



January 15, 2020

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

RE: Sinking Fund Projects
Contract Award Recommendation for Roof Replacement Project
Emerson Middle School, Livonia Career Tech Center (LCTC) and Rosedale Elementary School

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 Prime Contractors for the Projects listed above. This update represents the mutual efforts of PMC, Roofing Technology Associates, Ltd. (RTA), LPS administration and staff (the Project Team) to present a framework in order to identify, evaluate and recommend Prime Contractor firms for these Projects.

On November 5, 2019, Construction Documents were formally issued and made available. An advertisement for bids was published in a local newspaper and also posted to the required State of Michigan website.

On December 11, 2019, six (6) bid proposals were received for the Projects and over the next several days were reviewed to determine the budget implications. Interviews were conducted on December 16, 2019 and January 7, 2020 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, manpower requirements, safety, 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 Firms listed in RTA's recommendation letter dated January 14, 2020 as the lowest responsible bidders. The recommendation is to award work at Emerson Middle School, LCTC and Rosedale Elementary School. The recommendation includes acceptance of Alternate No. 1 – replacement of the roof above the LCTC auto shop.

Including hard construction of \$2,849,463 and construction contingency of \$227,957 (8%), the total Project award recommendation equals \$3,077,420.

For the Prime Contractor, the cost for this work will be detailed in 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 scott.smith@plantemoran.com.

Sincerely,

PLANTE MORAN CRESA



Scott Smith, LEED AP
Senior Consultant

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



2020 ROOFING REPLACEMENT - COST SUMMARY

	Hard Construction		
Project	Budget	Actual	Variance
Emerson Middle School	\$ 2,060,000	\$ 1,718,600	\$ (341,400)
Livonia Career Tech Center	\$ 800,000	\$ 620,500	\$ (179,500)
Rosedale Elementary	\$ 710,000	\$ 510,363	\$ (199,637)
Totals	\$ 3,570,000	\$ 2,849,463	\$ (720,537)

	Construction Contingency (8%)		
	Budget	Actual	Variance
Project Contingency	\$ 285,600	\$ 227,957	\$ (57,643)
Totals	\$ 285,600	\$ 227,957	\$ (57,643)

	Total Project Costs		
	Budget	Actual	Variance
Project Total	\$ 3,855,600	\$ 3,077,420	\$ (778,180)
Totals	\$ 3,855,600	\$ 3,077,420	\$ (778,180)



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 14, 2020
Project No. 19-046

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

RE: BID EVALUATION
Roof Replacement

- Emerson Middle School
- Rosedale Elementary School
- Career Tech Center

Livonia, Michigan

Dear Mr. Francis:

A total of six (6) bids for the referenced projects were received by the School District on December 11, 2019 and publicly opened. We have reviewed the bids which have been tabulated on the attached form.

Bid Results

The apparent low bidder at Emerson Middle School was Quality Roofing for \$1,365,339.00 with Royal Roofing as the apparent second-low bidder for \$1,718,600.00.

The apparent low bidder at Rosedale Elementary School was Quality Roofing for \$510,363.00.

The apparent low bidder at Livonia Career Technical Center was Royal Roofing for \$507,900.00 with an Alternate No.1 (re-roof at the auto shop) for \$112,600.00.

Due Diligence

Following the bid opening, post-bid interviews were conducted by RTA, Plante Moran Cresa and LPS (The Project Team) on December 16, 2019 with Quality Roofing and Royal Roofing. At the meetings, Emerson and Rosedale were discussed with Quality Roofing and LCTC and Emerson were discussed with Royal Roofing. Upon completion of the meetings, the team reached out to several client references as provided by both firms. Royal Roofing's references were positive, which matches experiences from numerous projects that RTA and Royal have completed together previously. However, due to mixed reviews from Quality Roofing's references, it was



decided to conduct a follow-up interview on January 7, 2020. From this meeting, it appeared that Quality Roofing did not have a full understanding of the manpower required to complete a project of Emerson's size and complexity within in the provided timeframe.

Recommendations

Emerson Middle School: Given the noted concerns for Quality Roofing above, our recommendation is for the second-low bidder, Royal Roofing to be awarded Emerson Middle School for **\$1,718,600.00**.

