

November 5, 2024

Mr. Phillip Francis
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
Churchill High School (Partial), Webster Elementary School, Central Office, and Warehouse
(Partial)

Dear Mr. Francis:

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 4, 2024, 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 24, 2024, twenty (20) bid proposals were received for the Projects and over the next several days were reviewed and evaluated. Interviews were conducted with three apparent low bidding firms on October 25 and 29, 2024, 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 Churchill High School and Webster Elementary School, MTD Construction at Central Office, and Lutz Roofing Company, Inc at the Warehouse** as detailed in RTA's recommendation letter dated October 31, 2024, as the lowest responsible bidders.

Including hard construction of \$4,116,265 and construction contingency of \$246,976 (6%), the total Project award recommendation equals \$4,363,241 as detailed within the enclosed cost summary sheet. Alternate 01 to replace the membrane only in areas E, E1, and E2 at Churchill High School was accepted in the amount of \$421,700 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
2025 ROOFING REPLACEMENT PROJECTS
COST SUMMARY**

	Hard Construction		
Project	Budget	Actual	Variance
Churchill High School - Royal	\$ 3,009,600	\$ 2,417,400	\$ 592,200
Webster Elementary School - Royal	\$ 1,320,000	\$ 1,052,700	\$ 267,300
Central Office - MTD	\$ 325,000	\$ 298,165	\$ 26,835
Warehouse - Lutz	\$ 525,000	\$ 348,000	\$ 177,000
Totals	\$ 5,179,600	\$ 4,116,265	\$ 859,500

	Construction Contingency		
	Budget (6%)	Actual (6%)	Variance
Project Contingency	\$ 310,776	\$ 246,976	\$ 63,800
Totals	\$ 310,776	\$ 246,976	\$ 63,800

	Total Project Costs		
	Budget	Actual	Variance
Project Total	\$ 5,490,376	\$ 4,363,241	\$ 1,127,135
Totals	\$ 5,490,376	\$ 4,363,241	\$ 1,127,135



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

October 31, 2024
Project No. 24-017

Mr. Phillip Francis
Livonia Public Schools
15125 Farmington Road
Livonia MI 48154-5474
pfrancis@livoniapublicschools.org

RE: BID EVALUATION
Roof Replacement

- Central Office
- Churchill High School
- Warehouse
- Webster Elementary School

Livonia, Michigan

Dear Mr. Francis:

A total of five (5) bids were received for Central Office, three (3) bids were received for Churchill High School, and six (6) bids each were received for Warehouse and Webster Elementary School by the School District on October 24, 2024 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 Central Office is MTD Construction at \$298,165 with Lutz Roofing as the apparent second-low bidder at \$310,000.

The apparent low bidder for Churchill High School was Royal Roofing with a Base Bid price of \$1,995,700 and an Alternate Price No.1 for roof replacement of the Field House of \$421,700. Base Bid plus Alternate No.1 is \$2,417,400. Lutz Roofing is the apparent second-low bidder with Base Bid price of \$2,012,000, Alternate No.1 price of \$436,000, for a total bid of \$2,448,000.

The apparent low bidder for Warehouse is Lutz Roofing at \$348,000 with MTD Construction as the apparent second-low bidder at \$359,270.

The apparent low bidder for Webster Elementary School is Royal Roofing at \$1,052,700 with Lutz Roofing as the second apparent low bidder at \$ 1,065,000.



Due Diligence

The Project Team conducted virtual post-bid interviews with MTD Construction on October 25, 2024 and with Royal Roofing and Lutz Roofing on October 29, 2024 for the referenced projects.

RTA has worked successfully with all three apparent low bidders in the school district as well as on other projects outside of the school district.

During the post-bid interview Royal Roofing indicated that they could meet the construction schedules for both Churchill High School and Webster Elementary School.

Recommendations

It is our recommendation that the low-bidder be awarded each of the projects. MTD Construction on Central Office at a total of \$298,165, Lutz Roofing at Warehouse at a total of \$348,000, and Royal Roofing at both Webster Elementary School at \$1,065,000 and Churchill High School at a total of \$2,417,400 including Alternate No.1.

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

Sincerely,

ROOFING TECHNOLOGY ASSOCIATES, LTD.

