

October 12, 2023

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
Franklin High School and Cleveland Elementary School

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 September 26, 2023, 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 11, 2023, seven (7) bid proposals were received for the Projects and over the next several days were reviewed and evaluated. Interviews were conducted with four apparent low bidding firms on October 12, 2023, 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 **Lutz Roofing at Franklin High School** and **Royal Roofing at Cleveland Elementary School** as detailed in RTA's recommendation letter dated October 12, 2023, as the lowest responsible bidders.

Including hard construction of \$4,246,400 and construction contingency of \$254,800 (6%), the total Project award recommendation equals \$4,501,200 as detailed within the enclosed cost summary sheet.

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 brian.weber@plantemoran.com.

Sincerely,

PLANTE MORAN CRESA



Brian Weber
Senior Vice President

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



**SINKING FUND
2024 ROOFING REPLACEMENT PROJECTS
COST SUMMARY**

| | Hard Construction | | |
|--------------------------------------|--------------------------|---------------------|---------------------|
| Project | Budget | Actual | Variance |
| Cleveland Elementary - Royal Roofing | \$ 1,861,000 | \$ 1,351,400 | \$ (509,600) |
| Franklin High School - Lutz Roofing | \$ 3,174,000 | \$ 2,895,000 | \$ (279,000) |
| Totals | \$ 5,035,000 | \$ 4,246,400 | \$ (788,600) |
| | | | |
| | Construction Contingency | | |
| | Budget (6%) | Actual (6%) | Variance |
| Project Contingency | \$ 302,100 | \$ 254,800 | \$ (47,300) |
| Totals | \$ 302,100 | \$ 254,800 | \$ (47,300) |
| | | | |
| | Total Project Costs | | |
| | Budget | Actual | Variance |
| Project Total | \$ 5,337,100 | \$ 4,501,200 | \$ (835,900) |
| Totals | \$ 5,337,100 | \$ 4,501,200 | \$ (835,900) |



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

October 12, 2023
Project No. 23-038

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

RE: BID EVALUATION
Roof Replacement
• Cleveland Elementary School
• Franklin High School
Livonia, Michigan

Dear Mr. Francis:

A total of seven (7) bids were received for Cleveland Elementary and six (6) bids were received for Franklin High School by the School District on October 11, 2023 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 Cleveland Elementary School was KJP Roofing at \$1,095,000 with Royal Roofing as the apparent second-low bidder at \$1,351,400.

The apparent low bidder at Franklin High School was Quality Roofing, Inc. at \$2,869,411 with Lutz Roofing as the apparent second-low bidder at \$2,895,000 and Royal Roofing as the apparent third-low bidder at \$2,905,000.

Due Diligence

The Project Team conducted virtual post-bid interviews with KJP Roofing, Lutz Roofing, Quality Roofing and Royal Roofing on October 12, 2023 for the referenced projects.

RTA has worked with KJP Roofing on a recent project that experienced issues during the project that would be cause for concern on a project of this size, difficulty and time frame.



Quality Roofing has previously completed work in the School District at Rosedale Elementary School in the summer of 2020. Additionally, RTA has worked with Quality Roofing on other projects. For a project as large as Franklin High School, we have concerns with their ability to perform in accordance with the specifications and complete the project within the agreed upon schedule.

Recommendations

Given the noted concerns above with both KJP Roofing and Quality Roofing and the scale and complexity of both projects, it is our recommendation for the second-low bidder to be awarded on both projects. Royal Roofing on Cleveland Elementary at a total of \$1,351,400 and Lutz Roofing on Franklin High School at \$2,895,000. Both the District and RTA have worked with both firms and in our experience, both are capable of completing these projects within the agreed upon schedule and both have the workforce available for such large projects.

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

Sincerely,

ROOFING TECHNOLOGY ASSOCIATES, LTD.

