



City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2023-0497 Version 2

TO: Mayor and City Council Members

FROM: Mike Viazanko, Director Building/Facilities/Ordinance

DATE: September 28, 2026

SUBJECT: Tuckpointing, Stone Replacement and Masonry Repair

REQUEST:

City Council is requested to authorize an increase to the blanket purchase order/contract for tuckpointing, stone replacement and masonry repair in the amount of \$85,000.00 for a new not-to-exceed amount of \$169,000.00 through November 30, 2026 to Poe Restoration & Waterproofing Company, Oak Park, Michigan.

REASON FOR PURCHASE:

In May, Museum staff noticed bowing on one of the historical Dairy Barn clay tile silos at Van Hoosen Farm. Following an initial review by Facilities staff, the City contracted Marietta Silos to conduct a comprehensive structural inspection of both silos. The inspection revealed that water has been penetrating the exterior walls through cracked mortar joints, severely corroding the internal steel reinforcing bars. As this embedded steel rusts, it expands, cracking the clay tiles and forcing them to bulge outward. Immediate repairs are required to halt further deterioration, protect structural integrity, and ensure safety.

To complete the repairs cost-effectively and efficiently, the City engaged Poe Restoration & Waterproofing Company to evaluate the site and inspection report. Poe Restoration is currently the City's contracted on-call vendor for tuckpointing services and has extensive, proven experience working on historic structures at the Museum. Given their track record, familiarity with the property, and high quality of work, utilizing Poe Restoration under their current agreement is in the best interest of the City.

The proposed scope of work includes mobilizing aerial equipment to remove, salvage, clean and reset displaced structural clay tiles across four areas on the south ranging from 9 feet to 31 feet above grade. During this process, the contractor will safely expose the embedded steel support rings within the wall at each repair site, allowing for inspection of the metal for corrosion and determine if further structural reinforcement is required. Additionally, crews will clean and repoint cracked or loose mortar joints around the work areas to seal out future moisture intrusion. Throughout the duration of the project, protective ground coverings like plywood and physical safety barriers will be utilized to shield the surrounding farm grounds and keep visitors and City staff safe during operation.

Poe Restoration & Waterproofing Company has worked with the City over the past several years, delivering exceptional work across various municipal properties, most recently at Fire Station #1 and extensively at the Museum. Staff recommends increasing the existing blanket purchase order to Poe Restoration & Waterproofing Company in the amount of \$85,000. This requested increase will cover the estimated base repair cost for the Museum silo, provide contingency funding for any unseen internal steel deterioration

discovered once mortar is removed, and supply additional funding for potential repair needs prior to the contract's expiration.

PROCESS:

Vendor Name and Address:

Poe Restoration & Waterproofing Company
13401 Cloverdale Street
Oak Park, MI 48237

Reason for Selection:

Best Value

Method of Purchase:

Blanket Purchase Order/Contract

BUDGET:

Funding is included in the FY 2026 Adopted Budget. In the current budget, we had \$150,000 earmarked for the City Hall DTE Line Upgrades which DTE completed with no cost to the City. We are transitioning that funding to this Museum silo project. No budget amendment is needed as the funding is within the same account.

Fund Name	Department Account No	Account No. Description	3-year Budget Amount	3-year Cost	Remaining Budget
Facilities	631.929000	Repairs & Maintenance	\$234,000	\$169,000	\$65,000

RECOMMENDATION:

It is recommended that City Council authorize a blanket purchase order/contract increase for tuckpointing, stone replacement and masonry repair in the amount of \$85,000 for a new not-to-exceed \$169,000.00 to expire November 30, 2026 to Poe Restoration & Waterproofing Company, Oak Park, Michigan.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Budget Content: Chief Financial Officer		
Purchasing Process: Procurement Manager		
Mayor		
City Clerk		

Contract Reviewed by City Attorney

☐ Yes

☒ N/A