

REQUEST FOR PROPOSALS FOR TUCKPOINTING, STONE REPLACEMENT AND MASONRY REPAIR

PROPOSAL TABULATION

NAME	Abelia Stone, Ltd	Artur Masonry LLC	Grunwell-Cashero Company	M One Ltd dba Mark 1 Restor Serv
ADDRESS	5595 Auburn Road Shelby Township, MI 48317	1820 Axtell Dr, Ste #2 Troy, MI 48084	1041 Major Avenue Detroit, MI 48217	19035 W. Davison Detroit, MI 48223
COST PROPOSAL				
Brick Repair & Replacement	\$16.00 sq ft	\$44.80 sq ft	\$50.00 sq ft	\$85.00 sq ft
Block Repair & Replacement	\$11.00 sq ft	\$38.50 sq ft	\$35.00 sq ft	\$80.00 sq ft
Chimney Restoration	\$13.00 sq ft	\$64.00 sq ft	\$60.00 sq ft	\$250.00 sq ft
Terrazzo Wall Tile Repair & Replacement	\$25.00 sq ft	\$28.00 sq ft	\$90.00 sq ft	\$150.00 sq ft
Tuckpointing - Stone Walls	\$9.00 sq ft	\$6.50 sq ft	\$4.50 lineal ft	\$50.00 sq ft
Tuckpointing - Historical Buildings	\$13.00 sq ft	\$7.50 sq ft	\$20.00 sq ft	\$50.00 sq ft
Tuckpointing - General	\$6.85 lineal ft	\$6.00 lineal ft	\$4.00 lineal ft	\$15.00 lineal ft
Remove doors/windows and replace with matching brick or block	\$25.00 sq ft	\$50.00 sq ft	\$160.00 sq ft	\$200.00 sq ft
Percentage of Increase:				
2nd Year	3.50%		5%	3%
3rd Year	3.50%		5%	8%
Alternate Services/Materials				
	Supervisor - \$65.00/hr	Concrete Sidewalk 4" thick-\$6.00 sq ft	List of Rental Rates included.	
	Foreman - \$55.00/hr	Concrete Sidewalk/Driveway 6" thick - \$8.00 sq ft	Remove & replace joint sealant-\$6.00 sq ft	
	General Labor - \$40.00/hr	Concrete Sidewalk/Driveway 8" thick - \$10.00 sq ft	Apply clear penetrating water repellent to brick façade \$.65 per sq ft	
	Equipment Operator \$65.00/hr			
	Equipment/Machine \$125/hr			
	Materials - Cost plus 15%			
	Subcontractor - Cost plus 15%			
	Administrative - Cost plus 15%			
Exceptions/Alternates	Listing equipmt, booms, scissors & any other equipmt to facilitate wk; materials outside listed specs & scope of wk is excluded eg. Stone coping; inadvertent damage to exist environmt necessary to complete wk is excluded eg, sod,landscp; winter conditions	Minimum charge for any service is \$250.00 One week notice in advance required for any big project	Chimney restoration-work accessed w/ 60' manlift. Cap not included Door/Window replacement requires both brick and block Cost subject to change based on quantity and location of work area.	