Alexander P. Wisney, RRO
Project Manager

Ronald D. Kinne, RRC, RRO
Senior Project Manager

Attachments

Cc: Brian Weber

Livonia Public Schools
 Central Office, Churchill, Warehouse, and Webster
 Roof Replacement Bid Tabulation October 24, 2024

Contractor	Bloom Roofing	Division 7	Lutz Roofing	MTD	Newton Crane	Royal Roofing	Schena
Central Office Base Bid	\$ 351,982.00	NO BID	\$ 310,000.00	\$ 298,165.00	\$ 392,000.00	\$ 345,900.00	NO BID
Churchill Base Bid	NO BID	NO BID	\$ 2,012,000.00	NO BID	NO BID	\$ 1,995,700.00	\$ 2,429,129.00
Churchill Alt. No. 1	NO BID	NO BID	\$ 436,000.00	NO BID	NO BID	\$ 421,700.00	\$ 495,364.00
Churchill Total	NO BID	NO BID	\$ 2,448,000.00	NO BID	NO BID	\$ 2,417,400.00	\$ 2,924,493.00
Warehouse Base Bid	\$ 402,046.00	\$ 378,900.00	\$ 348,000.00	\$ 359,270.00	\$ 365,000.00	\$ 362,100.00	NO BID
Webster	NO BID	\$ 1,298,000.00	\$ 1,065,000.00	\$ 1,096,620.00	\$ 1,700,000.00	\$ 1,052,700.00	\$ 1,155,069.00

Unit Prices							
Wood Nailer Replacement							
1x4 (lf)	N/A	\$ 2.40	\$ 5.00	\$ 1.25	\$ 5.00	\$ 3.00	\$ 2.00
1x6 (lf)	\$ 4.00	\$ 2.80	\$ 6.00	\$ 1.50	\$ 5.00	\$ 4.00	\$ 2.50
1x8 (lf)	\$ 5.00	\$ 4.73	\$ 7.00	\$ 1.75	\$ 5.00	\$ 5.00	\$ 3.00
2x4 (lf)	\$ 5.00	\$ 3.50	\$ 7.00	\$ 2.00	\$ 5.00	\$ 4.00	\$ 4.00
2x6 (lf)	\$ 7.50	\$ 3.90	\$ 8.00	\$ 2.25	\$ 6.00	\$ 5.00	\$ 4.50
2x8 (lf)	\$ 9.00	\$ 5.25	\$ 9.00	\$ 2.50	\$ 6.00	\$ 6.00	\$ 5.00
2x10 (lf)	\$ 11.00	\$ 7.70	\$ 12.00	\$ 2.75	\$ 6.00	\$ 8.00	\$ 5.50
2x12 (lf)	\$ 15.00	\$ 9.00	\$ 15.00	\$ 3.00	\$ 7.00	\$ 10.00	\$ 6.00
1/2" Plywood	\$ 6.00	\$ 4.00	\$ 9.00	\$ 4.50	\$ 8.00	\$ 3.00	\$ 145.00
3/4" Plywood	\$ 8.00	\$ 4.80	\$ 10.00	\$ 6.50	\$ 8.00	\$ 4.00	\$ 165.00
7/16" OSB	TBD	N/A	\$ 8.00	\$ 4.00	\$ 8.00	\$ 1.75	N/A
Sheet Metal Plate							
per sq. ft.	\$ 6.00	\$ 5.00	\$ 15.00	\$ 2.50	\$ 10.00	\$ 8.00	\$ 11.00
Roof Drain Replacement							
per drain	\$ 1,500.00	\$ 1,750.00	\$ 2,900.00	\$ 1,500.00	\$ 3,600.00	\$ 2,500.00	\$ 1,200.00
Roof Deck Replacement or Repairs							
Tectum Deck per sq. ft.	\$ 35.00	\$ 29.00	\$ 38.00	\$ 12.00	\$ 45.00	\$ 45.00	\$ 15.50
Steel Deck per sq. ft.	\$ 12.00	\$ 13.00	\$ 18.00	\$ 25.00	\$ 16.00	\$ 15.00	\$ 13.50
Acoustical Steel Deck per sq. ft.	N/A	\$ 23.00	T&M	\$ 35.00	\$ 35.00	\$ 18.00	\$ 24.50
2x6 T&G Wood Deck sq. ft.	\$ 20.00	N/A	\$ 14.00	\$ 12.00	\$ 16.00	\$ 17.00	N/A
Replacement Isocyanurate Insulation							
2.0-inch per sq. ft.	N/A	N/A	\$ 4.00	N/A	N/A	\$ 3.00	\$ 4.00
1.5-inch per sq. ft.	N/A	\$ 3.00	\$ 2.50	\$ 2.00	\$ 2.50	\$ 2.25	\$ 3.00
1.0-inch per sq. ft.	\$ 1.70	N/A	\$ 2.25	\$ 2.00	\$ 2.00	\$ 2.10	N/A