Alexander P. Wisney, RRO
Project Manager

Ronald D. Kinne, RRC, RRO
Senior Project Manager

Attachments

Cc: Brian Weber



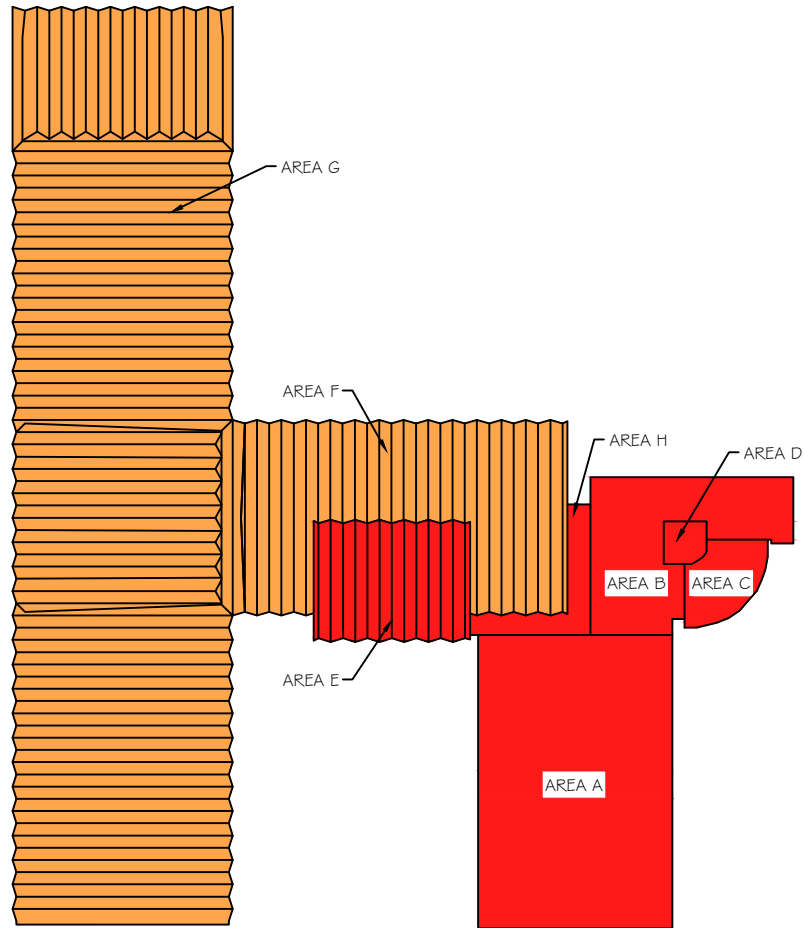
Bid Results 2024 Roof Replacement

CLEVELAND ELEMENTARY

| | Bond | Add. | EEO | Familial | Iran | Base Bid | Alternate 1 | Total |
|--------------|------|------|-----|----------|------|--------------|-------------|--------------|
| KJP | Yes | Yes | Yes | Yes | Yes | \$ 928,000 | \$ 167,000 | \$ 1,095,000 |
| Royal | Yes | Yes | Yes | Yes | Yes | \$ 1,190,400 | \$ 161,000 | \$ 1,351,400 |
| Bloom | Yes | Yes | Yes | Yes | Yes | \$ 1,433,150 | No Bid | \$ 1,433,150 |
| Newton Crane | Yes | Yes | Yes | Yes | Yes | \$ 1,437,400 | \$ 135,000 | \$ 1,572,400 |
| Quality | Yes | Yes | Yes | Yes | Yes | \$ 1,509,817 | \$ 74,250 | \$ 1,584,067 |
| JD Candler | Yes | Yes | Yes | Yes | Yes | \$ 1,490,000 | \$ 100,000 | \$ 1,590,000 |
| Lutz | Yes | Yes | Yes | Yes | Yes | \$ 2,800,000 | \$ 300,000 | \$ 3,100,000 |

FRANKLIN HIGH SCHOOL

| | Bond | Add. | EEO | Familial | Iran | Base Bid | Alternates | Total |
|------------|------|------|-----|----------|------|--------------|------------|--------------|
| Quality | Yes | Yes | Yes | Yes | Yes | \$ 2,869,411 | NA | \$ 2,869,411 |
| Lutz | Yes | Yes | Yes | Yes | Yes | \$ 2,895,000 | NA | \$ 2,895,000 |
| Royal | Yes | Yes | Yes | Yes | Yes | \$ 2,905,000 | NA | \$ 2,905,000 |
| Bloom | Yes | Yes | Yes | Yes | Yes | \$ 3,642,404 | NA | \$ 3,642,404 |
| KJP | Yes | Yes | Yes | Yes | Yes | \$ 3,707,000 | NA | \$ 3,707,000 |
| JD Candler | Yes | Yes | Yes | Yes | Yes | \$ 4,755,000 | NA | \$ 4,755,000 |



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.

