

REQUEST FOR PROPOSALS FOR TUCKPOINTING, STONE REPLACEMENT AND MASONRY REPAIR RFP-RH-20-030
PROPOSAL TABULATION

NAME	Poe Restoration & Waterproofing Company	Top Hat Masonry Repair	Adroit Masonry LLC
ADDRESS	13401 Cloverdale St.	4520 Pontiac Lake Rd.	16431 Shaftesbury Lane
	Oak Park, MI 48237	Waterford, MI 48328	Macomb, MI 48044
Years in Business	24	9	5
Years providing tuckpoint & masonry restore	Has been providing all facets of masonry restoration since 1996. Most of their employees have at least 10 years hands on experience. Their staff has experience with historically sensitive projects.	9 years	Has been offering tuckpointing and masonry restoration services for five years.
Full Time Employees	17	7	4
Part Time Employees	6	0	1
Qualifications	In addition to peer training, employees receive training from product manufacturers on the proper use of materials and on updated repair techniques. Employees receive general safety training from MIOSHA and equipment training directly from equipment manufacturers. Crews are overseen by experienced supervisors and/or project managers.	Masonry restoration accounts for approximately 90% of the work that their company does. All employees have been and will continue to be trained in how to perform any and all the individual tasks that they encounter in a safe, professional, and efficient manner.	All of their masons are journeyman masons with cards from the International Union of Bricklayers and Allied Craftworkers.
Experience	Family owned and operated. Principals represent the third generation of restoration masons. Have experience managing and executing projects from under \$1,000 to over \$1,000,000 including public projects for owners ranging from school districts to the federal government.	Over the years have developed a strong working relationship with multiple apartment management companies. Due to this it has been common to have at least 2-4 employees working on brick repairs, tuckpointing, limestone and sill replacements. Works with insurance repair/construction companies.	Masons have between 22 and 38 years.
Experience working on historical structures	Poe has working on numerous historical structures including single family and multi-family residential, religious, educational, and government buildings. Have projects that are required to adhere to historical standards of a historical district. Familiar with traditional materials but also new specialty products that can minimize wear and maximize longevity and service intervals.	Completely rebuilt 1/2 of the Clarkston news building located in downtown Clarkston. Project was done in phases over 2 years. Required to have brick match tested to prove to be made using the same materials used in existing building. Have done several other historical repairs over the years.	Team has worked on many historical projects over the years using a wide range of products. From historical lime mortars and color matching to historical stone patching materials. Priority is always to make the project look like it was originally.
Supervision	<u>John Poe, Jr.</u> -Third generation restoration mason. Is the company's Vice President who oversees field operations. Involved in every project the company undertakes. <u>Jason Schumacher</u> -Has been with Poe for 20 years and serves as Operation Manager. Has served as masonry restoration consultant to engineering and architecture firms. <u>Kevin Culpert</u> -Thirty years of hands-on masonry experience. Specializes in understanding issues in as-built masonry and foreseeing potential challenges in repair and restoration.	<u>Christopher Blaine</u> -Owner, on-site supervisor, masonry certified, 20+ years experience. <u>Robert Tretheway</u> -Foreman, 10+ years field experience.	Tyler Moss will be on sight everyday overseeing daily task assignments and scheduling.

