



**GROSSE POINTE PUBLIC SCHOOL SYSTEM – SINKING FUND PROGRAM
ROOFING CONTRACTOR RFP
AWARD RECOMMENDATION
NOVEMBER 17, 2025**

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November 17, 2025

Dr. Andrea Tuttle
Superintendent
Grosse Pointe Public School System
20601 Morningside Dr.
Grosse Pointe Woods, MI 48236

Via email: tuttlea@gpschools.org

RE: Grosse Pointe Public School System: Roofing Contractor RFP – Award Recommendation

Dear Dr. Tuttle:

This letter transmits an update from Plante Moran Realpoint (PMR) as it relates to the assignment to assist and advise the Grosse Pointe Public School System (GPPSS) in the procurement of a roofing contractor for the Grosse Pointe Public Schools Sinking Fund Program. This update represents the mutual efforts of Plante Moran Realpoint, Roofing Technology Associates, and the Grosse Pointe Public School System administration (The Project Team) to present a framework to identify, evaluate and recommend a contractor for the Grosse Pointe Public School System Sinking Fund Program.

RECOMMENDATION

On October 31st, 2025, a request for proposal was formally issued and made available to potential contractors. An advertisement for bid was published in a local newspaper and posted to the required State of Michigan website.

On November 17th, 2025, sealed bid proposals were received and publicly opened and reviewed to ensure the required scope as met. The Project Team evaluated the proposals and held post-bid interviews. Some of the evaluation criteria for the proposals included proposed project fee, team/firm experience, and familiarity with the project. After reviewing and evaluating the proposals, the Project Team recommends the engagement of **Royal Roofing Company** to provide roofing contractor services for the Grosse Pointe Public School System's 2024 Sinking Fund Program. This project is scheduled to begin in June of 2026, after school is no longer in session, and the duration is approximately 30 days.

Pending final negotiations of the terms, by the District's legal counsel, the total recommendation amount for this engagement is **\$996,200.00**. This amount includes a contract award amount to

Royal Roofing Co. for \$866,200.00 and a project contingency amount of \$130,000.00. Project Team recommends that this amount be paid from Sinking Fund proceeds. If you have any questions concerning the recommendation described above, please do not hesitate to contact me at 313-588-6263 or Gary.Kent@plantemoran.com.

Sincerely,

A handwritten signature in black ink, appearing to read "G Kent", with a stylized flourish at the end.

Gary Kent – Vice President
Plante Moran Realpoint

CC: Ben Matteson, GPPSS

Paul Theriault, PMR

Robert Stempien, PMR

ENCLOSURES: Bid Tabulation Summary

Royal Roofing Proposal dated October 31, 2025

EVALUATION SUMMARY OF FIRM PROPOSALS

Grosse Pointe Public School System - 2026 Roofing RFP

November 17th, 2025



Contractor	Royal Roofing	Schena Roofing	Lutz Roofing	Great Lakes Systems
Lump Sum				
Cost Proposal				
Base Bid	\$ 857,600.00	\$ 962,898.00	\$ 1,160,000.00	\$ 897,870.00
Subtotal	\$ 857,600.00	\$ 962,898.00	\$ 1,160,000.00	\$ 897,870.00
Permits & Inspections				
Performance, Labor and Material Bond	\$ 8,600.00			\$ 6,450.00
Total for Proposed Scope	\$ 866,200.00	\$ 962,898.00	\$ 1,160,000.00	\$ 904,320.00
Addendum Noted	Yes	Yes	Yes	Yes



November 17, 2025

**Grosse Pointe Public Schools
20601 Morningside Drive
Grosse Pointe Woods, MI 48236**

**ATTN: Mr. Ben Matteson
RE: Grosse Pointe North High School 2026 Roofing**

“Sealed Bid”

**SECTION 00 4100
BID FORM**

THE PROJECT AND THE PARTIES

1.01 TO:

- A. Owner
1. Grosse Pointe Public Schools
 2. 20601 Morningside
 3. Grosse Pointe Woods, Michigan 48236
 4. Attention: Mr. Ben Matteson, Director of Operations and Facilities

1.02 FOR:

- A. Roof Replacement of Designated Roof Areas.
B. Project: Grosse Pointe North High School