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Years in Business	10 years	40 years	55 years	3.5 years
Years providing tuckpointing & masonry restoration services	10 years	40 years - family owned business	55 years	3.5 years
Similar work	Crystal Lofts, Detroit, MI - masonry and stone restoration of circa 1915 hist bldg University of Detroit Mercy, Detroit, MI - Limestone & sandstone restoration University Prep Academy Elementary, Detroit, MI - Masonry restoration/ structural concrete	Michigan Condominium Mgmt Co-5 yrs masonry services DiHydro Co & Bldg Mgmt Co-chimney repairs, approach driveway, brick paving and tuckpoint KC Carmichael-historical house brick repairs, concrete & tuckpt. Rebuild new porch & steps following City's requirements per hist house repairs (Pontiac, MI)	Eastern Michigan University-Pease Aud-masonry restoration, tuckpointing, stone replacement, joint sealants, cleaning & terra cotta replacement-historical Cranbrook Institute-masonry and concrete restoration Howell Fagade Repairs-3 downtown store-fronts-hist-restore limestone facades, tkpt, cleaning, brick & lintel repairs Kalamazoo Fed Courthouse-facade restoration, 100% repointing of stone and brick, patching, caulking and cleaning all masonry surfaces	
Experience providing tuckpointing and masonry work	Historical, public and private masonry and stone restoration services throughout the greater metro Detroit area since company's inception	Masonry work for over 40 years. Qualified masons crew who are doing such work for more than 15 years	Since 1953 quality masonry restoration and maintenance services for historical and modern day structures. Projects ranging from \$500 to \$5,000,000	W/ all employees and supervisors and owners average length of time performing this type of work is 14 years per individual
Experience working on historical structures	Tuckpointing, stone restoration/ replacement, masonry, tile granite and numerous other materials and processes	KC's house is a historical house and the work provided was something your city is looking for	Specializes in hist masonry restoration. Sec of Interior Standards - proper practices, care not to harm masonry; latest practices in restoration. Edsel & Eleanor Ford House, Greenfield Village and Fox Theatre	Exp working on many historical structures in Michigan; member of Michigan Historical Restoration Society. 15 years working on historical structures

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NAME	Abella Stone, Ltd	Artur Masonry LLC	Grunwell-Cashero Company	M One Ltd dba Mark 1 Restor Serv
Full time employees	9 full time employees	4 full time employees	130 full time during busy season	24 full time employees
Part time employees	5 seasonal	As needed		
Description of product and services	Services: tuckpointing, stone restoration/ replacement, masonry, tile, granite and numerous other materials and processes. Materials & Masonry Accessories: mortar-St. Mary's-Lafarge; mortar color- Salomon-SGS-EUCO; stone-Reed Quarries; granite & tile-UGM-Stone Center; Brick-Belden-J.C. Cornelle; masonry accessories-Heckman-Duro/wall	Specific plan for each project; finding proper materials, right crew based on size of project. Builder's suppliers furnish materials for each project; select type of equipment needed	Services: tuckpointing, stone replacement, brick replacement, chimney restoration, stainless steel anchors/straps, masonry cleaner such as Safe and Restore Equipment: Sheet provided	
Work Plan	Individually access each situation and provide a written course of action	Plan provided after examination of all the work the building needs	To be determined as extent of work is resolved	Will provide detailed plan with scope of work
Recommendations	Close coordination with city representative to review courses of action; open lines of communication; commitment to on time delivery of services	Good communication between the contractor and the City	None at this time	Jonah Companies-New Amsterdam Lofts and Burroughs Lifts Michigan State University-I.M. West Exterior Restoration

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NAME	Abella Stone, Ltd	Artur Masonry LLC	Grunwell-Cashero Company	M One Ltd dba Mark 1 Restor Serv
Qualifications of Staff/Primary Contact	Team of experienced professionals has in excess of 55 years of accumulated experience in related fields	Masons are qualified to carry any kinds of masonry work. This is what we do everyday.	Project Manager - Jelane Raycraft 7 yrs experience in industry; Superintendent- Chris Fletcher - 25 yrs experience	Primary - field- Steve Raymond - Superintendent; Personnel profiles provided
Manufacturers' Products	St. Mary's - Lafarge Salomon - SGS - EUCO Reed Quarries UGM - Stone Center Belden - J.C. Cornelle Heckman - DuroWall	Depends on City requirements Goal is that the client be satisfied from services	Prosoco, Tremco, Quickrete Mortar, Dow Corning, Numerous others	Whichever products are in the best interest of the project
Why manufacturer's products best meets City's needs	They meet or exceed industry standards	If awarded the contract, will find the best products to fulfill the City's needs	Each product provides a standard warranty and performs to our standards	
Subcontractors	No subcontractors proposed. If unforeseen circumstances - may require electrical, mechanical, etc.	Might subcontract to MGM Improvement Inc. located in Southfield for more crew.	No	N/A

