

DATE: _____



**LIVONIA SCHOOL DISTRICT
PARTIAL FACILITY LIST**

	<u>Selected Roof Areas</u>	<u>Size of Selected Roofs</u>	<u>Estimated Price/s.f.</u>	<u>Budget</u>
Franklin High School	A4-A8, C1 and D1	27,940 s.f.	\$10	\$279,400
Holmes Middle School	All	119,470 s.f.	\$15	\$1,792,050
Holmes Middle School	Fascia	5,900 s.f.	\$40	\$236,000
Transportation Bldg.	All	8,470 s.f.	\$15	\$127,050
Warehouse	Area B	<u>6,820 s.f.</u>	\$12	<u>\$81,840</u>
	TOTAL			\$2,516,340



ROOFING TECHNOLOGY ASSOCIATES, LTD.

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Web site www.rtaltd.com

FEE AND RATE SCHEDULE PROFESSIONAL SERVICES

PERSONNEL

Fees for our services will be based upon the time worked on the project by professional, technical and clerical personnel according to the following schedule:

	PER HOUR
Senior Project Manager	\$146.00
Project Manager	\$136.00
Senior Roof Consultant	\$124.00
Project Roof Consultant	\$106.00
Staff Roof Consultant*	\$96.00
Senior Roof Technician*	\$90.00
Roof Technician*	\$80.00
CADD Operator*	\$80.00
Secretarial Services*	\$54.00

*For these personnel, overtime work will be charged at a rate equal to 1.3 times the Standard Rate. A premium of 50 percent will be added to hourly rates for depositions and expert witness testimony.

EXPENSES

The following expenses, when incurred in connection with the project, will be charged at the rates shown:

Transportation, Lodging and Subsistence for Out of Town Travel	Cost+15%
Printing, Reproduction, Photographs, Long distance Telephone and Facsimile Charges, Shipping Charges, and Material Purchases	Cost+15%
Vehicle Travel for Project	\$0.85/Mile
Rental of Specialized Field, Laboratory or Monitoring Equipment	Cost+15%

SUBCONTRACTORS/SUBCONSULTANTS

On projects requiring subcontractors or subconsultants, we will obtain the services of reputable contractors or consultants to perform such work. The fees of these contractors or consultants will be added to our invoices plus a 15% service charge.

INVOICES

Progress invoices will be submitted to the client monthly and a final bill will be submitted upon completion of our services. Invoices will show charges for different personnel and expenses. Each invoice is due on presentation and is past due thirty (30) days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1½%) per month on past due accounts. We reserve the right to suspend or terminate work under our agreement upon failure of the client to pay invoices when due.