

REQUEST FOR PROPOSALS FOR TUCKPOINTING, STONE REPLACEMENT AND MASONRY REPAIR - RFP-RH-11-013

PROPOSAL TABULATION

NAME	Metro 1 Building Services, Inc.	Boss Construction	Cusack's Masonry Restoration, Inc.	Mario Cerqua	DBA-Kerry Curtis
ADDRESS	Troy, MI	Taylor, MI	Hubbardstone, MI	Shelby Township, MI	Riverview, MI
Years in Business	1.5 years	8 years	24 years	39 years	25 years
Years providing tuckpoint & masonry restore	1.5 years	8 years	24 years	39 years	25 years
Full Time Employees	22 full time employees	10 full time employees	12 seasonal full time employees	2 full time employees	5 full time employees
Part Time Employees	6 part time employees			1 part time employee	3 part time employees
Qualifications	Completed a \$2.3 mill project at Camp Grayling 2010-2011; full masonry scope of work including waterproofing	Owners have over 20 yrs exp in masonry restoration; certified w/ Jahn, Conproco, Tremco, Basf, Thoro, WR Grace and WR Meadows. Pre-qualified w/ UM	Firm has been performing masonry restoration for 24 yrs + exp; have worked state wide including universities, State of Michigan, corporations, schools, churches, etc.	Have been in business of masonry since 1972 and have done many projects	25 yrs brick mason; foreman-15 yrs as union brick mason. Aerial/safety/first aid certification cards-required by MIOSHA
Experience	Over 70 yrs in contracting services incl waterproofing, sealants, masonry, air barrier, concrete, full restoration	Tuckpointing, brick, block, limestone, terra cotta, fieldstone & cobblestone. Repair & replmt all; repl sealant joints, repair & repl structural steel; concrete repairs, rebld defective masonry	All employees from top down bring w/ them many yrs of experience & you will find by contacting references that we do top quality work.	39 years of experience	From new homes & commercial bldgs to restorations/chimney rebldgs; taught masonry classes at American Building Trades-Detroit and GM Building Plant in Toledo
Experience working on historical structures	November to present. Restoration of MSU Federal Credit Union at \$75,000 Grainger Constructing Contract	Repair, repl & tuckpt brick, block, limestone, terra cotta, granite, fieldstone & cobblestone. Lintel replmt. Structural steel repairs. Masonry cleaning & sealing. Masonry infill. Wall flashing & shelf angle replmt. Sealant replmt.	References for historical restoration. Numerous project for MSU, Mich Tech, N Mich Un & many other historic bldgs, both public & private, not sure if registered. Many historic jobs previously incl Fayette State Park, Ft Mackinaw, Voigt House Museum & Michigan Theatre	Experienced in doing historical structures	Re-tuckpointed Dearborn City Hall & West Annex Building-built in 1921. Dearborn Historical Building/Museum-1910
Supervision	T Goss - Project Mgr/Estimator T Frankland - Owner S White - Foreman M Davis - Project Manager P Frankland - Project Manager	S Hixson R Hill	D Cusack - Project Manager C Cusack - Superintendent	M Cerqua - supervising all project aspects	K Curtis-25 years K Collier - 20 years R Collier - 18 years T Curtis - 5 years B Curtis - 5 years
Products/Services	Face brick/concrete block-chimney restoration, exterior walls, sills Terrazo tile units Tuckpointing and cleaning Waterproofing-approved Cetco-W.R. Meadows application	All required services. Products: mortar, stone patching mortar, waterproofing & sealants. Equipment: scaffolding, swing stages, water blasters, barricades, grinders, pick up trucks & various hand tools		We provide masonry services and products	Cleaners-Sure Klean/Waterproofer Brick units Belvin, General Shale & Glen-Gery Mortar-St. Marys or whichever products fit the job best in City's interest

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Work Plan	City submits work order; City gets PO within 3 days; Metro 1 sets job within 7-12 days; Metro 1 completes scope; Metro 1 bills scope with AIA billing	Inspect masonry, provide picture documentation, repair recommendations & cost, secure permits & inspections, provide safety barricades & pedestrian protection; perform required repairs and perform daily clean up.		We are available to work on one week notice, once on the project we won't leave until completion	Each job performed needs a specific plan. First step being w/safety. Tuckpointing services as follows: saw out mortar joints 1" deep then sweeping out mortar joints and fill with best matching mortar as possible, wait 72 hrs before washing
Materials/Method of Basement Waterproofing w/ cobblestone/fieldstone wall structures	Spray applications-certified-5/10 yrs Penetrating sealers-certified-2/5 yrs Betinite product-certified-10/15 yrs	Materials: WR Grace Bituthene 3000 or WR Meadows MeI Rol LM Method: excavate to expose wall, apply cement parging, apply waterproofing w/ protection board, backfill and restore landscaping		We will use any material specified - have used many different types of materials in the past projects.	Dig down just below footing, clean wall, fix cracks & fill. Parge wall for flat surface. Tar & put 6 mill visqueen w/ 2" insulation with pea gravel at bottom w/ perforated tile w/ sock, fill 2 ft pea gravel, fill hole grade high for wall out.