1.03 DATE: 11/13/25 (BIDDER TO ENTER DATE)

1.04 SUBMITTED BY: (BIDDER TO ENTER NAME AND ADDRESS)

- A. Bidder's Full Name ROYAL ROOFING Co., INC.
1. Address 2445 BROWN RD.
 2. City, State, Zip ORION, MI 48359

1.05 OFFER

- A. Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Bid Documents prepared by Roofing Technology Associates, Ltd. for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:

- B. BASE BID: Replace the existing roof systems on Areas 8A, 8B, 8C, 8D, 8F, 8E, 8G, 8H, 8I and

17: Eight hundred fifty seven thousand, six hundred & ⁰⁰/₁₀₀ Dollars
(\$ 857,600.00)

1.06 ACCEPTANCE

- A. This offer shall be open to acceptance and is irrevocable for sixty days from the bid closing date.

1.07 REJECTION OF BID

- A. The undersigned understands that the Owner reserves the right to reject any or all bids and to waive any informalities in the bidding.

1.08 UNIT PRICES

- A. UNIT PRICES - The undersigned agrees that at the Owner's discretion, the Base Bid Sum may be altered as follows if the Unit Prices indicated and defined in the Unit Prices Section and elsewhere in the Bidding Documents are to be executed. Failure to bid upon requested Unit Prices shall indicate no change in the Base Bid Sum.

B. UNIT PRICE NO. 1 - WOOD NAILERS & PLYWOOD

1. Add the sum of:
2. 1" x 4" Three + ⁰⁰/₁₀₀ Dollars (\$ 3.00)
per lineal foot
 3. 1" x 6" Four + ⁰⁰/₁₀₀ Dollars (\$ 4.00)
per lineal foot
 4. 1" x 8" Five + ⁰⁰/₁₀₀ Dollars (\$ 5.00)
per lineal foot

5. 2" x 4" Four + ⁰⁰/100 Dollars (\$ 4.00)
per lineal foot
6. 2" x 6" Five + ⁰⁰/100 Dollars (\$ 5.00)
per lineal foot
7. 2" x 8" Six + ⁰⁰/100 Dollars (\$ 6.00)
per lineal foot
8. 2" x 10" Eight + ⁰⁰/100 Dollars (\$ 8.00)
per lineal foot
9. 2" x 12" Ten + ⁰⁰/100 Dollars (\$ 10.00)
per lineal foot
10. 1/2-inch CDX plywood Three + ⁰⁰/100 Dollars (\$ 3.00)
per square foot
11. 3/4-inch CDX plywood Four + ⁰⁰/100 Dollars (\$ 4.00)
per square foot

C. UNIT PRICE NO. 2 - 18 GAUGE SHEET METAL PLATE

1. Add the sum of: Eight + ⁰⁰/100 Dollars (\$ 8.00)
2. per square foot

D. UNIT PRICE NO. 3- ROOF DRAINS

1. Add the sum of:
2. Two thousand + ⁰⁰/100 Dollars (\$ 2,000.00)
each drain

E. UNIT PRICE NO. 4 - DRAIN STRAINERS

1. Add the sum of:
2. Three hundred + ⁰⁰/100 Dollars (\$ 300.00)
each drain strainer

F. UNIT PRICE NO. 5 - ROOF INSULATION 2.0-INCH THICK ISOCYANURATE

1. Add the sum of: Four + ⁰⁰/100 Dollars (\$ 4.00)
per square foot

1.09 ADDENDA

- A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

1. Addendum # 1 Dated November 6, 2025
2. Addendum # 2 Dated 11/13/25

1.10 BID FORM SIGNATURE(S)

- A. The firm of:
- B. ROYAL ROOFING Co., INC.
- C. (Bidder - print the full name of your firm)
- D. by: MATT DAWSON
- E. JOE D. OR PROJECT MANAGER
- F. (Authorized signing officer, Title)

END OF SECTION



November 17, 2025

**Grosse Pointe Public Schools
20601 Morningside Drive
Grosse Pointe Woods, MI 48236**

**ATTN: Mr. Ben Matteson
RE: Grosse Pointe North High School**

Alternate:

