



STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

RICK SNYDER  
GOVERNOR

NICK A. KHOURI  
STATE TREASURER

**DETROIT FINANCIAL REVIEW COMMISSION**

**SCHOOL DISTRICT RESOLUTION 2018-25**

**APPROVING THE COMMUNITY DISTRICT'S OCTOBER 11, 2018  
SPECIAL MEETING CONTRACT REQUESTS**

WHEREAS, Public Act 181 of 2014, the Michigan Financial Review Commission Act (the "Act"), allows for the creation of the Detroit Financial Review Commission (the "Commission") within the Michigan Department of Treasury; and

WHEREAS, Section 6(1) of the Act empowers the Commission to provide oversight for the Detroit Public Schools Community District (the "Community District") beginning on June 2016; and

WHEREAS, Section 6(6) of the Act provides that during the period of oversight, the Commission review and approve the Community District's applicable contracts, as defined by Section 3(a) of the Act, and that an applicable contract does not take effect unless approved by the Commission; and

WHEREAS, at the Commission's Special School District Meeting on October 11, 2018, the Community District presented applicable contract, attached as **Exhibit A** to this Resolution, for the Commission's review and approval.

NOW THEREFORE, be it resolved by the Detroit Financial Review Commission as follows:

1. That the Community District's October 11, 2018 meeting contract requests, attached as **Exhibit A** to this Resolution but excluding any contracts a majority of Commission members present has agreed to exclude as noted in the minutes, are hereby approved.
2. That the minutes of the Detroit Financial Review Commission meeting at which this Resolution is adopted take notice of the adoption of this Resolution.
3. This Resolution shall have immediate effect.

# Contract Requests

The following contracts are being provided to the Financial Review Commission (“FRC”) for review and approval. Contracts over \$750,000 or a two (2) year period must also be provided to the FRC for review and approval pursuant to section 6(6) of the Michigan Financial Review Commission Act. Please review the individual Action Items provided for more detailed information.

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Department	Contract Number	Description	Contract Request Type	Competitively Bid? If not a new contract, was the original contract competitively bid?	Lowest Bid? If not a New Contract, was the original contract the lowest bid?	DPSCD Approval Date	Comments																											
1	Facilities	N/A	New	Yes	No	<p>Anticipated Approval</p> <p>Board 10.09.2018</p> <p>FRC 10.11.2018</p>	<p>In response to results from water quality tests, the District issued Request for Proposal, #19-0102, on September 20, 2018 to replace up to 900 existing water fountains throughout the District.</p> <p>Although the Elkay model was not the lowest cost submission, the evaluation committee thought it was best suited for our needs. The lowest cost submission, Murdock, is widely used in correctional facilities. The capacity of filters for Oasis only allows for 1,250 gallons, versus 3,000 and their units are not made in the US. Elkay has an 80% market share in Michigan and can be found in nearly every school district in the state. The evaluation committee came to the conclusion that the most cost effective approach would be to purchase the equipment separately and have the District’s existing facilities vendors perform the installations.</p> <p>The District received eight submissions. Five were equipment only submissions.</p> <table border="1"> <thead> <tr> <th>Vendor</th> <th>Score</th> <th>Price</th> </tr> </thead> <tbody> <tr> <td>Advance</td> <td>93.0</td> <td>\$770 (Elkay)</td> </tr> <tr> <td>HP</td> <td>92.5</td> <td>\$774 (Elkay)</td> </tr> <tr> <td>GSA</td> <td>91.0</td> <td>\$770 (Hasley Taylor)</td> </tr> <tr> <td>City</td> <td>90.0 (included install)</td> <td>\$925 (Elkay)</td> </tr> <tr> <td>Aetna</td> <td>90.5</td> <td>\$902 (Elkay)</td> </tr> <tr> <td>Macomb</td> <td>89.5</td> <td>\$678 (Oasis)</td> </tr> <tr> <td>BW</td> <td>64.0 (included install)</td> <td>\$1,104 (Unclear)</td> </tr> <tr> <td>Benkari</td> <td>64.0 (included install)</td> <td>Unit price not provided</td> </tr> </tbody> </table>	Vendor	Score	Price	Advance	93.0	\$770 (Elkay)	HP	92.5	\$774 (Elkay)	GSA	91.0	\$770 (Hasley Taylor)	City	90.0 (included install)	\$925 (Elkay)	Aetna	90.5	\$902 (Elkay)	Macomb	89.5	\$678 (Oasis)	BW	64.0 (included install)	\$1,104 (Unclear)	Benkari	64.0 (included install)	Unit price not provided
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		<p><b>Contract Amount:</b> \$741,939</p> <p><b>Contract Period:</b> October 11, 2018 – December 31, 2018</p> <p><b>Source:</b> General Funds</p> <p><b>Purpose:</b> To replace existing fountains with eco friendly hydration stations.</p> <p><b>Contractor:</b> Advance Plumbing and Heating Supply Company</p> <p><b>Location:</b> 150 Parsons St, Detroit, MI 48201</p>																																