Bid Results 2025 Roof Replacement

CENTRAL OFFICE

	Bond	Add.	EEO	Familial	Iran	Base Bid	Alternates	Total
MTD	Yes	Yes	Yes	Yes	Yes	\$ 298,165	NA	\$ 298,165
Lutz Roofing	Yes	Yes	Yes	Yes	Yes	\$ 310,000	NA	\$ 310,000
Royal Roofing	Yes	Yes	Yes	Yes	Yes	\$ 345,900	NA	\$ 345,900
Bloom Roofing	Yes	Yes	Yes	Yes	Yes	\$ 351,982	NA	\$ 351,982
Newton Crane	Yes	Yes	Yes	Yes	Yes	\$ 392,000	NA	\$ 392,000

WAREHOUSE

	Bond	Add.	EEO	Familial	Iran	Base Bid	Alternates	Total
Lutz Roofing	Yes	Yes	Yes	Yes	Yes	\$ 348,000	NA	\$ 348,000
MTD	Yes	Yes	Yes	Yes	Yes	\$ 359,270	NA	\$ 359,270
Division 7	Yes	Yes	Yes	Yes	Yes	\$ 378,900	NA	\$ 378,900
Royal Roofing	Yes	Yes	Yes	Yes	Yes	\$ 362,100	NA	\$ 362,100
Newton Crane	Yes	Yes	Yes	Yes	Yes	\$ 365,000	NA	\$ 365,000
Bloom Roofing	Yes	Yes	Yes	Yes	Yes	\$ 402,046	NA	\$ 402,046

