



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)

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Legislative File No: 2023-0441

**TO:** Mayor and City Council Members

**FROM:** Mike Viazanko, Director Building/Ordinance/Facilities  
Gary Nauts, Facilities Manager

**DATE:** September 25, 2023

**SUBJECT:** Architectural and Engineering Services for City Hall Chiller Replacements

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**REQUEST:**

City Council is requested to authorize a contract / blanket purchase order for Architectural / Engineering services for the City Hall Chiller Replacements Project in the amount not-to-exceed \$53,560 to Niagara Murano, LLC, Rochester, Michigan and further authorizes the Mayor to execute an agreement on behalf of the City.

**REASON FOR PURCHASE:**

Niagara Murano Architecture is one of three (3) on-call architectural/engineering firms that were qualified through a Request for Proposal process completed by the City last year to provide on-call as needed architectural/engineering services, similar to how the City handles their engineering firms. The City, through an RFP process received nine (9) proposal responses. A committee consisting of staff from Facilities, Building, Parks, and the Fire Department evaluated the responses and subsequently shortlisted and interviewed five (5) firms. Based on the interviews and proposals received, the committee recommended retaining the services of three firms, Niagara Murano, AC3 and DLZ. These firms were selected based on their varying areas of expertise, proposed staff, and overall best value cost schedules. Niagara Murano was selected to perform the architectural and engineering services for the City Hall Chiller Replacement project based on their past experience with similar projects.

City Hall has two chillers which allow the ventilation system to maintain proper temperatures during peak season loads. The existing chillers are reaching their end or life and it is becoming more difficult to find replacement parts. The project is to replace the two existing chillers with two new reliable units. Niagara Murano's fee includes preparing the drawings and specifications for the solicitation, construction administration services and final as-built documents.

**PROCESS:**

**Vendor Name and Address:**

Niagara Murano  
155 Romeo Road, Suite 700  
Rochester, MI 48307

**Reason for Selection:**

Qualifications Based Selection

**Method of Purchase:**

Blanket Purchase Order/Contract

**BUDGET:**

Funding is included in the FY 2023 Adopted Budget.

Fund Name	Department Account No	Account No. Description	Remaining Budget Amount	Cost	Remaining Budget Amount
Facilities Fund	631.976000	FA-07C: Citywide HVAC Replacements	\$762,374	\$53,560	\$708,814

**RECOMMENDATION:**

It is recommended that City Council authorize a contract/blanket purchase order for Architectural / Engineering services for the City Hall Chiller Replacements Project in the amount not-to-exceed \$53,560 to Niagara Murano, Rochester, Michigan and further authorizes the Mayor to execute an agreement on behalf of the City.

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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