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Warranty for products/work performed by contractor	Materials and craftsmanship for one year after substantial completion	Guarantee their work for one year. Products depends on the factory warranties	One year standard warranty. Warranty certificate provided	Standard one year workmanship and material failure
Can meet insurance requirements	Yes	Yes	Yes	Yes

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NAME	DRV Joint Sealant Contractors	Boss Construction	Royal Restoration & Waterproofing LLC	DC Byers Company
Years in Business	12 years	23 years	3 years	105 years
Years providing tuckpointing & masonry restoration services	12 years	23 years	3 years	105 years (cumulative)
Similar work	HDC Partners-Buhl Bldg, terra cotta repairs, sealants, tuckpointing U/M-masonry, parapet, roof repairs, rebid walls, tkpt, brk replmt, clean, seal, lintel, limestone, terra cotta replacment, tuckpointing, cleaning, sealing	Jackson HS-masonry restor, rebid mason walls, tkpt, brk replmt, lintel, angles, lime-stone repair & replmt, seal, brk clean terra cotta, repair/repl marble, lintels, parapet walls, tkpt, repl brk, limestone, limestone cleaning, sealants	Frank Rewold & Son, Inc.-numerous projects, tuckpointing, masonry cleaning, stone repair & replmt, seal, brk clean at windows, replace limestone, rebid masonry parapets & tuckpointing Koyo Corporation- remove blk above strip windows at perimeter of bldg, install both membrane & metal flashings & reinstall masonry	
Experience providing tuckpointing and masonry work	President - 20 years Vice President - 17 years Sales - 40 years	Specialize masonry restoration: tkpt, brk, stone & terra cotta repairs & replmt, masonry clean & seal; sealant replmt, intel & relief angle replmt, rebid masonry walls, reset limestone & terra cotta; coping cap replmt and epoxy crack injection	Tradesman working on various projects Michigan, Ohio, Indiana & Wisconsin Certified as a Detroit Based Enterprise Business and a Small Business Enterprise, Wayne County Based Enterprise and compliant w/ Wayne County's Fair Employment Practices Resolution. Provides full commercial restoration services.	
Experience working on historical structures	Dime Bldg-terra cotta repair & replacement; Buhl Bldg-terra cotta repairs, sealant, tkpt; U/M, City of Jackson, County of Jackson, Det Produce Term-brk replmt, sealant, tkpt; Wayne County, State of Michigan, Grosse Dearborn Atrium-tkpt, sealants, terra cotta repairs; Grosse Pt Acad-cleaning, waterproofing Meadowbrook Hall-concrete restor, sealants Lofts Rivertown-Sealants,brk,concr,tkpt		Masonry restoration on historical structures since 1903; familiar w/ National Historical Guidelines and local guidelines as established by Historical Society of Michigan	

