



City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
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Legislative File No: 2019-0411

TO: Mayor and City Council Members

FROM: Scott Cope, Director Building/Ordinance/Facilities

DATE: September 23, 2019

SUBJECT: Architectural/Engineering Services for the Van Hoosen Farm Dairy Barn Roof Reconstruction Project

REQUEST:

City Council is requested to authorize a blanket purchase order/contract for Architectural/Engineering Services for the development of schematic design drawings, construction drawings, specifications and construction administration for the Van Hoosen Farm Dairy Barn Roof Reconstruction Project to H2A Architects, Davison, Michigan in the amount not-to-exceed \$262,473.75.

REASON FOR PURCHASE:

H2A was selected through an RFP process to provide on-call historical and other architectural services as needed by the City. H2A was selected based on their experience and qualifications with public sector clients, including historic buildings and cost proposal. The City has worked with H2A on several projects and has been very satisfied with the quality of work and services H2A provides. H2A was the architect for both phases of the Van Hoosen Farm Calf Barn project and is currently working on the Van Hoosen Farm Equipment Barn project. Jackie Hoist, the lead architect, in addition to working on these projects at the Museum, has extensive experience with the City, including being the architect for the City Hall Renovation project back in 2003. Jackie Hoist's, experience with historic buildings, including her familiarity with Rochester Hills Museum at Van Hoosen Farms, makes her an invaluable partner for this project.

During the Museum Exhibit project, it was requested that the City assess the roof structure of the Museum to see about the removal of a wall to allow more space for the exhibit project. It was at this time, that observation showed some signs of stress in the trusses located in the museum roof. The City engaged the appropriate team members to assess the situation. It was found, by Testing Engineers Consultants (TEC) that a majority of the trusses located in the museum roof had extensive deficiencies, some of the deficiencies included bowing and splitting. The City then turned to its extended team of Engineers, Architects, Construction Management team, and Risk Management firm to assist in reviewing all the data and information further, and to provide guidance and recommendations as to the appropriate solution. It was determined that the complete replacement of the roof structure is required. The reconstruction of the dairy barn roof will be a significant undertaking, one that will take a significant amount of time (estimated at 9-10 months construction) and will require some mechanical and electrical components of the building to be replaced as part of this project.

H2A will work in coordination with the City's selected construction management firm, The George W. Auch Company (Auch), to develop schematic drawings, to provide to Auch in order for the City to receive cost preliminary estimates for this project. From the schematic drawing phase, the City then will move into the design development phase of the project. During the design development phase, the City will be working with H2A and Auch to develop specifications and construction drawings. This information will be provided

to Auch to ensure the City is still on course to meet cost projections. After the design development phase, the bidding portion of the project will take place, and then from there into the construction administration phase of the project. The costs proposed in this request are anticipated to be sufficient to cover all phases of this project.

PROCESS:

Vendor Name and Address:

H2A Architects
 9100 Lapeer Road, Suite B
 Davison, MI 48423

Reason for Selection:

Best Value

Method of Purchase:

Blanket Purchase Order/Contract

BUDGET:

Funding for this project is included in the FY 2020 Proposed Budget, there is no funding allocated in the FY 2019 Budget at this time.

In the FY 2020 Proposed Budget, it is proposed that funding for this \$3.75M project to be transferred from the Capital Improvement Fund (420) to the Facilities Fund (631), which is anticipated to cover all phases of the project.

If approved by City Council, a 3rd Quarter 2019 Budget Amendment shall be prepared to increase the 2019 project budget by +\$265,000 in the Facilities Fund (631), with a corresponding transfer-in from the Capital Improvement Fund (420).

As part of the 1st Quarter 2020 Budget Amendment, the FY 2020 project budget will be reduced by (\$265,000) in the Facilities Fund (631), with a corresponding reduction in the transfer-in from the Capital Improvement Fund (420), as this phase will be performed in FY 2019.

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
Facilities Fund	631.976000	Building Improvement	\$0.00	\$262,473.75	(\$262,473.75)

RECOMMENDATION:

It is recommended that City Council authorize a blanket purchase order/contract for Architectural/Engineering Services for the development of schematic design drawings, construction drawings, specifications and construction administration for the Van Hoosen Farm Dairy Barn Roof Reconstruction Project to H2A Architects, Davison, Michigan in the amount not-to-exceed \$262,473.75 and further authorize the Mayor to execute a contract on behalf of the City.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		

Budget Content: Chief Financial Officer		
Purchasing Process: Supervisor of Procurement		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A

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