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Products/Services	Qualified, experienced, and insured to perform all of the work that is listed in the RFP. Use the most appropriate product for the particular job and conditions. Have the equipment that may be required to perform the work. List of services, products and Equipment provided in response.	Will provide mortar, sand, brick, cement block, stone, concrete, etc. Provide all necessary masonry repairs as requested by the City. These masonry repairs will include everything that has been listed and quoted on the paperwork included with proposal.	Type N mortar Type S mortar, Silka Caulking, Prosoco Sealer, Hydraulic Cement, Prosoco Masonry Cleaner, Man lift, and scaffolding.
Work Plan	Will respond to request for repair services in timely manner. When requested, will respond within 24 hours. Will review the scope of the work to be performed and discuss the methods, requirements, and costs prior to beginning. All work will be coordinated with City officials to accommodate time, noise, access, and other restrictions that may impact city employees, residents and guests.	Will consider any and all services needed by the City of Rochester Hills to be of importance and their top priority. Will make sure to keep the projects staffed properly to complete the work in a clean, timely, and professional manner.	Will be performed in a professional manner. Will be performed according to the specifications provided by the City. All work will maintain safety standards per MIOSHA guidelines.
Materials/Method of Basement Waterproofing w/ cobblestone/fieldstone wall structures	They approach every waterproofing job as a unique situation as there are numerous variable to consider when working on historic buildings. However, most frequently the affected area can be excavated, cleaned, and repaired and then coated with a fluid-applied elastomeric waterproofing membrane, such as TremProof 201. They would then assess options for repairing any draining mechanisms that exist and repair them as appropriate. Finally, they would install protection board, to protect the newly applied membrane, and backfill taking care to grade the soil appropriately.	Would excavate the area outside of the basement wall. Once excavated, any noticeable cracks will be sealed off with mortar. They would parge the entire wall smooth with fresh cement. Once the cement has dried a thick asphalt modified polyurethane foundation tar would be applied over the entire exterior surface. Plastic sheeting would be stuck over the tarred wall to complete the repair. Once completed the excavated area would be backfilled and if it and either grass seed or mulch, etc. installed to bring it back to its original cosmetics.	One method is performed from the outside. The other is performed from the inside. Variables like access and budget determine which method best suits your project. Excavation and membrane style waterproofing is used for exterior applications. Cement based repairs and coatings are used for interior applications.
Manufacturer's products	List of commonly used products included.	St. Mary's Cement Products, Sure Kleen Masonry detergents, solomon colors mortar dyes.	St. Mary's mortars, quickcrete mortars, silka caulking, Prosoco Siloxane sealers, prosoco sure klean, echelon masonry units.
Rationale for use of specific manufacturer's products	Use high-quality materials that have proven themselves to perform well with consistent reliability and longevity. They believe in paying a bit more for higher quality materials that will last longer and perform better.	Has luck with the St. Mary's line of mortar. Sure Kleen is a very forgiving masonry detergent. Solomon colors are a very easy to use mortar pigment. The colors are accurate and have had great success in matching existing mortars by using this brand.	Products are high quality. They are all trusted names, and meet all industry guidelines and specifications.
Subcontractors	Typically do not use subcontractors on projects. On rare occasions that they do, they use reputable, experienced contractors that stand behind their work as they do theirs.	Will not be using subcontractors.	No subcontractors will be used.

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ADDRESS	13401 Cloverdale St. Oak Park, MI 48237	4520 Pontiac Lake Rd. Waterford, MI 48328	16431 Shaftesbury Lane Macomb, MI 48044
References	All references had contact information provided.	All references had contact information provided.	All references had contact information provided.
Availability	Will be able to begin most jobs within three days and high priority/emergency jobs within 24 hours. Jobs requiring material to be matched, manufactured, shipped, and/or delivered may take longer than this.	Can generally begin at any given time within 1 week of notice.	June 2020
Warranty - Product/Work	In addition to any standard product warranty that may apply, they will warrant their work for a period of three years. Detailed warranty information in response.	One year warranty on any tuckpointing or other small masonry repairs done. Also a 5 year warranty on all projects that are substantial enough to be considered a fix to an existing problem, and not just a maintenance to keep an existing problem from getting worse.	Will warranty work for 5 years with the exception of areas that are salted
Insurance Requirements	Yes	Yes	Yes
Additional Comments			
COST PROPOSAL:			
Brick Repair & Replacement	\$33.00	\$60.00	\$60.00
Block Repair & Replacement	\$11.50	\$25.00	\$25.00
Chimney Restoration	\$60.00*	\$85.00	\$75.00
Terrazzo Wall Tile Repair & Replacement	\$30.00	\$175.00	\$75.00
Tuckpoint - Stone Walls	\$12.00	\$35.00	\$35.00
Tuckpointing - Historical Buildings	\$14.00	\$50.00	\$35.00
Tuckpointing -General	\$2.45	\$20.00	\$10.00
Basement Waterproofing-Cobblestone/Fieldstone	\$8.00**	\$150.00	\$50.00 / Interior
Remove door/windows/repl w/ brick/block	\$58.00	\$80.00	\$60.00
	Please see Vendor Response for * items		
Additional Services	Aerial Lift \$180.00 per day Cartage of Lift \$200 each way	List of additional services with prices	List of additional services with prices
Exceptions/Alterations	Prices provided in proposal cover the work described in the RFP. However, they may make a recommendation to substitute a specified product for one that is more appropriate. Please see vendor response for full response to exceptions.	Mortar manufacturing can be very expensive in the event that the City wishes to have mortar tested and professionally made for any of its historical building repairs, the cost of this will be considered extra and applied on top of the original price listed provided here.	The block replacement price is listed in additional services. Any patching of block with mortars will be the linear foot price.

