



City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2022-0442

TO: Mayor and City Council Members
FROM: Mike Viazanko, Director Building/Facilities/Ordinance
DATE: October 10, 2022
SUBJECT: Parks Roof Replacement Project

REQUEST:

City Council is requested to authorize a contract/blanket purchase order for City Park Roof Replacements at the following locations: Avondale Park, Bloomer Park, Borden Park, Van Hoosen Jones Museum Farmhouse/Red House/Gazebo, and Spencer Park to Garland/DBS, Inc., Cleveland, Ohio in the amount of \$1,796,650.00 with a 10% project contingency in the amount of \$179,665.00 for a total not-to-exceed project amount of \$1,976,315.00 and further authorizes the Mayor to execute an agreement on behalf of the City.

REASON FOR PURCHASE:

The City completed a roof assessment project in 2020 in which each City building's roof was assessed to determine its condition and to create a plan to repair and/or replace the roof structure along with a timeline for replacement to be completed. The first phase of this project is to replace the Parks roofs which conditions have deteriorated to the point that they need to be replaced as repairs are no longer an option based on the roof's condition.

The City determined that it was best to engage the services of Garland/DBS, Inc., to assist with the project. Garland is a construction management firm that strictly specializes in roofs. We are utilizing these services as part of the OMNIA Partners National Cooperative Contract Program. Garland/DBS, Inc. was awarded the National Roofing Supplies and Services contract from a competitive solicitation process lead by Racine County, Wisconsin. The contract provides for specifications development, solicitation of competitive bids, and construction management services. The competitive bids for replacement of the roofs were solicited by Garland/DBS, Inc., in coordination with the City. This roofing project will include for the installation of Cedar Shake Roofs at the Museum campus due to the historical nature of the site, along with Standing Seam Metal Roofs and Shake Asphalt Shingles at the other locations. The low bid for the roofing project was Schena Roofing and includes a 30-year warranty on the metal roofs provided by Garland and a 5-year workmanship warranty for the Cedar Shake roof provided by the Contractor.

Garland/DBS, Inc., has performed similar services for the City in the past and the City has been very satisfied with the services provided. Award is recommended to Garland/DBS, Inc., as the best value to the City.

PROCESS:

Vendor Name and Address:

Garland/DBS, Inc.
3800 East 91st street
Cleveland, OH 44105

Reason for Selection:

Cooperative Contract/OMNIA Partners

Method of Purchase:

Blanket Purchase Order/Contract

BUDGET:

Partial Funding is included in the FY 2022 [\$550,000] and FY 2023 [\$1,000,000] Adopted Budgets, for a grand total of \$1,550,000 currently budgeted between the two (2) Fiscal Years for the project.

The newly established Parks Infrastructure Millage Fund still has approx. \$250,000 of funding generated in FY 2022 which has not yet been allocated for FY 2022 Parks Infrastructure projects. It is recommended to utilize that remaining \$250,000 of Parks Infrastructure Millage funding, to be transferred-out to the Facilities Fund to contribute to the Parks Roof Replacement project. If approved by City Council, a FY 2022 4th Quarter Budget Amendment will be presented to transfer \$250,000 from the Parks Infrastructure Millage Fund to the Facilities Fund for the project.

The Facilities Division, Parks Department, and Finance Department will all be monitoring the project and any use of the proposed \$179,665 in project contingency. If any additional funds are required for the project due to the use of project contingency, that additional funding can be contributed by the Capital Improvement Fund via a transfer to the Facilities Fund for the project. If additional funding is needed for contingency, those funds will most likely be presented a FY 2023 Quarterly Budget Amendment as the project nears completion.

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
Facilities Fund	631.976000	Building Improvement FY 2022 Budget	\$550,000	\$550,000	\$0
Facilities Fund	631.976000	Building Improvement FY 2023 Budget	\$1,000,000	\$1,426,315	(\$426,315)
Subtotal			\$1,550,000	\$1,976,315	(\$426,315)
Facilities Fund	631.976000	Building Improvement From Parks Millage	\$250,000		\$250,000
Grand Total			\$1,800,000	\$1,976,315	(\$176,315)

RECOMMENDATION:

It is recommended that City Council authorize a contract/blanket purchase order for roof replacements at the following locations: Avondale Park, Bloomer Park, Borden Park, Borden Park, Museum Farmhouse/Red House and Gazebo, and Spencer Park to Garland/DBS, Inc., Cleveland, Ohio in the amount of \$1,796,650.00 with a 10% project contingency in the amount of \$179,665.00 for a total not-to-exceed project amount of \$1,976,315.00 and further authorizes the Mayor to execute an agreement on behalf of the City.

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