



**Special City Council Meeting  
5:30 PM, MONDAY, NOVEMBER 28, 2016  
Conference Room  
Farmington City Hall  
23600 Liberty St  
Farmington, MI 48335**

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**SPECIAL MEETING AGENDA**

**1. CALL TO ORDER**

**Roll Call**

**2. APPROVAL OF AGENDA**

**3. PUBLIC COMMENT**

**4. NINE MILE BOOSTER STATION & RETENTION PUMP BUILDING**

**1. Consideration to Accept Bids for Roof Replacement at Nine Mile  
Booster Station & Nine Mile Retention Pump Building**

**2. Consideration to Amend Fiscal Year 2016/17 Budget**

**5. CLOSED SESSION - CASE EVALUATION**

**6. OTHER BUSINESS**

**7. COUNCIL COMMENT**

**8. ADJOURNMENT**

**Motion To Adjourn**

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
November 28, 2016

**Reference  
Number  
(ID # 2317)**
**Submitted by:** David Murphy, City Manager

**Description:** Consideration to Accept Bids for Roof Replacement at Nine Mile Booster Station & Nine Mile Retention Pump Building

**Requested Action:**

Move to approve bid from Royal Roofing Incorporated located at 2445 Brown Road, Orion MI 48359 in the amount of \$64,750 for the roof replacement at Nine Mile Retention Pump building, and the motion to include a \$6,475 contingency budget (approximately 10%) for a total construction budget of \$71,225.

**Background:**

Bids were solicited for roof replacement at the Nine Mile Booster building and the Nine Mile Retention Pump building. Bids were opened on Wednesday, November 16, 2016. A total of three bids were received for the roof replacement of the Nine Mile Booster Station & Nine Mile Retention Pump building which are listed below.

Royal Roofing Co.	\$96,800.00
Lutz Roofing	\$105,740.00
La Duke Roofing	\$109,620.00

The scope of roof replacement will be reduced to the replacement of the Nine Mile Retention Pump building only. Bids for this location are as follows:

Royal Roofing	\$64,750.00
Lutz Roofing	\$68,900.00
La Duke Roofing	\$78,000.00

Garland Company Incorporated has reviewed the bid tabulation and recommend awarding this contract to Royale Roofing Incorporated in the amount of \$64,750, with a 10% contingency fund of \$6,475. Garland Company Incorporated will be administering this contract and conducting all inspections. If approved, work would begin early 2017.

**Agenda Review**
**Review:**

David M. Murphy	Completed	11/22/2016	11:51 AM
City Manager	Completed	11/22/2016	11:51 AM
City Council Pending		11/28/2016	5:30 PM



## THE GARLAND COMPANY, INC.

### PERFORMANCE ROOFING AND FLOORING SYSTEMS

3800 EAST 91 STREET • CLEVELAND, OHIO 44105-2197  
 PHONE: (216) 641-7500 • FAX: (216) 641-0633  
 NATIONWIDE: 1-800-321-9336

**Brad Konvolinka**

Phone: (734) 770-4343

Email: Brad.Konvolinka@garlandind.com

November 18<sup>th</sup>, 2016

Chuck Eudy  
 City of Farmington  
 33720 W 9 Mile Rd.  
 Farmington, MI 48335

SUBJECT: Roof Replacement Bid Results – Nine Mile Retention Pump Building - Section A

Chuck,

Recently, roof assessments and inspections were completed for the off-site retention are pump house. Multiple design and material concerns were uncovered during these assessments. Below you will find the summary of the findings regarding the Nine Mile Retention Pump Building as it relates to roofing. Thorough visual inspection as well as core analysis was performed in order to determine the proper course of action.

#### ***Nine Mile Retention Pump Building***

**Critical Contents:** High dollar capital equipment / Electrical

**Condition:** Failed (Sections A)

**Recommendation:** Replacement

**Details:** The existing roof system shows significant signs of deterioration and design challenges. Wet insulation, membrane deterioration and poor drainage were noted as present on this low slope roof section. The existing membrane has surpassed its typical life-cycle. This roof section should be replaced immediately to avoid damaging the structural decking and contents below.

Local roofing contractors were given the opportunity to attend a pre-bid for replacing roof Section A on Wednesday, November 9<sup>th</sup>, 2016. On November 16<sup>th</sup>, contractors provided the city with a bid. Royal Roofing was the low bidder at \$64,750. Given their reputation and past experience with this company, we recommend proceeding with their bid. As standard, a 10% contingency should be allocated for potential variables such as decking repair, nailer replacement and unforeseen construction details.