Manufacturer's products	Cetco-waterproofing above grade, below grade; W.R. Meadows-above grade, below grade-waterproofing; Prococo-above grade waterproofing, Sika-repair mortars	Tremco, Jahn, Conproco, BASF, WR Grace, WR Meadows, Sonneborn & Thoro		Tauth products	Brick is usually Belden, General Shale or Glen Gery; Block-Best Block or National, Mortar products-Quickcrete or St. Mary's, Coloring-Soloman's colors or Quickcrete or the best product for the job.
Rationale for use of specific manufacturer's products	Warranties - The City can also get extended time for certain scopes of job	WR Grace & WR Meadows are industry leaders in below grade waterproofing. Jahn & Conproco stone restoration materials are compatible w/ nature stone materials. Tremco, BASF, Sonneborn & Thoro provide wide selection of liquid coatings & sealants to prevent water infiltration.		Carry all the material needed. If City would like us to use different manufacturers, we are open to use them	After 30 yrs in business, find St. Mary's mortar or Quickcrete product to be the best. Use Osbourne concrete, use Dryway water repellent sealant, which lasts over 10 yrs of protection-exceeds requirements of NCHRP 244 and Federal specification SSW 110 C
Subcontractors	None-self perform all work	None-all work perform by Boss Construction	None	None	AAA Building-licensed builder Modern Door-door installation or rollups

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ADDRESS	Troy, MI	Taylor, MI	Hubbardstone, MI	Shelby Township, MI	Riverview, MI
COST PROPOSAL:					
Brick Repair & Replacement	\$31.70 sq ft	\$38.00 sq ft	\$85.00 sq ft	\$8.00 sq ft	\$38.00 sq ft
Block Repair & Replacement	\$22.59 sq ft	\$20.00 sq ft	\$50.00 sq ft	\$7.00 sq ft	\$18.00 sq ft
Chimney Restoration	\$39.00 sq ft	\$100.00 sq ft	\$125.00 sq ft	\$25.00 sq ft	\$95.00 sq ft
Terrazzo Wall Tile Repair & Replacement	\$55.00 sq ft	\$25.00 sq ft	\$150.00 sq ft	\$13.50 sq ft	\$38.00 sq ft
Tuckpoint - Stone Walls	\$7.00 sq ft	\$20.00 sq ft	\$12.75 sq ft	\$8.00 for lineal	\$6.00 sq ft
Tuckpointing - Historical Buildings	\$4.95 sq ft	\$20.00 sq ft	\$22.00 sq ft	\$7.00 for lineal	\$18.00 sq ft
Tuckpointing -General	\$2.69 sq ft	\$2.50 lineal ft	\$22.00 lineal ft	\$7.00 lineal ft	\$2.00 lineal ft
Basement Waterproofing-Cobblest/Fieldst	\$3.25 sq ft	\$50.00 sq ft	\$4.50 sq ft	\$1.00 sq ft	\$22.00 sq ft
Remove door/windows/repl w/ brick/block	\$49.00 sq ft	\$60.00 sq ft	\$95.00 sq ft	\$550 per door & window/with labor and materials	Unit Price of Replacement
Percentage of Increase - 2nd Year		3.50%	2%	5%	5%
Percentage of Increase - 3rd Year		5%	2%	5%	5%
Additional Services	Power Washing w/ detergent \$.40 sq ft	Tuckpoint terra cotta joints \$15.00 lf	Clean masonry \$1.25	Brick repair & replmt, minimum \$525.00	Power Washing \$.75 sq ft
	Power Washing \$.30 sq ft	Repl control jts w/sealant/backer \$10 lf	Seal masonry w/ clear, penetrating sealer \$1.25	Block repair & replmt, minimum \$525.00	Water proofing Sealant \$.75 sq ft
	Joint sealants caulking \$2.25 lin ft	Repl steel angle lintel in outer brick wythe \$125.00 lf	Cut out existing caulking, recaulk \$7.50	Chimney restoration, minimum \$750.00	Repl 4" Limestone (flat) \$85.00 sq ft
	Remove old sealants \$.65 lin ft	Repl solid masonry lintle \$175.00 lf		Terazzo wall tile & replmt, min \$450.00	Repl 2" limestone (flat) \$60.00 sq ft
	Winter conditions \$265/day	Repl steel angle lintel system in block wall \$200.00 lf		Tuckpointing, stone walls, min \$325.00	4" concrete replacement \$6.00 sq ft
				Historical Building \$325.00	Brick pavers \$12.00 sq ft
				General \$325.00	Glass block 4x8 \$12.00 sq ft
Exceptions/Alterations	Excluded winter conditions	Repl indow & door frame sealant at masonry joint \$3.50 lf	Acknowledgement of Addendum #1	Basemt waterproofing, min \$400.00	Aerial lift rental \$100/day
				Remove door/window/ replace with block and/or brick Approx \$550.00	Freight charge flat rate \$300.00