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

LIVONIA PUBLIC SCHOOLS
CLEVELAND ELEMENTARY SCHOOL
28030 CATHEDRAL ST
LIVONIA, MICHIGAN

Project No: 23-038

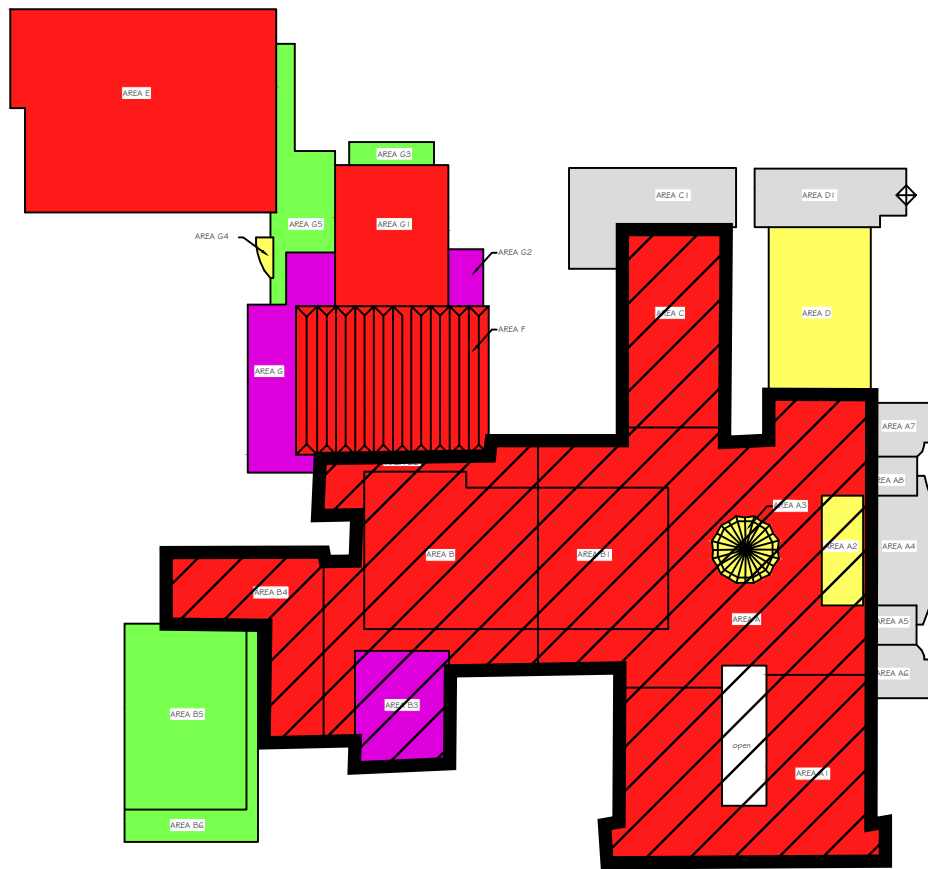
Drawn By: APW

Detail No:

Date: OCTOBER, 2022

Checked By: APW

3



NOTE: condition status for each area was updated in '21 based on 2017 information, but not verified in-field.

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.

2017 SURVEY DATA

| 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 |
| replaced | | 2018: JD Candler | 100 |

ROOF AREA PLAN

not to scale



ROOFING TECHNOLOGY ASSOCIATES, LTD.

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

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

Project No: 19-046

Drawn By: JDS

Detail No:

Date: JUNE, 2017

Checked By: MCB

21