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NAME	Full time employees	Part time employees	Description of product and services	Work Plan	Recommendations
DRV Joint Sealant Contractors	18 full time employees		New masonry installation, masonry repair, sealant removal and replmt, below grade waterproofing, interior side water-proofing, water testing to locate water leaks	Proposal; samples; approvals-manufacturer; approval-contract/PO; submittals; PreStart Meeting; Schedule; Progress Meetings, Close Out; Warranties	Clear work scope; clear repair procedures; submittal for all materials to be used- approved; clear schedule per work items; installed samples of repairs; close-out warranties
Boss Construction	12 full time employees		Serv: brk clean & seal, brk replmt, brk repr & replmt, blk repr, tkpt, terrazzo repr & replmt, brk/bkq infill, lintel repr & replmt, limestone repr & replmt & sealant replmt.	Inspect bldg, identify req'd wk & provide cost, erect barricades, walkway scaffold if needed, clean masonry by waterblasting, repair & replace masonry, repair and replace steel lintels, reset limestone tuckpoint, replace sealant, apply penetrating water repellent/sealer, final cleaning	Prioritize repairs based upon public safety, severity of problem, available monies & City master plan, schedule wk to begin in early spring, establish routine inspection and maintenance program
Royal Restoration & Waterproofing LLC	22 full time employees	6 part time employees	Workers have been doing this type of work for more than 20 yrs and do it right. Strive for more than 20 yrs and do it right. Strive on doing work right the first time.	Will provide once scope of work is determined.	Develop a complete work scope prior to starting on site so work can be completed effectively for both.
DC Byers Company	150 full time employees		Products: brick-Belden or Glen Gary Block: Med weight concrete masonry units Mortar: St Mary's Type N Mortar Sand: ASTM C 144 Mortar Sand Color: Solomon Wall Ties: corrugated & galvanized 3/4"x7" Equipment: scaffold, manlift, grinders, drills, diamond blades	DC Byers & City official will generate a quantity sheet for each bid as necessary. DC Byers will perform wk in order of importance. DC Byers & City official will perform final measurements for payment.	DC Byers & City to create wk item quantities in advance so crew is efficient. DC Byers will create & maintain project schedule that is accurate and realistic. Proj schedule used to inform City personnel when & where DC Byers will be working.

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NAME	DRV Joint Sealant Contractors	Boss Construction	Royal Restoration & Waterproofing LLC	DC Byers Company
Qualifications of Staff/Primary Contact	12-28 years in trade; all journeyman. As journeyman in restoration, typically are prol mgr over 40 yrs const exp w/ 14 yrs in masonry restor, field foremen over 20 yrs exp in masonry restor, manuf certifications, journeyman status of masons, participation in US Dept of Labor Apprenticeship, mandatory safety training	All of our masons belong to BAC Local 1 with over 20 years experience.	Professionally training union craftsmen from Local 1. Foreman & journeymen on average, carry 10 plus yrs of wk experience performing masonry restoration. Matt Rutz likely candidate for this project.	
Manufacturer's Products	Numerous manufacturers and supply houses. This will be project specific. Sealants: Tremco, GE, Dow Masonry Sealer: Chemtrete Through Wall Flashing: Grace Grind motor colors, DurOWal Mason acces, WR Grace, Tremco Sealants, GE sealants, Comproco Mimic patch, Cathedral stone restor mortars	ProSoCo Cleaning and water repellent/ sealer, Diedrich clean chm, Thoro coating Mortar-Lafarge, Quick Create, Holcium	Brick - match texture, size and color. submit product data on the materials they intend to use.	
Why manufacturer's products best meets City's needs	All products used have proven track record. Submittal for each product lists standards and testing	Manuf are leaders in product lines; factory trained reps to assist in product selection & appl procedures; provide job site testing, contractor training programs & certifications, established companies & provide warranty services, if required	City's needs will be met pending the approved submittals.	
Subcontractors	None	All work performed by Boss Construction	No	No

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NAME	DRV Joint Sealant Contractors	Boss Construction	Royal Restoration & Waterproofing LLC	DC Byers Company
Warranty for products/work performed by contractor	2 years labor warranty from DRV 5 years material warranty from manufacturer	2 year labor warranty Manufacturer's warranties vary from 5 to 10 years depending on product used and application		
Can meet insurance requirements	Yes	Yes	Yes	Yes