CHURCHILL

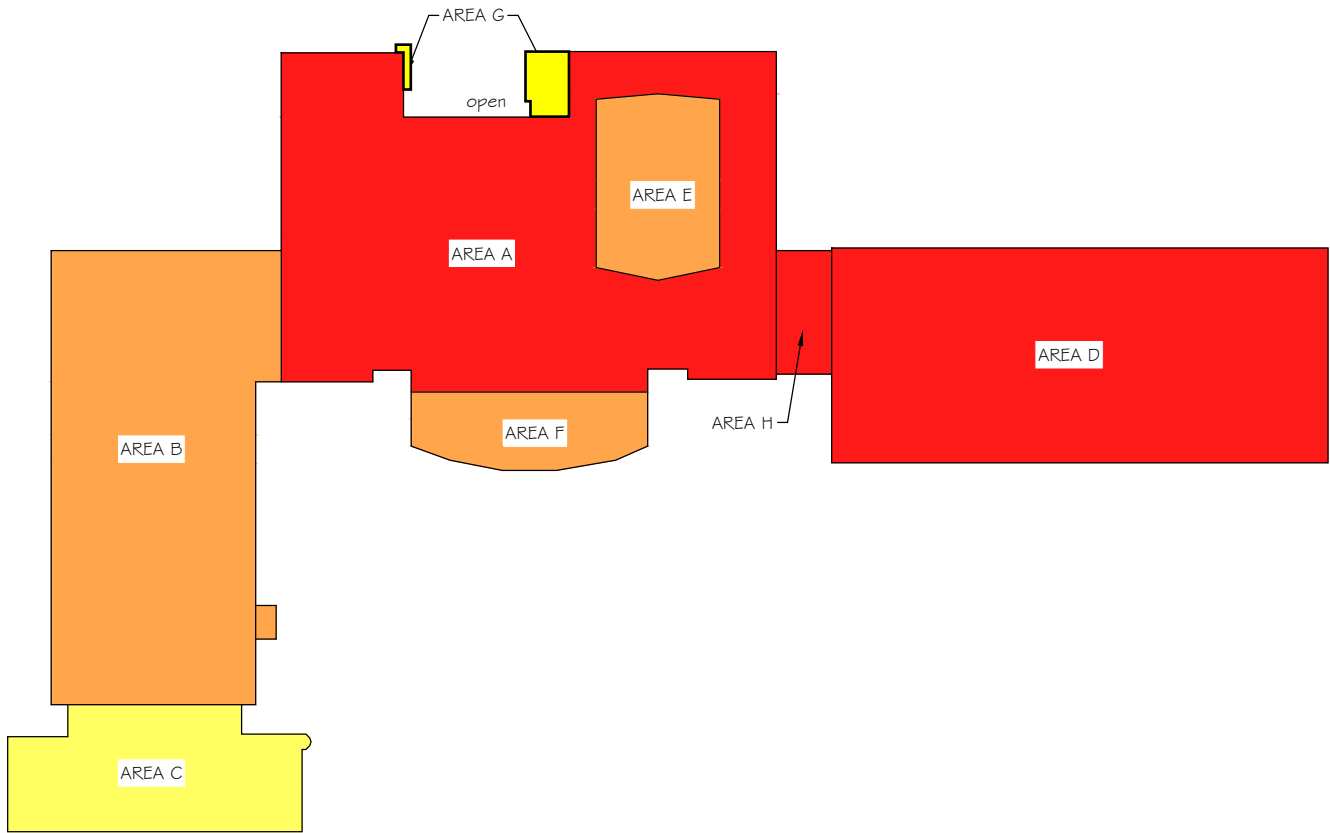
	Bond	Add.	EEO	Familial	Iran	Base Bid	Alternate 1	Total
Royal Roofing	Yes	Yes	Yes	Yes	Yes	\$ 1,995,700	\$ 421,700	\$ 2,417,400
Lutz Roofing	Yes	Yes	Yes	Yes	Yes	\$ 2,012,000	\$ 436,000	\$ 2,448,000
Schena	Yes	Yes	Yes	Yes	Yes	\$ 2,429,129	\$ 495,364	\$ 2,924,493



Bid Results 2025 Roof Replacement

WEBSTER

	Bond	Add.	EEO	Familial	Iran	Base Bid	Alternates	Total
Royal Roofing	Yes	Yes	Yes	Yes	Yes	\$ 1,052,700	NA	\$ 1,052,700
Lutz Roofing	Yes	Yes	Yes	Yes	Yes	\$ 1,065,000	NA	\$ 1,065,000
MTD	Yes	Yes	Yes	Yes	Yes	\$ 1,096,620	NA	\$ 1,096,620
Schena	Yes	Yes	Yes	Yes	Yes	\$ 1,155,069	NA	\$ 1,155,069
Division 7	Yes	Yes	Yes	Yes	Yes	\$ 1,298,000	NA	\$ 1,298,000
Newton Crane	Yes	Yes	Yes	Yes	Yes	\$ 1,700,000	NA	\$ 1,700,000



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.

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LIVONIA PUBLIC SCHOOLS
WEBSTER ELEMENTARY SCHOOL
3240 I PEMBROKE ST
LIVONIA, MICHIGAN