Rosedale Elementary School: The team is in agreement the smaller size project should be manageable given the manpower projections provided by Quality Roofing during our post-bid process. Therefore, it is our recommendation that Quality Roofing as the apparent low bidder is awarded Rosedale Elementary School for **\$510,363.00**.

This will allow Quality Roofing the opportunity to prove their abilities to LPS on a smaller-scale project and be re-evaluated should they be the apparent low bidder on any future larger-scale LPS projects.

LCTC: As the apparent low bidder, Royal Roofing confirmed they have the required manpower for both Emerson and LCTC. Therefore, we recommend Royal Roofing is awarded LCTC inclusive of Alternate No.1 for **\$620,500.00**

It is recommended to have a contingency fund for unforeseen conditions of approximately 8%.

Sincerely,

ROOFING TECHNOLOGY ASSOCIATES, LTD.

Michael C. Bode, RRC
Project Manager

MCB/lab

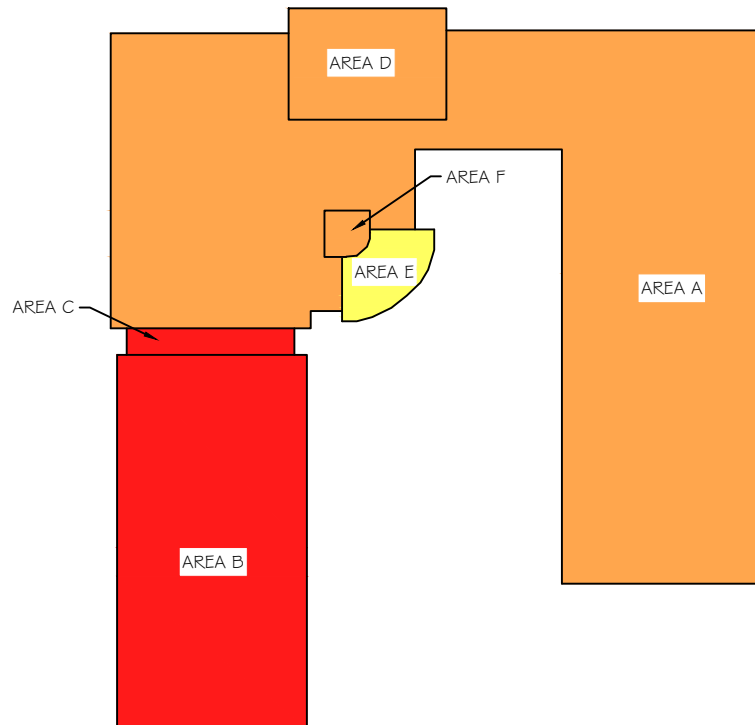
Attachment

Cc: Scott Smith



**LIVONIA PUBLIC SCHOOLS
BID TABULATION**

	VJM	NEWTON CRANE	LUTZ	JD CANDLER	ROYAL	QUALITY
Emerson Middle	----	----	\$1,978,000	\$1,962,000	\$1,718,600	\$1,365,339
Career Tech	----	\$677,300	----	\$612,000	\$507,900	\$556,384
Rosedale Elem.	\$644,347	\$736,600	-----	\$710,000	\$594,600	\$510,363
Total for all 3 Bldgs			----		\$2,821,100	\$2,432,000
Unit Price No. 1 – Wood Nailers						
1 x 4	2.00	5.00	3.00	4.00	2.00	3.00
1 x 6	2.50	5.00	3.25	4.00	2.50	3.50
1 x 8	3.85	5.00	3.75	4.00	3.00	4.00
2 x 4	2.75	5.00	4.00	4.00	2.50	5.00
2 x 6	3.50	5.00	4.75	4.00	3.00	6.00
2 x 8	4.75	6.00	5.25	4.25	3.50	7.00
2 x 10	5.75	6.00	5.75	4.25	4.00	8.00
2 x 12	6.75	7.00	6.75	4.50	4.50	9.50
½" thick plywood	2.75	7.00	6.50	4.00	3.00	4.75
¾" thick plywood	4.86	8.00	7.00	4.50	4.00	5.75
Unit Price No. 2 – Sheet Metal Plate						
	3.50	5.00	4.00	3.50	4.50	7.75
Unit Price No. 3 – Drain						
	950	1,200	2,000	1,500	1,200	5,500 2,000
Unit Price No. 4 – Deck						
	5.65	8.00	8.00	6.50	6.00	4.50
Unit Price No. 5 – 1.5" Insulation						
		3.00	1.50		1.35	2.50
Alternate No. 1 – Career/Tech Center Area C – Add the sum of:						
	N/A	\$126,700	No bid	\$140,000	\$112,600	\$144,425