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NAME	Years in Business	Years providing tuckpointing & masonry restoration services	Similar work	Experience providing tuckpointing and masonry work
Poe Restoration & Waterproofing Co.	12 years	12 years	Oakland County-Oakland County's bldgs and grounds-masonry repairs, renovations, caulking, sealing & waterproofings, brick & stone repairs, replmt, caulk, marble	Exp working on numerous hist bldgs, hist standards of historic dist commission or Nat Park Service Preservation Guidelines. Extra care, proper maint & repair structure dictates. Skilled matching mortar by color, tooling & harness. Familiar w/ traditional materials & newer specialty products that can minimize wear and maximize longevity & service intervals.
Chezcove, Inc.	10 years	10 years	Fort Shelby Hotel-interior & exterior renovations; facade, stone, tkpt, masonry restoration	Several projects have been completed that matched original specifications including masonry. After 40-50 yrs areas on bldgs require restoration. Each project evaluated to find problem. Generally it is improper drainage and most cases caused concrete footing to shift causing cracks in vertical masonry. Causes of deterioration are also due to improper caulking & capping
Creative Stone	32 years	32 years	Lacy-Langdon Hist Farmhouse-Oakland Twp restoration for new outside found walls, Mich Hurlbut Monument-complete hist restoration, bsmt wall and chimney reconstruction Jennifer Radcliff, Mich Hist Society-Ritter House, Clarkston-reconstruction of Mich split stone foundation walls to match original on hist Clarkston home	While many other services are available ie, waterprooffing, parking deck coatings, joint sealants, this type of work remains as one of our core functions.
			Hamtramck Public Schools-rebid parapets on facade multiple bldgs, use of swing stages, cranes, bucket hoists to remove & repl veneer stones, support steel & anchoring systems	Most of waterprooffers, caulkers & restoration masons have at least 10 years hands on exp. Staff has notable experience w/ historic preservation projects & working on historically sensitive projects including those adhering to National Park Service Preservation Guidelines
			reconstruction of cemetery walls to match the existing work	Experience working on historical structures

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NAME			
Poe Restoration & Waterproofing Co.	Chezcore, Inc.	Creative Stone	
Full time employees	25 full time employees	10 full time employees	4 full time employees
Part time employees	2 part time employees	4 part time employees + 15-16 others	
Description of product and services	Ser: Tkpt brick, block, stone & terrazzo; Sel Services: Masonry repairs/replacements; Back hoe-crawler loader for excavating & removal/replmt brk, blk, stone & terrazzo; flashing; tuck pointing; stone repairs/replacement; steel stabilization and sidewalk & driveway. Scaffold.cement mixers & can const & repair brick & block repairs/replacement; waterproofing via bldg. Dump trucks & boom truck for delivering & removing materials. Skytrack interior and exterior approach; joint sealants; cleaning via powerwashing, shot type hi-low for moving & setting materials. Hand tools & saws for cutting and grinding stone & mortar joints. Complete fabrication shop and supply all types of stone for projects.	water repell-ProSoCo, Diedrich, Thoro, Con-proco; Jt Seal-GE, Dow & Tremco Sillicones & urethanes. Equipment: Scaffolding, aenal lifts, mast-climbing scaffolding rigs, hi-reach fork lift, swing stages, trucks, air compressor mortar mixers, injection pump, water blasters pressure washers	
	Shale; Mortar-LaFarge, St Mary's; Cleaners & Materials: Brick-Glen-Gery, Belden, General sealants; cleaning via powerwashing, shot interior and exterior approach; joint repairs/replacement; waterproofing via bldg. Dump trucks & boom truck for delivering & removing materials. Skytrack	stone & mortar joints. Complete fabrication shop and supply all types of stone for projects.	
	foundations, work at nearly any elevation. repellant, waterproofing below grade, bldg rebldg damaged sects, cleaning, apply water anchoring systems; concrete and asphalt mixers & can const & repair brick & block		
	Sel reset; infill wall sects, create openings; removal/replmt brk, blk, stone & terrazzo; flashing; tuck pointing; stone repairs/replacement; steel stabilization and sidewalk & driveway. Scaffold.cement pour footings. Can pour concrete steps,		
	Back hoe-crawler loader for excavating & removal/replmt brk, blk, stone & terrazzo; Sel Services: Masonry repairs/replacements; Back hoe-crawler loader for excavating & removal/replmt brk, blk, stone & terrazzo; flashing; tuck pointing; stone repairs/replacement; steel stabilization and sidewalk & driveway. Scaffold.cement mixers & can const & repair brick & block repairs/replacement; waterproofing via bldg. Dump trucks & boom truck for delivering & removing materials. Skytrack interior and exterior approach; joint sealants; cleaning via powerwashing, shot type hi-low for moving & setting materials. Hand tools & saws for cutting and grinding stone & mortar joints. Complete fabrication shop and supply all types of stone for projects.		
	water repell-ProSoCo, Diedrich, Thoro, Con-proco; Jt Seal-GE, Dow & Tremco Sillicones & urethanes. Equipment: Scaffolding, aenal lifts, mast-climbing scaffolding rigs, hi-reach fork lift, swing stages, trucks, air compressor mortar mixers, injection pump, water blasters pressure washers		
Work Plan	Respond to any request in timely manner, if reqd in 24 hrs; review scope of work, dis-facilities, recommendations/priorities restoration work each project would be detailed in written form prior to commencement of work	Due to scope of project and nature of restoration work each project would be detailed in written form prior to commencement of work	
	All reasonable efforts to be flexible and efficient in conduct of work		
Recommendations	Good communication and coordination are key to a job that is well defined, fully understood, efficient & minimally disruptive. Working within City's budget, each facility, if possible, should be completed as a single project to reduce time and completion dates due to mobilization/demobilization, staging, set-up of scaffolding, etc.	Works best when the project is contracted to be started and completed in phases, rather than an open per lineal or square foot basis.	

