



City of Rochester Hills  
AGENDA SUMMARY  
FINANCIAL ITEMS

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)

---

Legislative File No: 2014-0128

**TO:** Mayor and City Council Members

**FROM:** Scott Cope, Director of Building/Facilities  
Alan Buckenmeyer, Parks Operations Manager

**DATE:** April 7, 2014

**SUBJECT:** Spencer Park Storage Building Addition

---

**REQUEST:**

City Council is requested to authorize a contract/blanket purchase order for the Spencer Park Storage Building Addition to MJC Construction Management, Macomb Township, Michigan, in the amount of \$120,536.40 with a 10% contingency of \$12,053.64 for a total not-to-exceed amount of \$132,590.04 and further authorizes the Mayor to execute a contract on behalf of the City.

**REASON FOR PURCHASE:**

Pursuant to City Council's request at its April 7, 2014 Regular City Council Meeting the City has provided additional information regarding the Spencer Park Storage Building Addition.

The Department of Parks and Forestry initially introduced PK-03E Spencer Park Storage Addition in the 2007-2012 CIP Process with construction of the addition anticipated to begin in 2008. The storage addition was requested because the department determined that the Forestry Department needed to increase their efficiency and service by having a site where their field operation could access all their equipment. Prior to the introduction of the project, the Forestry staff would have to go to several locations to pickup their equipment prior to starting their work because there was not a location large enough to store all the vehicles and equipment. It was determined that the site to be enlarged would be the Spencer Park Storage addition; however it was used to store equipment and materials for the Spencer Park location and would not be able to accommodate both divisions.

In the 2008-2012 CIP process FA-04 DPS Maintenance Facility was introduced. When the DPS Maintenance Facility project was introduced it was discussed as to what the old DPS could be used for. It was discussed that when DPS operations moved into the new facility the old DPS building could be used as cold storage and Forestry could store their equipment at that location; therefore in 2009 the Spencer Park Storage Addition was removed from the CIP.

Since 2009, Forestry has been storing their equipment in the old DPS building. In 2010 during the CIP process, CIP FA-04B to convert the old DPS garage to a cold storage facility and construct FA-04C Salt Storage Facility Construction was introduced. As part of constructing the new Salt Storage Facility a portion of the old DPS building was demolished. The portion of the building that was demolished was the area Forestry utilized to store their equipment. Realizing that the department would now have a need for additional storage, Capital project PK-04E was re-introduced in the 2014 CIP program.

Currently, the Spencer Park storage building is a 3 ½ bay, cinder block storage building and is utilized to store Parks and Forestry equipment. The types of equipment stored in the building include trucks, stump grinder, wood chipper, mowers, chainsaws, small power tools, snow plow, and other miscellaneous equipment that is valued at over \$275,000.00. The addition will provide the additional space needed to securely store Parks and Forestry equipment in order to protect it from vandalism, theft and weather. If the addition is not built, some of this equipment will need to be stored outdoors which can result in the equipment rusting from the outside weather elements, or making it susceptible to theft and vandalism.

The addition that is being requested for approval will provide an additional 1,020 square feet of storage space and the plans for the building are done to match the existing building, including block all the way up to the roof. There will be two (2) additional overhead door operators included and there are plans to enlarge the concrete apron area in front of the building.

Request for Proposals were solicited and eleven (11) responses were received. Proposals were reviewed by a committee consisting of Building/Facilities, Parks, and Purchasing, as well as the architect for the project. From the proposal review process the evaluation committee reviewed the proposals submitted and utilized criteria such as comparable projects, references, work plan, and cost proposal to evaluate the proposals received. From the initial proposal review process three (3) vendors were shortlisted and interviewed. Scoring for each phase of the process (proposal review/interviews) was conducted. MJC Construction Management was selected as providing the best value for the project based on qualifications, experience, work plan, comparable projects and positive references. MJC Construction Management has completed work on two projects for the City that have been completed satisfactorily.

The requested not-to-exceed amount of \$132,590.04 represents a base proposal of \$77,900.00 that includes site clearing, cast-in place concrete, masonry, metal fabrications, carpentry, roofing, door hardware, electrical, and concrete paving. Additionally, included are alternates for completion of all masonry, painting, exterior enclosure including concrete block, door operators, lighting, doors, and concrete paving and apron totaling \$54,690.04 which includes a 10% contingency to complete the total requested project amount.

**PROCESS:**

**Vendor Name and Address:**

MJC Construction Management  
 46600 Romeo Plank Road  
 Macomb Township, MI 48044

**Reason for Selection:**

Best Value

**Method of Purchase:**

Contract/Blanket Purchase Order

**BUDGET:**

This project was approved as part of the 2014-2019 CIP and funds are included in the FY 2014 Adopted Budget.

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
Facilities Fund	631.976000	Building Improvements	\$136,860.00	\$132,590.04	\$4,269.96

**RECOMMENDATION:**

It is recommended that Rochester Hills City Council authorize a contract/blanket purchase order for the Spencer Park Storage Addition to MJC Construction Management, Macomb Township, Michigan in the amount of \$120,536.40 with a 10% contingency of \$12,053.64 for a total not-to-exceed amount of \$132,590.04 and further authorizes the Mayor to execute a contract on behalf of the City.

---

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Budget Content: Finance Director		
Purchasing Process: Supervisor of Procurement		
Mayor		
City Council Liaison		