		No exceptions.			
				Will match existing color of brick, block, stone or mortar as close as practically possible.	Door & window replmt toothing \$250.00
					Any work over 20 ft high, aerial price comes in effect
					Chimney restoration does not include limestone cap

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NAME	National Restoration, Inc.	Chezcore, Inc.	M One Limited, Inc.	Tollis Development	Poe Restoration & Waterproofing Co
ADDRESS	Keego Harbor, MI	Detroit, MI	Detroit	Richmond, MI	Oak Park, MI
Years in Business	6 years	13 years	17 years	18 years	15 years
Years providing tuckpoint & masonry restore	6 years	13 years	17 years	18 years	15 years
Full Time Employees	13 full time employees		32 full time employees	3 full time employees	20 full time employees
Part Time Employees	3 part time employees		15 part time employees	Varies	5 part time employees
Qualifications	All employees thoroughly trained in US Dept Int Hist Preservation; only MI company w/ US Dept of Labor approved apprenticeship program. All employees are experienced & well trained			Masonry restoration and repairs for over 18 years. Performed work for firms such as Barton Malow, French Assoc, Brivar Construction Co.	Skilled, trained & exp trades people; qualified, conscientious laborers, do job correctly, efficiently, respectfully; Safety in tool usage, quality of job, good supervision, satisfied customers
Experience	Successfully restored hundred of bldgs, incl muni, churches, pub, priv, res, ind, & historical; flawless track record; can overcome challenges presented by any job	Specialize in all facets of required services to make a building watertight Historical, building and concrete restoration work	Concrete restoration, repairs, replmt, remove & replace joint sealants, structural shoring, bldgs, parking decks, dams, structural	Project Mgr working in commercial masonry field for over 25 yrs; worked on Oakland County Jail Annex in 1987, Phillip Hart Middle School 1989	Family owned/operated/3rd generation restoration masons, knowledge gained decades of restoration projects; employees at least 20 years hands-on experience in trade; public projects schools to Fed govt
Experience working on historical structures	Hist masonry restoration is speciality; restored bldgs ranging from few decades to over century old; one of most respected historical restoration companies by architects & owners alike	Assumption Grotto Parish historic restoration and Edsel & Eleanor Ford Hs Hurlbut Monument Restoration-DWSD Addison Oaks Banquet Hall Old Wayne County Building Fort-Shelby Hotel Durant Building - Flint	Numerous historical buildings; 2 currently to be completed in summer 2011. Albert Kahn-hist high rise bldg, Port Huron Fed Ct Hs-hist façade restoration	Masonry repairs to Kzar Library in Romeo, MI. Required to match old masonry w/ a new brick ramp & have the new work match the original bldg finishes	Numerous hist structures incl res, religious, education & govt bldgs; projects requiring adherence to Hist Dists Comm or Nat Park Serv Preservation Guidelines; understand hist significance & sensitivity; employees skilled in mortar match by color & tooling & hardness; familiar w/ traditional materials & newer speciality products; maximum longevity
Supervision	Fletcher - Office Mgr - 6 yrs Cusin-Field Supervisor-20 yrs Fletcher - Field Supervisor - 15 yrs Fletcher - President - 30 yrs		Dallo-Pres Tycocki-VP Raymorel-Superintendent Colbourne & Kasabasic-Foremen	Tollis - Proj Mgr - 25 yrs masonry - pays attn to detail on all levels & advised options to improve conditions for a better end product.	Poe-VP, oversees field operations-3rd general restoration mason Schumacher-mgmt degree, exp in construction project mgmt