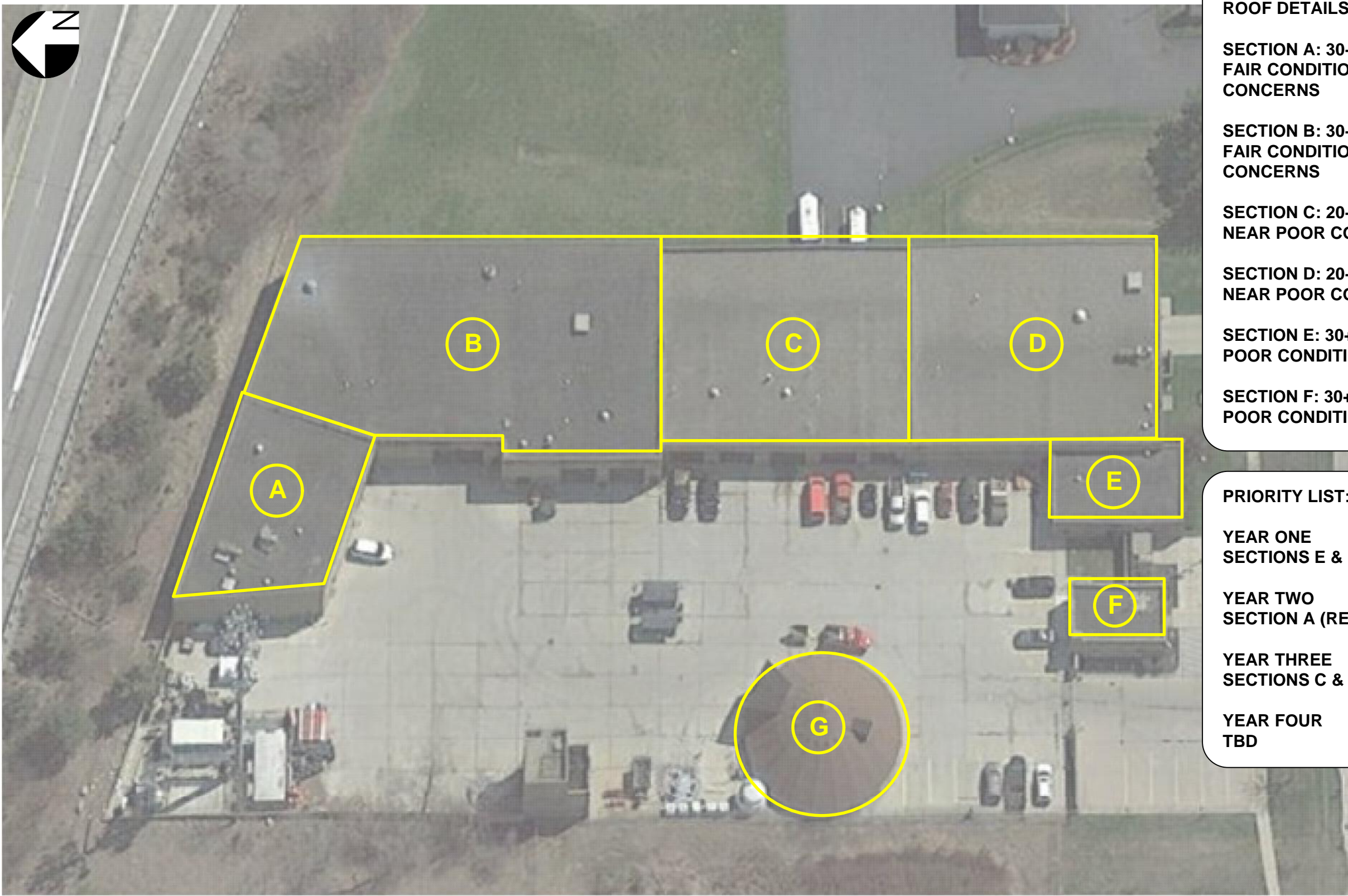
Sincerely,

Brad Konvolinka  
 The Garland Company, Inc.