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2	Facilities	19-0054	Increase	Yes	No	Anticipated Approval Board 10.09.2018 FRC 10.11.2018	RFP 18-0077 was issued on DemandStar and received six (6) response(s). While not the lowest bid, GDI and RNA were selected based on their overall evaluation scores, financial stability and management experience. RNA was the second lowest cost submission.  This request is to increase the existing contract, presently approved for \$18,664,304, by \$282,942 to cover the installation of the new water filtration units at the schools assigned to RNA under the facilities contract. This brings the total anticipated expenditures to \$18,947,246. The FRC previously approved this contract on July 11, 2018.
		<b>Contract Amount:</b> \$18,947,246 <b>Contract Period:</b> July 11, 2018 – June 30, 2020 <b>Source:</b> General Funds <b>Purpose:</b> To provide facilities management services. <b>Contractor:</b> RNA <b>Location:</b> 717 W. Ellsworth Rd., Ann Arbor, MI 48108					
3	Facilities	19-0055	Increase	Yes	No	Anticipated Approval Board 10.09.2018 FRC 10.11.2018	RFP 18-0077 was issued on DemandStar and received six (6) response(s). While not the lowest bid, GDI and RNA were selected based on their overall evaluation scores, financial stability and management experience. RNA was the second lowest cost submission.  This request is to increase the existing contract, presently approved for \$72,465,577, by \$1,206,227 to cover the installation of the new water filtration units at the schools assigned to GDI under the facilities contract. This brings the total anticipated expenditures to \$73,671,804. The FRC previously approved this contract on July 11, 2018.
		<b>Contract Amount:</b> \$73,671,804 <b>Contract Period:</b> July 11, 2018 – June 30, 2020 <b>Source:</b> General Funds <b>Purpose:</b> To provide facilities management services. <b>Contractor:</b> GDI <b>Location:</b> 24300 Southfield Rd., Suite 220, Southfield, MI 48075					

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4	Facilities	18-0002-C  <b>Contract Amount:</b> \$1,179,880 <b>Contract Period:</b> December 22, 2017 – June 30, 2019 <b>Source:</b> General Funds <b>Purpose:</b> To provide environmental remediation services. <b>Contractor:</b> Air Technology Systems, Inc. <b>Location:</b> 18016 Lahser, Detroit, MI 48219	Increase	Yes	Yes	Anticipated Approval  Board 10.09.2018  FRC 10.11.2018	The District issued Request for Proposal #18-0002 on October 6, 2017 for the remediation of hazardous materials (asbestos containing materials, moisture/water (mold) damaged materials, and lead-based paint). Air Technology Systems Inc. was the only vendor to submit a proposal.  This contract allows the District to maintain compliance with local enforcement and Federal law through the use of licensed, experienced third-party abatement professionals versus District employees  This request is to increase the existing contract by \$539,880 to cover potential environmental remediation needs related to the installation of the new water filtration units. This brings the total anticipated expenditures to \$1,179,880. The School Board approved \$640,000 in contracted services in August, 2018.

# Contract Requests

The following contracts are being provided to the Financial Review Commission (“FRC”) for informational purposes. While this individual contract does not meet the requirements or thresholds for FRC approval, the District is providing the summary as it is an integral component of the proposed Water Filtration Station solution.

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5	Facilities	00521	Cooperative	N/A	N/A	Board 10.09.2018	As part of the water installation project, the District intends to spend \$286,020 for site inspections services related to the installation of the proposed new water filtration stations, as well as other projects throughout the District.
		<b>Contract Amount:</b> \$526,020 <b>Contract Period:</b> October 11, 2018 – June 30, 2019 <b>Source:</b> General Funds <b>Purpose:</b> To provide professional environmental investigation services. <b>Contractor:</b> ATC Group Services <b>Location:</b> 46555 Humboldt Drive, Suite 100, Novi, MI 48377				FRC N/A	Through a co-operative contract with MiDeal, which was bid through an authorized lead agency in compliance with Michigan statutes, ATC provides various environmental consulting services.  The services under this contract will include coordination and performance of environmental assessment, field sampling/testing, and reporting of environmental conditions at each water filtration installation site.

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6	Facilities	N/A	New	Yes	Yes	Anticipated Approval Board 10.09.2018 FRC 10.11.2018	In response to results from water quality tests, the District issued Request for Proposal #19-0095 on September 19, 2018 to provide temporary water cooler dispenser units and refills for all of its schools until a permanent fix was identified and implemented.  Absopure Water Supply was the only vendor to submit a proposal and is presently supplying the District with water through a purchase order in the amount of \$245,000. This purchase order was issued under an emergency circumstance when the decision was made to turn off water to the schools in August of 2018.