Products/Services	Tuckpoint-match existing mortar; lime based mortar for historical Remove & repl-extensive suppliers Skilled tradesmen for masonry, highest quality polyurethan sealants -Tremco, silicone Dow Corning, WR Grace-wall appls, Dewitt's fiber reinforced mastic, breathable sealers Hydrozo Clear & BSM, Sika injection products, hydrophic foam, several concrete suppliers		All equipmt & material utilized of equal or greater than what it will take to complete project. Historical, commercial, etc. All equipmt will meet standard equipment for that type of project and OSHA approved.	Due to age of structures, materials may be hard to find; will exhaust every effort to find best match for structure repairs. Mortar colors vary from manufacturers so will provide samples to select. Will limit use of equipmt that will disturb site conditions as much as possible	Not one size fits all. Materails used LaFarge, St Mary's, Glen-Gery, Belden, Gen Shale, local reclaimed brick, ProSoCo, Diedrich, Thoro, Sika, Mapei, Thoro, Conproco, GE Silicone, Dow Silicone, Tremco; Fully qualified, exp & insured to perform all work listed in RFP; Equipment list provided to perform work

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Work Plan	Like to meet on-site with city rep to assess needs, prepare scope of work & project sequence; for emergency work on site in 45 minutes to make evaluation, mobilization started within one hr.	Site visit by project mgr, estimated cost prior to commencement of services	Generally City contacts co for repair; with 72 hrs will response w/ a site inspection or start up of repairs; all work to be completed per specs	Provide restoration repairs as quickly as possible to limit obstructions during business hours. If necessary limit their presence to the public during business hours	Will respond within 24 hrs; review scope of work, discuss methods, reqs & costs. All work coordinated w/ City to accommodate time, noise, access & other restrictions that impact City employees, residents & guests. Make all reasonable effort to be flexible & efficient in conduct of work
Materials/Method of Basement Waterproofing w/ cobblestone/fieldstone wall structures	Call Miss Dig, mobilize, set up barricades/fencing, excavate, remove existing by power washing w/ sand induction, install cov joint where wall meets footing, apply Dewitt mastic to wall, install fiberglass mesh, 2nd coat of mastic, ck drains, install high quality drainage board to walls as back filling is completed, compact soild every 1' while backfilling, clean up		Many ways to waterproof a foundation or basement. Material utilized chosen on case-by-case basis. M foundation Eoundations basements can be waterproofed from the inside but sometimes excavation of foundation may be necessary	Outside Excavation: dig to seep tile; clean wall, tuckpt & dry. Apply damp-proofing-Air-Gap Membrane system on wall w/ brackets. Run steel ball through seep lines & bleeders; install new 4" perforated sewer & drain pipes w/ clean-out, pea stone up wall, fiber-mesh & backfill. inside drains-remove 1' perimeter, dig trench, install 4" PVC w/ clean-out, drill weep holes, peastone over pipe, fiber-mesh, air-gap membrane, re-cement	Approach each job unique situation; Consider all factors incl current wall, exist waterproofing, drainage, soil type & solid grading. Frequently area can be excavated, cleaned & repair, then coated w/ fluid applied elastomeric waterproofing membrane. Then assess opts for repairing drainage mechanisms & repair appropriately; install protection board & backfill taking care to grade soil appropriately
Manufacturer's products	Brick: Belden, Glengery; Block: Nat Block; DeWitt's Mastic, WR Meadows Products, St Mary's Portland cement, Saylor's Type S Hydrated Masons lime, Tremco Polyurethane sealants, Dow Corning Silicone sealants, Sika epoxies		Deneef, Sika, Thoroc, Thoro, Sonneborne, Kurgs, Dow Corning, Webac, Melrol, WR Meadows-Cheneerex, Lymtal, Glydrozzo, Prosoco	Belden Brick; St. Marys Cement and Lafarge Cement	LaFarge, St Mary's, Glen-Gery, Belden, General Shale, locally reclaimed brick, ProSoCo, Diedrich, Thoro, Sika, Mapei, Conproco, GE Silicone, Dow Silicone, Tremco silicones & urethanes, Tremco waterproofing membranes & others