# THE CITY OF FARMINGTON

33270 W. 9 MILE RD. FARMINGTON, MI 48335



**ROOF DETAILS:**

**SECTION A: 30+ YRS. FAIR CONDITION WITH SOME CONCERNS**

**SECTION B: 30+ YRS. FAIR CONDITION WITH SOME CONCERNS**

**SECTION C: 20+ YRS. NEAR POOR CONDITION**

**SECTION D: 20+ YRS. NEAR POOR CONDITION**

**SECTION E: 30+ YRS. POOR CONDITION, CRITICAL AREA**

**SECTION F: 30+ YRS. POOR CONDITION, CRITICAL AREA**

**PRIORITY LIST:**

**YEAR ONE**  
SECTIONS E & F

**YEAR TWO**  
SECTION A (RETENTION PUMP)

**YEAR THREE**  
SECTIONS C & D

**YEAR FOUR**  
TBD

REVISION: 1	DEPT. OF PUBLIC WORKS	THE GARLAND COMPANY INC. 3800 E. 91 <sup>st</sup> St. Cleveland, OH PHONE (800) 321-9336 / FAX (216) 641-0633
SECTION	SECTION	THE GARLAND COMPANY INC. logo
SHEET: 1 OF 5	DATE: OCT. 2016	JOB NUMBER: DWG BY: CHK BY:



# THE CITY OF FARMINGTON

33270 W. 9 MILE RD. FARMINGTON, MI 48335



**ROOF DETAILS:**

**SECTION A: 20+ YRS.  
POOR CONDITION**

**SECTION B: 30+ YRS.  
UNKNOWN**

THE GARLAND COMPANY INC.  
3800 E. 91<sup>st</sup> St. Cleveland, OH  
PHONE (800) 321-9336 / FAX (216) 641-0633

