



Lisa Cummins <cummins1@rochesterhills.org>

Spencer Park Storage Building

Greg Hooper <hooperg@rochesterhills.org>

Sun, Mar 30, 2014 at 6:54 AM

To: Leanne Scott <scottl@rochesterhills.org>

Cc: Scott Cope <cofes@rochesterhills.org>, Alan Buckenmeyer <buckenmeyera@rochesterhills.org>, Lisa Cummins <cummins1@rochesterhills.org>

Leanne:

In reading the packet on the Spencer Park Storage Building, please pull this one from the agenda for the following reasons/clarifications I need from Scott, Alan or Lisa:

- 1.) MJC was the firm that constructed the Salt Storage Bldg at DPS? Correct? If so that project is under liquidated damages and therefore has not been completed satisfactorily as stated in the agenda summary.
- 2.) MJC is not the low bid, looks like high bidder as far as the packet shows. I understand best value... lowest responsive, responsible.... but for a storage building addition? Need more information, what is wrong with the other bidders, bids not comparable, did not bid plans/specifications, previous history with the other bidders?

Thanks

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Greg Hooper

City Council President

City Council Member District 3

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Lisa Cummins <cumminsl@rochesterhills.org>

Spencer Park Storage Building

Lisa Cummins <cumminsl@rochesterhills.org>

Mon, Mar 31, 2014 at 10:34 AM

To: Greg Hooper <hooperg@rochesterhills.org>

Cc: Leanne Scott <scottl@rochesterhills.org>, Scott Cope <copesc@rochesterhills.org>, Alan Buckenmeyer <buckenmeyera@rochesterhills.org>, Keith Sawdon <sawdonk@rochesterhills.org>

Greg,

Thank you for your questions. In regards to the selection of MJC/CMA here is the background information and why the recommendation is being made.

In regards to question 1 – You are correct. MJC/CMA is the firm that constructed the Salt Storage Bldg at DPS. MJC/CMA also completed Phase I of the Calf Barn Restoration project for the City. I spoke to DPS prior to the evaluation committee making the recommendation and again today. In discussion with DPS, they stated MJC/CMA Project Manager did a good job, was well informed with project and provided updated schedules at progress meetings. At the end of the project there was a delay due to siding that was related to the manufacturer and brought upon by the subcontractor. DPS said in the end did they deliver a high quality project within time and budget? Yes. Would they hire them again? Yes. DPS today said the only recommendation they make is to ask MJC/CMA how they would access liquidated damages to the subs if they occur.

In regards to question 2 - MJC was not the lowest cost proposal received as you stated. The City issued an RFP for this project in order to look at experience and qualifications, work plan, and comparable projects of the vendors. The evaluation committee consisted of Alan Buckenmeyer, Bob White, Steve Springstube, and Jackie Hoist from THA Architects. Based on the first round of scoring, there were 3 proposers that were ranked the highest, MJC with the highest score, DMC Consultants with the second highest score, and RL Sheridan with the third highest score. Based on the scoring, we determined we would bring the 3 vendors in to interview them. The City had experience with MJC, but not with the other 2 vendors.

Vendors were brought in and interviewed. At the completion of interviews, a second scoring process took place. The first round and second round scoring were cumulative. MJC/CMA, during the interview process demonstrated that they were very familiar with the project, readily and easily answered the architects' questions without having to reference plan documents, etc., familiar with permitting processes and completion of AIA documents.

DMC Consultants, during the interview process, provided their company background because the City did not have any experience with this vendor. DMC, based on their experience, seemed to specialize more in environmental remediation (asbestos removal, cleanups, etc) and private sector projects; however they've also managed construction projects as of late. They had some public sector experience (Detroit Housing Commission, Pontiac Schools), but not a lot of local municipal experience. In calling upon their references, the references were mostly positive with comments such as, aggressive on change orders and had to go back to them often and challenges with getting proper paperwork.

RL Sheridan, during the interview process, came across as not being completely familiar with the project, had difficulty answering the architects' questions at times and needed to look at our project plans to answer questions. They have experience in public sector so that was not a concern. The concern was communication. It was difficult during the interview process to get information from them, etc. In calling upon references, references were mainly positive, but indications were that they could be difficult to communicate with and a lot of trouble with processing paperwork. Owner not really familiar with technology, etc.

The architect's opinion on the 3 shortlisted proposer's was that probably all were capable of doing the work; however with the references indicating the 2 proposers having trouble with paperwork she indicated that she could see her fees being more for the project in trying to get the proper paperwork from DMC and RL Sheridan and in the end costs between the three vendors really ending up at an estimated value of \$2,000 difference when all is said and done. She has worked with MJC/CMA before and said they know the program.

In the end, the City has their scoring processes they have to rely on. Based on the scoring MJC/CMA was the highest ranked vendor and therefore the recommendation is being made to award to MJC/CMA based on their experience and qualifications, references, work plan, and comparable projects. If you have any additional questions please let me know and I'd be happy to answer them.

Thank you,

Lisa Cummins, CPPB
Purchasing Manager
City of Rochester Hills
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