Rationale for use of specific manufacturer's products	Only the industry's best materials are used; allows level of expected performance to remain consistently high; work will withstand test of time and products backed by solid warranties		All of these materials will meet the City's needs - all standard and above materials for these types of repairs. Can supply case studies and back up info for materials that are utilized	Success matching materials with these suppliers with reasonable pricing	High quality materials that have proven themselves to perform well w/ consistent reliability & longevity; Higher quality materials that last longer & perform better resulting in extended maintenance intervals that ultimately save money & headaches
Subcontractors	N/A		Not anticipated	Rattee foundation and waterproofing for foundation repairs. Chris Vance Construction for caulking and sealants if needed.	Generally do not use subcontractors

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COST PROPOSAL:					
Brick Repair & Replacement	\$35.00 sq ft	\$20.00 sq ft	\$30.00 sq ft	\$27.00 sq ft	\$25.00 sq ft
Block Repair & Replacement	\$12.00 sq ft	\$18.00 sq ft	\$10.00 sq ft	\$18.00 sq ft	\$25.00 sq ft
Chimney Restoration	\$65.00 sq ft	\$35.00 sq ft	\$85.00 sq ft	\$35.00 sq ft	* \$125.00 sq ft
Terrazzo Wall Tile Repair & Replacement	\$18.00 sq ft	\$40.00 sq ft	\$55.00 sq ft	\$40.00 sq ft	\$35.00 sq ft
Tuckpoint - Stone Walls	\$12.50 sq ft	\$4.00 sq ft	\$24.00 sq ft	\$25.00 sq ft	\$8.00 sq ft
Tuckpointing - Historical Buildings	\$14.50 sq ft	\$4.50 sq ft	\$24.00 sq ft	\$20.00 sq ft	\$9.00 sq ft
Tuckpointing -General	\$2.50 lineal ft	\$14.50 lineal ft	\$6.00 lineal ft	\$18.00 lineal ft	\$2.15 lineal ft
Basement Waterproofing-Cobblest/Fieldst	\$185.00 sq ft - depends on site conditions	Crystalline System \$3.90 sq ft Sheet/Membrane System \$4-\$6 sq ft	\$75.00 sq ft	\$17.00 sq ft	** \$8.00 sq ft + excavation
Remove door/windows/repl w/ brick/block	\$60.00 sq ft	\$65.00 sq ft	\$35.00 sq ft	\$55.00 sq ft on CMU/\$68.00 sq ft on brick	*** \$5.00 sq ft+unit price of replacement
Percentage of Increase - 2nd Year		0%	3%	10% Depends on oil	0%
Percentage of Increase - 3rd Year		3%	3%	10% Depends on oil	0%
Additional Services	Epoxy Injection \$27.00 lf Most sealant Repimts \$4.50 lf poly \$5.00 lf silicone	Project Mobilization, lump sum per project - \$2,200.00		Pro So Co Weather Seal Siloxan WB at \$.90 sq ft	Use of aerial lift \$115.00/day Cartage of lift (each way) \$200.00 ea way Supervisor \$60.00/hr Mason(other skilled trade) \$55.00/hr Laborer \$45.00/hr Materials (for T&M work) Cost+10%
Exceptions/Alterations	Time and Materials Rates to 5/31/2011 All material billed with 10% mark up Bricklayer/PCC Foreman \$82.50/hr Bricklayer/PCC Journeyman \$79.50/hr Laborer \$64.00/hr	Should access to work areas require add equipment or if specs dictate otherwise, then additional costs may apply		Waterproofing materials are oil based products & cost will change depending on oil pricing that will change the sq ft pricing over the course of the contract. Fuel costs will also be a factor for the equipment used to perform the work.	May recommend substitute product at no added cost; aerial lift cost if req'd; Work not incl'd in proposal will be at T&M or mutually agreed job specific price. *Chimney restoration price inclds remove & repl brick & cap. If added tuckpting at applicable price **\$8 inclds cleaning wall, appl of water-proofing & install protection board; one hrly rate (mutually agreed) for excavation; additional repairs may be extra ***Removing doors/windows price of \$5.00 added to unit price to replace brick at \$25/sf or block at \$25/sf.