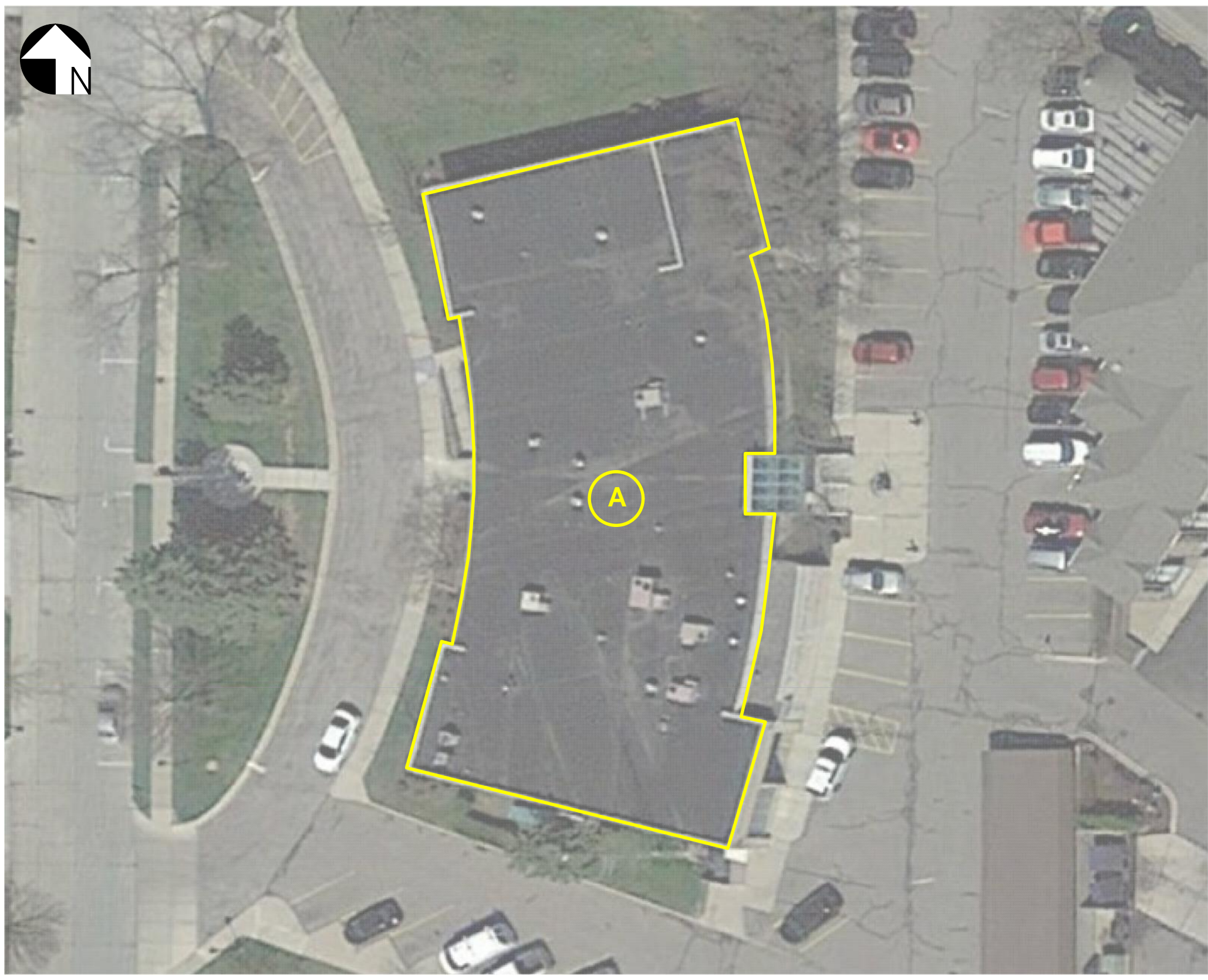


REVISION: 1	RETENTION AREA		
HEET: 1 OF 5	DATE: OCT. 2016	JOB NUMBER:	CHK BY:
		DWG BY:	
		SECTION	



# THE CITY OF FARMINGTON

33270 W. 9 MILE RD. FARMINGTON, MI 48335



**ROOF DETAILS:**  
**SECTION A: TBD**  
**TBD**

REVISION: 1	CITY HALL		THE GARLAND COMPANY INC.
△	SECTION	3800 E. 91 <sup>st</sup> St. Cleveland, OH	
△	JOB NUMBER:	PHONE (800) 321-9336 / FAX (216) 641-0633	
SHEET: 1 OF 5	DATE: OCT. 2016	DWG BY:	CHK BY:





# THE CITY OF FARMINGTON

33270 W. 9 MILE RD. FARMINGTON, MI 48335



## ROOF ASSET MANAGEMENT PROGRAM SUMMARY SPREADSHEET

**Client/Owner: FARMINGTON, CITY OF**

**Report Date: 10/17/16**

FACILITY	ROOF SECTION								Roof Section Action	Budget in Today's Dollars	2017	2018	2019	2020	2021	Totals	
	Name	Building Section Name	Roof Quality Rating	Section Priority #	Roof Area S.F.	Deck	Membrane										
							Action Year	System Type									Est. Svc. Life (yrs)
1	<b>DPW FACILITY</b>																
2		A	FAIR	4	4,000	METAL	2019	BUR	30		\$60,000	\$0	\$0	\$80,000	\$0	\$0	\$80,000
3		B	FAIR	4	12,750	METAL	2019	BUR	30		\$175,000	\$0	\$0	\$200,000	\$0	\$0	\$200,000
4		C	NEAR POOR	3	7,800	METAL	2018	BALLAST	20	REPLACE	\$100,000	\$0	\$115,000	\$0	\$0	\$0	\$115,000
6		D	NEAR POOR	3	8,200	METAL	2018	BALLAST	20	REPLACE	\$100,000	\$0	\$115,000	\$0	\$0	\$0	\$115,000
7		E	POOR	2	1,600	METAL	2017	BUR	30	REPLACE	\$35,000	\$40,000	\$0	\$0	\$0	\$0	\$40,000
8		F	POOR	2	700	METAL	2017	BUR	30	REPLACE	\$25,000	\$35,000	\$0	\$0	\$0	\$0	\$35,000
9		G	TBD								\$0	\$0	\$0	\$0	\$0	\$0	\$0
10											\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	<b>Nine Mile Pump Bldg.</b>																
12		A	POOR	1	2,000	METAL	2016	SINGLE	20	REPLACE	\$64,750	\$0	\$0	\$0	\$0	\$0	\$0
13		B	TBD		27,000	UNKNOWN		UNKNOWN	UNKNOWN		\$0	\$0	\$0	\$0	\$0	\$0	\$0
14											\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	<b>City Hall</b>																
16		A	TBD		12,500	UNKNOWN		SINGLE	UNKNOWN		\$150,000	\$0	\$0	\$0	\$0	\$0	\$0
17											\$0	\$0	\$0	\$0	\$0	\$0	\$0
18											\$0	\$0	\$0	\$0	\$0	\$0	\$0
19											\$0	\$0	\$0	\$0	\$0	\$0	\$0
20											\$0	\$0	\$0	\$0	\$0	\$0	\$0
21											\$0	\$0	\$0	\$0	\$0	\$0	\$0
22											\$0	\$0	\$0	\$0	\$0	\$0	\$0
23											\$0	\$0	\$0	\$0	\$0	\$0	\$0
24											\$0	\$0	\$0	\$0	\$0	\$0	\$0
25											\$0	\$0	\$0	\$0	\$0	\$0	\$0
26											\$0	\$0	\$0	\$0	\$0	\$0	\$0
27											\$0	\$0	\$0	\$0	\$0	\$0	\$0
28											\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	<b>Misc.</b>																
30		All Sections	Repair	Budget	Yearly						\$0	\$5,000	\$0	\$0	\$0	\$0	\$5,000
31											\$0	\$0	\$0	\$0	\$0	\$0	\$0
32	<b>TOTAL</b>																
33					76,550						\$709,750	\$80,000	\$230,000	\$280,000	\$0	\$0	\$590,000