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	Skilled, trained & exp tradespeople & qualified, responsible laborers do job correctly (min 5 yrs and up to 20 yrs), manufacturer members 25, 15 and 8 yrs exp. Exp in 32 years experience of owner. Other crew masonry and operation of tools & equipment			
	efficiently & respectfully. Trained safe use of equipment & materials; crews are overseen by Superintendents have a min of 20 yrs of Sm crew is critical on restoration projects to make sure that the brick, stone and mortar are uniform and consistent			
	John Poe-2rd generation restoration mason w/ significant exp all aspects of masonry Jason Schumacher- degree in mgmt, significant exp in const. Proj mgmt; well versed in masonry restoration & waterproofing			
Manufacturers' Products	Brick-Glen-Gery, Beiden, General Shale Mortar-LaFarge, St Mary's Cleaners & Water Repellants-ProSoCo, Diedrich, Thoro Patching & Repair Mortars-Sika, Mapel, Thor, Conproco Jt Sealants-GE & Dow silicones, Tremco silicones and urethanes	All leading manufacturers, including but not limited to: Sika, Sonneborn, Laurenco, WR Meadows, Lyntal, BASF, Hydrozo, Thorol, ProsoCo, Watson-Bowman, Carlisle, Wire-Bond, Tremco, Dow, Xypex, Euclid Chemical and Polyguard		
Why manufacturer's products best meets City's needs	High quality materials, proven to perform well w/ consistent reliability & longevity. Pay more for quality materials that will last longer & perform better resulting in extended maintenance intervals that save money & headaches	Through product specs and past exp, appropriate manufs will be recommended based upon specific issues, as individual inspections and analysis may warrant different solutions. All products utilized shall be installed per the manuf reqs and specifications		
Subcontractors	Generally do not use subcontractors	Can self-perform all scopes included. Do not anticipate the need to subcontract wk.		

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Warranty for products/work performed	Any standard product warranty plus warrant	Any/all manufacturer warranties shall be	Standard warranty by the Michigan
by contractor	work for period of three years.	honored, as required and provided as	Masonry Institute is 18 months
		necessary.	
Can meet insurance requirements	Yes	Yes	Yes