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NAME	RAM Construction Services of Michigan, Inc.
ADDRESS	13800 Eckles Road
	Livonia, MI 48150
Years in Business	101
Years providing tuckpoint & masonry restore	101
Full Time Employees	558
Part Time Employees	0
Qualifications	Has been in business and performing the associate trade for over 100 years. Complete over 3,700 projects per year. Have been awarded and completed many historic projects such as the DIA, Detroit News, David Whitney and the Renaissance Center.
Experience	Understands what is required to successfully complete an exterior restoration project safely and efficiently. Preliminary planning and consistent execution are keys to success. Coordinate their schedules as a team, emphasize safety at every level of their organization.
Experience working on historical structures	The Berdan Building in Toledo, Ohio, Detroit Foundation Hotel, Masonic Temple in Detroit, Detroit Institute of Arts, The Plaza in Detroit, The Dime Building in Detroit. Information listed on separate pages in response for each.
Supervision	Robert Mazur-President Garrett Kelly- Project Manager Andrew Sandzik - Project Director Anthony Dorenzo - Superintendent

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Products/Services	
Work Plan	Superintendent reports directly to the project manager on job progress; the project manager will be single contact. All active jobs' progress and quality is reviewed by the entire department in a standing weekly meeting. As a group, under the direct supervision of the department head and company president, schedule, quality and progress are reviewed, photos are shared.
Materials/Method of Basement Waterproofing w/ cobblestone/fieldstone wall structures	Basement stone walls will be prepped and loose soil/debris removed. New crystalline waterproofing will be furnished and installed in two (2) coats applied separately.
Manufacturer's products	Sika, Dow Corning, LaFarge, St. Mary's, Spec Mix, Mapei, Cathedral Stone Products, Prosoco, Euclid, WR Medows, Pecora, BASF, Laurenco, Carlisle and Tremco.
Rationale for use of specific manufacturer's products	will choose the best product for whatever the scope of work chosen is. Type, texture, color, strength, size is always varying on masonry restoration projects.
Subcontractors	N/A

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ADDRESS	13800 Eckles Road
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References	All references had contact information provided.
Availability	April 8, 2020
Warranty - Product/Work	All work comes with a minimum one year labor and material warranty standard wit hall of their services. Additional lengths can be discussed.
Insurance Requirements	Yes
Additional Comments	
COST PROPOSAL:	
Brick Repair & Replacement	\$292.00
Block Repair & Replacement	\$83.00
Chimney Restoration	\$295.00
Terrazzo Wall Tile Repair & Replacement	\$150.00
Tuckpoint - Stone Walls	\$50.00
Tuckpointing - Historical Buildings	\$86.00
Tuckpointing -General	\$14.00
Basement Waterproofing-Cobblestone/Fieldstone	\$48.00
Remove door/windows/repl w/ brick/block	\$225.00
Additional Services	Standard mobilization to job, per job \$1,000.00 Cleaning of masonry walls \$8.00 per sq foot
Exceptions/Alterations	Equipment excluded, will be priced on a per job basis.