THE GARLAND COMPANY INC.  
3800 E. 91<sup>st</sup> St. Cleveland, OH  
PHONE (800) 321-9336 / FAX (216) 641-0633



MASTER ROOF PLAN

SECTION

REVISION: 1  
DATE: OCT. 2016

SHEET: 1 OF 5  
DWG BY: CHK BY: JOB NUMBER:

Attachment: Farmington City of - Master Plan Overview 11-18-16 Summary with Map (2317 : Accept Bids for Roof Replacement at Nine Mile

**Contractor's Bid**  
**City of Farmington**  
**DPW - Section F**  
**RETENTION - Section A**

To: Sue Halberstadt  
City of Farmington  
23600 Liberty St.  
Farmington, MI 48335

**Bid Due Date: Wednesday, November 16th @ 3:00PM**

**Sealed bids are to be submitted, in triplicate with Bond, to the above address by the time and date listed above. Bids received after the Due Date and Time will not be considered.**

Pursuant to notices given, the undersigned proposes to furnish all materials and labor necessary to complete the replacement as described below and in strict accordance to the plans and specifications dated **11-8-16**. I, the undersigned, having familiarized myself with the attached Contract Documents do hereby propose to furnish all labor, equipment, materials, drayage, tolls, supervision, etc. and to complete all work as specified in these Documents and Specifications. By my submission of this Bidding Proposal I acknowledge the receipt of the Package containing the following: General Conditions & Requirements, General Instructions to Bidders, Detailed Specifications, Detailed Rooftop Diagrams, and Detailed Specification Drawings. To provide supervision, labor, materials and equipment for roof repairs of the following items, per the attached:

**Base Bid #1: DPW - Section F**

The base bid shall include the removal of the existing BUR roof system, down to the existing lightweight decking. Decking shall be checked for deterioration and/or moisture and repaired per the unit cost identified below. Install new vapor barrier, polyisocyanurate insulation and recovery board per specifications. New roof system is to consist of a two-ply, SBS and urethane Modified Membrane System with flood-coat and non-fibered aluminizer coated flashings. This shall include all necessary flashings, copings, pitch pockets, and meet all materials and inspection requirements in accordance with the specifications, scope of work, and details provided in the bid documents. Work is to be completed by April 30th, 2017 unless otherwise noted.

All labor, materials, services and equipment necessary for completion of the work shown on the drawings and in the specifications.

*Twenty Eight Thousand Two Hundred Fifty* DOLLARS (\$ 28,250.00)

**Base Bid #2: RETENTION - Section A**

The base bid shall include the removal of the existing EPDM roof system, down to the existing metal decking. Decking shall be checked for deterioration and/or moisture and replaced per the unit cost identified below. Install polyisocyanurate tapered insulation and recovery board per specifications. New roof system is to consist of a two-ply, SBS and urethane Modified Membrane System with flood-coat and non-fibered aluminizer coated flashings. This shall include all necessary flashings, copings, pitch pockets, and meet all materials and inspection requirements in accordance with the specifications, scope of work, and details provided in the bid documents. Work is to be completed by April 30th, 2017 unless otherwise noted.

All labor, materials, services and equipment necessary for completion of the work shown on the drawings and in the specifications.

*Sixty Four Thousand Seven Hundred Fifty* DOLLARS (\$ 64,750.00)

**Adder: DPW - Section F**

The addition of a custom metal coping installation; including new wood nailers over existing stone copings and the replacement of the existing metal sill flashing on the exterior of the parapet. Work is to be completed by April 30th, 2017 unless otherwise noted.