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
LIVONIA, MICHIGAN 48150-1065
(734) 591-4444

LIVONIA PUBLIC SCHOOLS
ROSEDALE ELEMENTARY SCHOOL
3665 I ANN ARBOR TRAIL
LIVONIA, MICHIGAN

Project No: 17-043

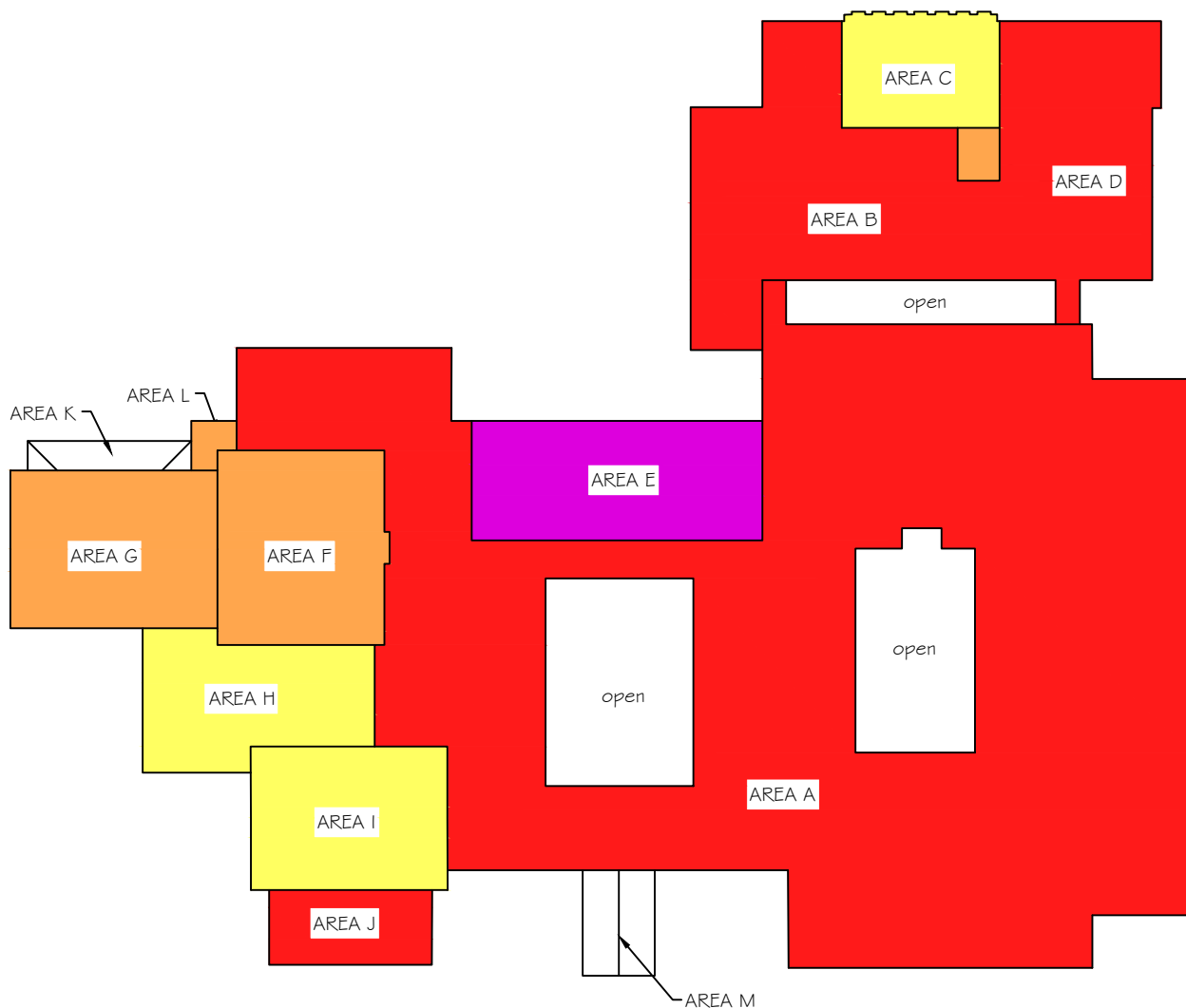
Drawn By: JDS

Detail No:

Date: JUNE, 2017

Checked By: MCB

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38031 SCHOOLCRAFT ROAD
LIVONIA, MICHIGAN 48150-1065
(734) 591-4444

LIVONIA PUBLIC SCHOOLS
EMERSON MIDDLE SCHOOL
29100 W CHICAGO ST
LIVONIA, MICHIGAN

Project No: 17-043

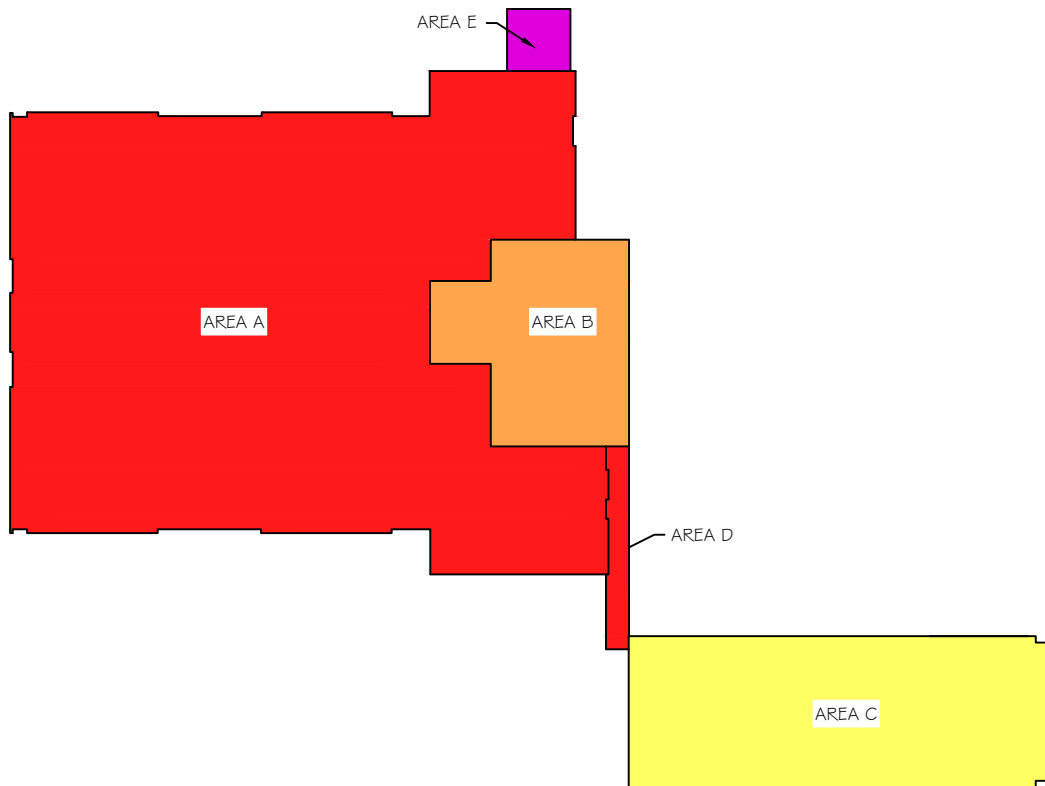
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Drawn By: JDS

Checked By: MCB

Detail No:

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ROOF AREA PLAN

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38031 SCHOOLCRAFT ROAD
LIVONIA, MICHIGAN 48150-1065
(734) 591-4444

LIVONIA PUBLIC SCHOOLS
LIVONIA CAREER/TECH CENTER
8985 NEWBURGH RD
LIVONIA, MICHIGAN

Project No: 17-043

Date: JUNE, 2017

Drawn By: JDS

Checked By: MCB

Detail No:

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