



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: 2024-0408

TO: Mayor and City Council Members
FROM: Captain Larry Gambotto, Training Officer
DATE: August 26, 2024
SUBJECT: Design-Build Fire Training Tower

REQUEST:

City Council is requested to authorize a contract/blanket purchase order for the design-build of a Fire Training Tower to be located at Fire Station Headquarters to A.R. Brouwer Company, Dexter, Michigan in the not-to-exceed project budget of \$1,131,305.00 and further authorizes the Mayor to execute an agreement on behalf of the City.

REASON FOR PURCHASE:

The City's purchasing division issued Request for Proposals for the design-build of a Fire Training Tower Project utilizing the MITN system with five (5) proposal responses received. As part of the request, the City sought proposals for a modular concept for the training tower with an objective to provide a long-term, sustainable structure, that supports the all-inclusive training needs of the City's fire department.

A committee consisting of staff from the Fire Department and Facilities evaluated the proposal responses received and subsequently shortlisted to three (3) firms and requested interviews. The two (2) lowest cost proposals received, during the evaluation process, were found to have incomplete proposal responses, that were not inclusive of all the work and services that would be needed in order to complete this project successfully, providing structure with lower warranty, less square footage, and lacking in items needed for a complete training program, and were not further considered.

The remaining three firms were interviewed. The interviews focused on questions related to the proposed design-build team project approach (design process), experience and expertise, construction method and materials, project management, maintenance and longevity, potential project challenges, and post-construction support. Based on the proposal responses and interviews, the committee unanimously is recommending award of this contract to A.R. Brouwer as the overall best value to the City. The committee came to this conclusion based on A.R. Brouwer's complete proposal response and their interview, in which they presented as a team, and demonstrated having fully reviewed the project, with a defined plan and approach to the site work, design process, and approach to construction of the building in order to successfully complete the project.

The City determined that a design-build approach would be best for this project in order to expedite the build process, along with the ability to have better worksite and design development/coordination with some of the site work that needs to be done to support the building (foundations, etc.). Additionally, during the interviews it was discovered during the information gathering process, that there were additional options that the City needed to give consideration to in order to ensure we construct a building that would meet the needs of our training program. Purchasing, working in coordination with the Fire Department, conducted negotiations with the design-build team to request some removal/additions to the proposed structure and

work and a revised best and final offer was requested. The project budget includes contingencies and funding in some areas that may, or may not be needed based on how the site work proceeds. There are funds included for any asphalt repair that may occur from constructing the foundations and concrete pad, so an allowance has been included for those types of things within the schedule of values.

Schedule of Values	
Description	Allowance
Design, Professional and Consulting Services	\$142,970.00
Permitting	Not Applicable
Site Work	\$119,780.00
Relocation of Catch Basin	\$8,000.00
Materials	Included in Building Construction
Construction Services	\$184,530.00
Training	\$9,000.00
Building Construction	\$632,025.00
Allowances	\$10,000.00 (Sign and Asphalt Pavement)
Project Contingency	\$25,000.00
PROJECT TOTAL	\$1,131,305.00

With all these factors considered, the City is recommending award to A.R. Brouwer to complete the design-build project for the Fire Training Tower, which will include additional site work (foundations, concrete pad, grading, etc.) in order to construct the tower at the Fire Department Station 1 location.

PROCESS:

Vendor Name and Address:

A.R. Brouwer Company
 2830 Baker Road
 Dexter, Michigan 48130

Reason for Selection:

Best Value

Method of Purchase:

Contract/Blanket Purchase Order

BUDGET:

Funding is included in the FY 2024 Adopted Budget.

A 3rd quarter budget amendment will be presented to transfer this money to the Fire Training Tower project.

Please note: The Fire Department has decided not to replace the Public Safety Education Trailer budgeted for \$165,000. Also, the City anticipates that the Fire Station #1 project for the HVAC and roof replacement and the restroom and locker room rehabilitation will come in under budget enough to cover the remaining \$66,305 needed for this project. No use of fund balance is anticipated.

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
Facilities	631.975000	FA-02F: Fire Training Tower Structure	\$900,000	\$1,131,305	(\$231,305)

RECOMMENDATION:

It is recommended that City Council authorize a contract/blanket purchase order for the design-build of a Fire Training Tower to be located at Fire Station Headquarters to A.R. Brouwer Company, Dexter, Michigan

in the not-to-exceed project budget of \$1,131,305.00 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