All labor, materials, services and equipment necessary for completion of the work shown on the drawings and in the specifications.

*ADD: THREE Thousand Eight Hundred* DOLLARS (\$ 3,800.00)



Anticipated Start Date: (check all that apply)

Winter 2016

Spring 2017

\*\*\*Note:

100% Performance Bond

5% Bid Bond

Extra work may be necessary other than required by the plans and specifications, extra work will be completed according to the written instructions of the Owner for the following unit prices:

Unit Cost Items:

Replacement of metal decking - 6.50 per sq. ft.  
REPLACE DETERIORATED LITE WEIGHT CONCRETE: \$ 35.00

PER SQ. FT. (1" THICK)

Addenda Numbers 1-4 are hereby acknowledged

1. Due Date remains 11-16-16 at 3PM to the address listed above.
2. Lightning protection to be reinstalled near original location. Certification to be performed by others.
3. Permits will be required for both buildings; \$0
4. Section A Retention - Tapered insulation to include ¼:12 in the field and ½:12 sloped crickets between the existing drains.

Respectfully Submitted,

SIGNATURE:

*James Leonard Bo Lister*  
LEONARD BO LISTER  
PROJECT MANAGER

TITLE:

BUSINESS NAME:

ROYAL ROOFING CO. INC.

CONTRACTOR ADDRESS:

2445 Brown Road  
ORION, MI. 48359

DATE: 11-11-16

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
November 28, 2016

**Reference  
Number**

**Submitted by:** David Murphy, City Manager

**Description:** Consideration to Amend Fiscal Year 2016/17 Budget

**Requested Action:**

Move to adopt a resolution amending Fiscal Year 2016/17 Budget, increasing the Capital Outlay in the Water & Sewer Fund by \$31,225 for the roof replacement at the Nine Mile Retention Pumping Building and reducing the General Government and Transfers in the General Fund and Transfers Out in the Capital Improvement Fund by \$40,000 to remove the budgeted roof repair at the DPW Building.

**Background:**

The City has contacted Garland Company Incorporated to evaluate and produced a roof asset management schedule for all municipal building roofs. Following the evaluation of the DPW Building, Nine Mile Booster and Nine Mile Retention facilities the asset management program suggest to replace Nine Mile Booster, and Nine Mile Retention Pump building roofs. This evaluation recommends two buildings are in critical need of roof replacement.

Garland Company has recently been awarded the contract to replace Farmington Hills DPW roof.

Due to funding limitations the scope of the roof replacement this Fiscal Year will be focused at the 9 Mile Retention Pump building.

The City has received estimates for the work to be performed and the Nine Mile Retention Pump building of an estimated cost of \$64,750 and the motion to include a \$6,475 contingency budget (approximately 10%) for a total construction budget of \$71,225. If Council would like to proceed, a budget amendment will be necessary.

The Fiscal Year 2016/17 Budget has allocated \$80,000 for the DPW Roof replacement project. \$40,000 from the 2016/17 Water & Sewer Budget and \$40,000 from the 2016/17 General Fund Budget. If Council wishes to proceed, the W&S budget Capital Outlay expenditure will need to be increased by \$31,225, and the \$40,000 budgeted in the General Fund and Capital Improvement Fund for DPW roof replacement will be eliminated.

City of Farmington Director of Finance and Administration has been informed of the change in the scope of the project. He recommends drawing the additional funding from the Water & Sewer fund balance for the roof replacement at the Nine Mile Retention Pump building.

**Agenda Review**

**Review:**

**David M. Murphy Pending**

**City Manager Pending**

**City Council Pending 11/28/2016 5:30 PM**

**RESOLUTION NO. (ID # 2318)**

CITY OF FARMINGTON

RESOLUTION \_\_\_\_\_

Motion by, \_\_\_\_\_ Seconded by, \_\_\_\_\_

Budget Amendment No 2

Fund: General Fund

Buildings and Grounds

\$40,000

Transfer, Capital Improvement Fund \$40,000

To remove repair of roof at DPW Building

Fund: Capital Improvement Fund

Transfer, General Fund

\$40,000

Appropriations, Fund Balance \$40,000

To remove repair of roof at DPW Building

Fund: Water and Sewer Fund

Capital Outlay

\$31,225

Appropriations, Fund Balance

\$31,225

To remove repair of roof at DPW Building and add  
repair of roof at 9 Mile Retention Building