#### Agenda Item Details

Meeting	Oct 09, 2018 - Special Board Meeting
Category	3. Administrative Action Items
Subject	3.01 Water Hydration Stations
Type	Action
Recommended Action	Motion to approve expenditures in connection with (a) the purchase and installation of the hydration stations with (i) Advance Plumbing and Heating Supply Company, (ii) GDI Integrated Facilities Management, (iii) RNA Facility Management, (iv) Air Technology Systems, and (v) ATC Group in an amount not to exceed \$3,057,008, inclusive of a 10% contingency; and (b) the temporary use of Absopure water coolers during the pendency of the installation of the hydration stations in an amount not to exceed \$750,000, inclusive of a 10% contingency.

#### Recommendation:

That the School Board approve the following expenditures in connection with a permanent solution to the current concerns with water quality:

- a. a contract with Advance Plumbing and Heating Supply Company to provide 818 Elkay hydration stations with bottle filling apparatus, related filters and ancillary equipment in an amount not-to-exceed (NTE) \$741,939.
- b. an amendment to the contract with GDI Integrated Facilities Management for the installation of the new equipment purchased from Advance Plumbing and Heating Supply Company in an additional amount of \$1,206,227, for the period of July 12, 2018 through June 30, 2020 for a total NTE amount of \$73,671,804;
- c. an amendment to the contract with RNA Facility Management for the installation of the new equipment purchased from Advance Plumbing and Heating Supply Company in an additional amount of \$ 282,942 for the period of July 12, 2018 through June 30, 2020 for a total NTE amount of \$18,947,246;
- d. purchases from Absopure to continue to provide free-standing water coolers during installation of permanent hydration stations for the period October 12, 2018 through June 30, 2019 in an amount NTE \$750,000;
- e. an amendment to the contract with Air Technology Systems for environmental services during the installation of permanent hydration stations, in an additional amount of \$539,880, for the period of July 1, 2018 through June 30, 2019 for a total NTE amount of \$1,179,880; and
- f. expenditures under the cooperative purchasing agreement used to source the services of ATC Group for environmental testing services during the installation of permanent hydration stations, for the period October 12, 2018 through June 30, 2019 in an amount not-to-exceed (NTE) \$526,020.

#### Description and Background:

In the spring of 2018, the District began its annual testing for lead and drinking water in schools. As previously shared, this testing is completely voluntary and completed by the District, in its discretion. The testing is comprehensive, sampling every water outlet in every school building within the District's systems. During summer 2018, the District began receiving the results of the testing. These results indicated elevated levels of lead above 15 parts per billion or ("ppb") and copper (above 1300 ppb) was detected in a number of the water samples collected from drinking fountains and sinks. Based on these results, the District made the unilateral decision to provide freestanding water coolers for water consumption in all school buildings. Although the water coolers are effectively providing purified water in all of District school buildings, the District sought a more permanent solution. The installation of the Elkay water hydration stations provides that needed long-term solution.

These water hydration stations not only protect the health of students; these stations help to encourage children to drink more water rather than sugary drinks while in school. According to the American Dental Association's Mouth Healthy™ website, drinking sugar-filled beverages can affect a child's oral health as well as their overall health (potentially leading to weight gain, and diabetes, to name just a few). This is where the water hydration stations have made a significant difference in what children decide to drink when the option is presented.

The District will replace 818 existing water fountains with individual water hydration stations through the concerted work of Advance Plumbing and Heating Supply Company delivering the Elkay product; ATC Group, the District's existing environmental company conducting asbestos containing material (ACM) testing and abatement; Air Technology Systems, the District's existing air monitoring company ensuring fidelity of the ACM testing and abatement; and GDI and RNA, the District's existing facility management companies responsible for installing the Elkay hydration stations.

Currently, District administration has secured donations totaling \$2,400,000 to offset costs. Corporate donors include: Quicken, United Way, Delta Dental Foundation, DTE Foundation, General Motors, Ford Motor Company Fund, FCA Foundation, Blue Cross Blue Shield/Blue Care Network, Ascension Michigan, Health Alliance Plan/Henry Ford Health Systems, Detroit Medical Center (DMC), and The Jewish Fund. In addition to an initial \$500,000 donation, the United Way will match additional individual donations through UnitedWayWaterFund.org up to \$500,000, for a potential total additional donation amount of \$1,000,000. The District is still actively working to confirm and locate additional donor funds.

As set forth in the recommendation, the District will continue to use water coolers until the installation of the Elkay hydration stations and follow up water testing is completed. This work is slated to begin upon approval and end on or before July 31, 2019.