Furnish a Payment and Performance Bond. Add \$8,600.00



www.royal-roofing.com

Royal Roofing Job References- Schools

Lamphere High School- 2024

Madison Heights, MI
Kevin Holyszko-734-812-6209
kholyszko@tremcoinc.com
65,100 square feet
\$487,913
Tear-off/BUR

Oakview Middle School- 2024

Lake Orion, MI
David Adams (Frank Rewold)-586-484-4693
dadams@frankrewold.com
68,900 square feet
\$740,850
Recover/EPDM

Madison High School-2023

Madison Heights, MI
Ricky Malak-248-953-7404
Ricky.malak@madisondistrict.org
126,000 square feet
\$2,927,972
TO & Recover/EPDM

Eisenhower High School- 2023

Shelby Twp, MI
Jim Watson (RTA)- 734-855-9327
jwatson@rtaltd.com
65,100 square feet
\$842,600
Tear-off/EPDM

Winchester Elementary- 2023

Northville, MI
Matt Gateman (BTA)- 313-673-4064
Mgateman@btaww.com
51,000 square feet
\$995,350
Re-Roof/EPDM



Royal Roofing Co., Inc. – Qualifications and Experience

Qualifications:

1. Firm –

- Royal Roofing was founded in 1983 as a commercial roofing company in the Metro Detroit area with ownership transitioning to four key employees in 2019.
- Royal completes over 5,000,000 square feet of roofing in a typical year with a crew of over 200 field employees.
- Our safety rating is strong with an EMR of .59. Royal has a full-time, dedicated safety director, Nick Orzel, who manages and monitors all work.

2. Staff -

- Our ten foremen have an average of over 20+ years' experience in the field.
- The ownership team averages over 20+ years' experience in the roofing industry.
- Please see the attached organizational chart for the full range of our team.
- Royal owns all equipment necessary to complete almost all roofing projects.

3. Industry Knowledge –

- Royal has installed virtually every roofing system available in the commercial roofing market including: Built up roofing, Single Ply systems (Rubber, PVC, TPO), SBS, Standing Seam Metal, Slate & Tile, coatings and more.
- Royal has in-house sheet metal fabrication in a 20,000 square foot facility.
- All major manufacturers have certified and qualified Royal Roofing including: Elevate(Firestone), GAF, Garland, Carlisle, Tremco, Johns Manville and others.

4. Recent Awards

- Annual recipient of Elevate's (Firestone) Circle of Quality award since 2010.
- Elevate Master Contractor annually for 15+ years
- 2024 GAF Premium Elite Member
- 2024 Sika Elite Member
- 2024 Johns Manville Summit Club

4. Financial Capacity –

- Royal Roofing has been in operation for over 38 years.
- We have a \$7MM Line of Credit with Huntington Bank which has zero outstanding.
- Our bonding capacity is \$60mm in Aggregate with a \$30MM Single limit provided by Travelers; which is one of the premier surety providers.



Ownership Experience/Resumes

David Popko(28% Owner) – Operations Manager:

- 35+ years' experience in roofing crew management.
- C. Davis Roofing 1983 -1999
 - Field Supervisor
- Royal Roofing 1999-Present
 - VP – Construction
 - Joined ownership team in 2019

Jason Bowyer (28% Owner) – Director of Estimating

- 21 years of field/estimating experience
- Manage 11 estimators with 400+ jobs bid each year
- 2001 – Present – Royal Roofing
 - Joined ownership team in 2019

Mike Levans (28% Owner) – Service Manager/ President

- 14 years with Royal Roofing
- 10 Year managing service department
- Manage 20+ crews of service technicians with responsibility for all service revenue
- 2006 – Present Royal Roofing
 - Joined ownership team in 2019
- 2000 – 2006 General Motors

Bill Davis –(16% Owner) QC Manager

- 25 Years in Commercial Roofing
- History in Estimating, Field Management and Job review
- Manages job quality on over 200 jobs per year including all close out processes.

Additional Comments:

- Royal Employs Eleven Foreman with each individual having over 15 years of history at Royal Roofing with experience on virtually every roofing system which is available in the marketplace.
- Royal Roofing's employees 10 estimators with an average of 22 years experience. The team bids over 400 projects per year from \$5,000 to over \$15MM.