Project No: 22-008

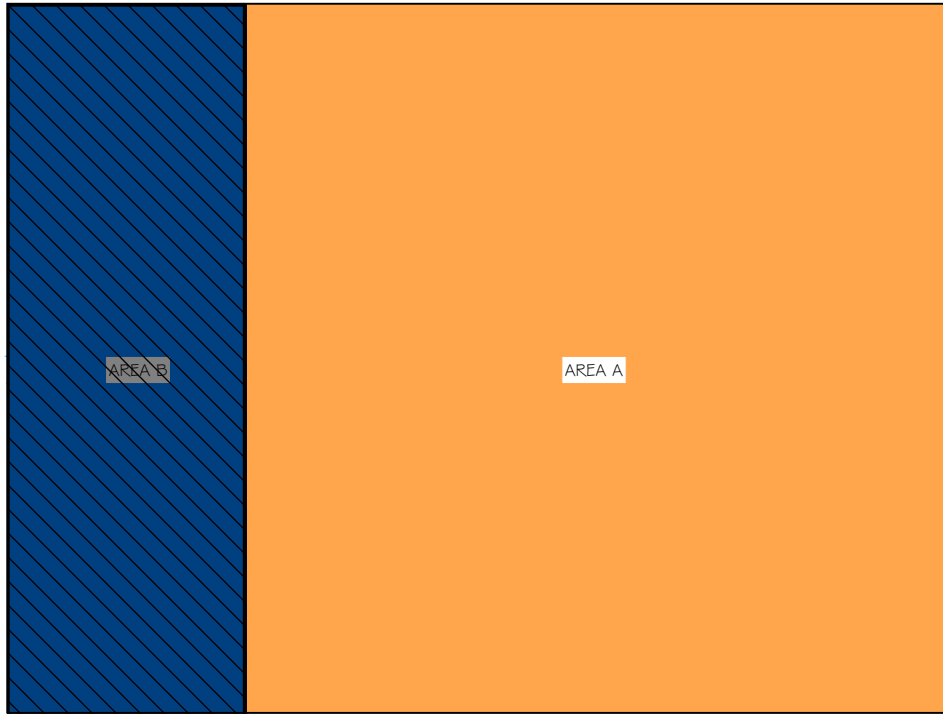
Drawn By: JDS

Detail No:

Date: OCTOBER, 2022

Checked By: MCB







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 Areas Excluded from Scope

GENERAL NOTES:

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ROOF AREA PLAN

not to scale

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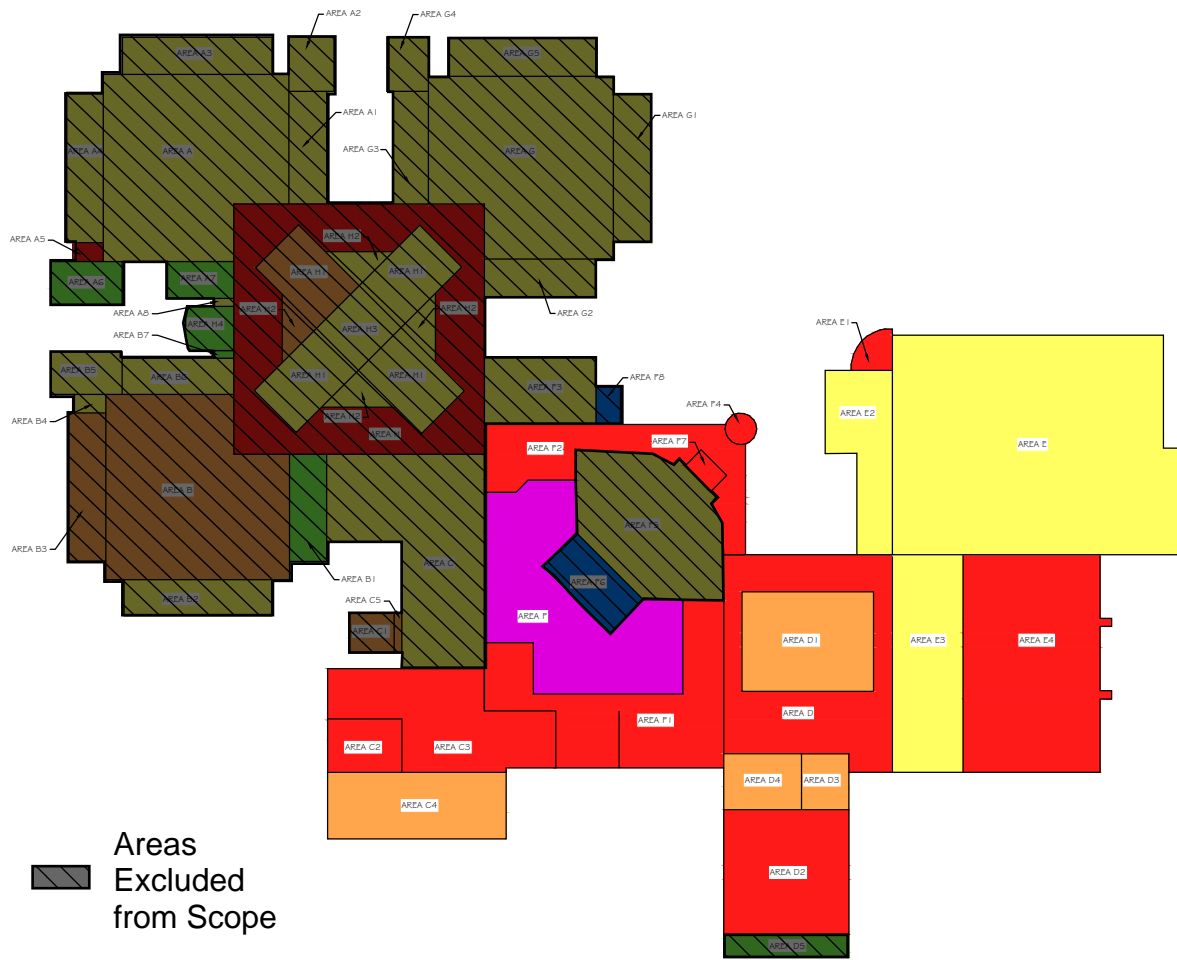