#### Gap Analysis:

This spring, water testing was initiated for all District school buildings to ensure the safety of students and employees. In late summer, the results of 24 schools were returned identifying higher than acceptable copper and/or lead levels in 16 of the 24 schools. Since then, the results of 52 additional schools were received showing 33 of them with elevated levels of copper and/or lead. To date the results of 86 schools were reported; 57 of those schools show elevated levels of copper and/or lead.

EPA advises schools to provide a safe and healthy learning environment for students by preventing exposure to contaminants such as lead and copper. Students spend a significant amount of their time in school and may be vulnerable to such hazards due to their ongoing development. It is for these reasons that the District instituted the use of water coolers to provide fresh drinking water for students and staff in all of its school and turned off all traditional drinking water sources. If the installation of the water hydration stations were not performed, the District would be forced to continue using Absopure Water Coolers for schools at the estimated expense of \$80,000 per month including water, coolers, and disposable cups. A long-term solution involving the removal of existing water fountains and their replacement with state of the art water filtration systems is needed.

The Elkay Water filtration system uses filters certified to reduce contaminants with health effects as regulated by the U.S. Environmental Protection Agency (EPA). Specifically, the WF3 unit filter requirements necessary to achieve National Science Foundation (NSF)/American National Standards Institute (ANSI) 61 certification as recommended by the Public Health and Safety Organization.

Moving forward, the District will change filters as recommended by the manufacturer to maintain the fidelity of the filtering system and will maintain drinking water taps by routinely cleaning faucet aerators and disinfecting drinking water outlets and water fountains as recommended by the EPA.

**Previous Outcomes:**

This is the District's first time contracting with Advance Plumbing and Heating Supply Company, and this will be the first project of its kind performed in the District by GDI and RNA. Notably, all three companies have the confirmed capacity to provide the required services. Advance Plumbing and Heating Supply Company is a Detroit-based company with a strong reputation within the community.

ATC Group has worked for the District for nearly 20 years providing professional environmental consulting services in the areas of air monitoring during asbestos abatement and lead remediation. ATC Group currently provides environmental consulting services which include labor, materials, and cost to conduct the preliminary analysis of materials suspected of containing asbestos, sampling drinking water for lead and copper, quarterly testing of the swimming pools throughout the District and air quality testing for mold and soil sampling.

Since December 20, 2017, Air Technology Systems performed the abatement of asbestos-containing materials, mold and lead remediation in 33 school buildings. This work was performed to facilitate floor and ceiling repairs due to roof leaks, boiler replacements and as needed on thermal pipe insulation in tunnels and mechanical rooms.

**Expected Outcomes:**

GDI and RNA will install 818 Elkay hydration stations provided by Advance Plumbing and Heating Supply Company based on a 1 per 100 persons formula in schools placed strategically throughout the school (including in gymnasiums and faculty lounges) for student and staff use. This work will be facilitated by environmental contracting and consulting firms, Air Technology Systems and ATC Group, respectively in the performance of asbestos abatement and associated testing and air monitoring.

**Alignment to Strategic Plan:**

Whole Child Commitment

**Financial Impact:**

The total cost of the water hydration stations initial installation will be \$3,057,008, inclusive of a 10% contingency for unforeseen circumstances. In addition, the District will incur costs for Absopure water coolers during the pendency of the project in an amount NTE \$750,000. A substantial offset of cost will come from the donations listed above. Remaining costs will be funded through the District's surplus funds.

Vendor	Description	Total Contract	Project Cost	Bidding Process
Advance Plumbing	Hydration Stations and Filters	\$741,939	\$741,939	19-0102 was issued on 9/20/18 and received eight responses. Three were fully installed proposals and five were for equipment only. The decision was made to go with an equipment vendor.
Absopure	Water Coolers	\$750,000	\$750,000	RFP 19-0095 was issued on 9/19/18 and received one response. A purchase order in the amount of \$245K was previously approved.
Air Technologies	Environmental Remediation Services	\$1,179,880	\$539,880	RFP 18-0002 was issued on 10/6/17 and received one response. The school board approved a contract for \$640K in August 2018.
ATC Group	Environmental Testing Services	\$526,020	\$286,020	The District will use a cooperative with MiDeal to source environmental testing services.
GDI Integrated Facility Management	Facilities Maintenance	\$73,671,804	\$1,206,227	RFP 18-0077 was issued in early April of 2018 and received six responses. GDI and RNA were selected based

				on financial stability, facility management experience and competency in performing the services. The original contract was approved for \$72,465,577.
RNA Facility Management	Facilities Maintenance	\$18,947,246	\$282,942	RFP 18-0077 was issued in early April 2018 and received six responses. GDI and RNA were selected based on financial stability, facility management experience and competency in performing the services. The original contract was approved for \$18,664,304.

**Contact for Item:**

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