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LIVONIA PUBLIC SCHOOLS
WAREHOUSE
15125 FARMINGTON RD
LIVONIA, MICHIGAN

Project No: 24-057	Drawn By: APW	Detail No: 26B
Date: NOV. 2024	Checked By: APW	



GENERAL NOTES:

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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.

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LIVONIA PUBLIC SCHOOLS
CHURCHILL HIGH SCHOOL
8900 NEWBURGH RD
LIVONIA, MICHIGAN

Project No: 22-008

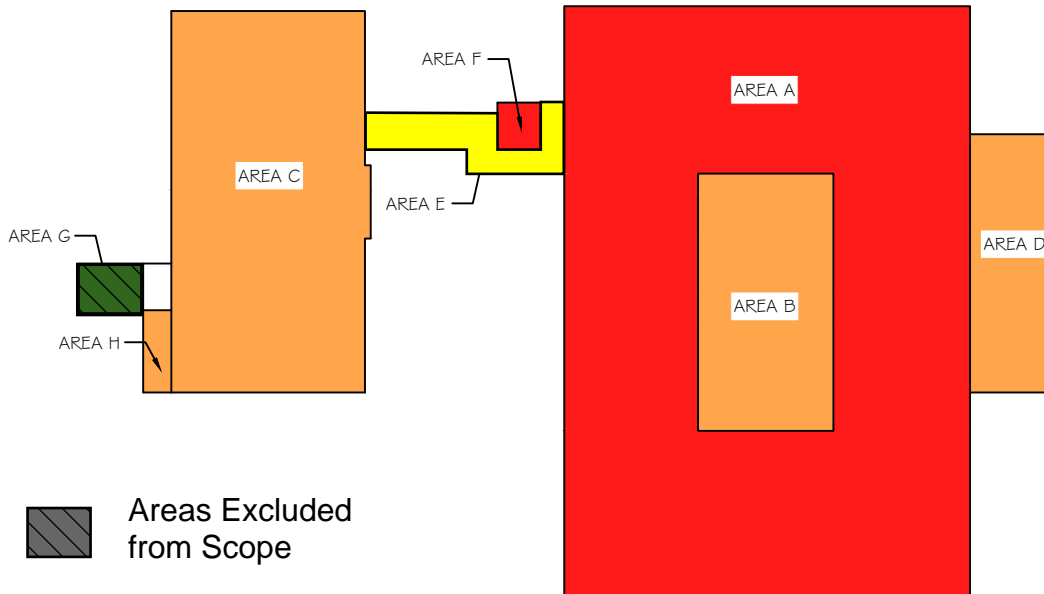
Drawn By: JDS

Detail No:

Date: OCTOBER, 2022







Checked By: MCB

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GENERAL NOTES:

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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.

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LIVONIA PUBLIC SCHOOLS
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Project No: 17-043	Drawn By: JDS	Detail No: 26A
Date: JUNE, 2017	Checked By: MCB	