



City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS

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Legislative File No: 2015-0419 Version 3

TO: Mayor and City Council Members

FROM: Scott A. Cope, Director Building/Ordinance/Facilities

DATE: May 2, 2016

SUBJECT: Architectural/Engineering Services Fire Stations #1, 2, 3 & 5

REQUEST:

City Council is requested to authorize an increase to the blanket purchase order/contract for Architectural/Engineering Services for Fire Stations #1, 2, 3, and 5 to H2A Architects, Davison, MI in the amount of \$50,000 for a new not-to-exceed amount of \$156,335.

REASON FOR PURCHASE:

In 2011, H2A was selected through an RFP process to provide for 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 and cost proposal. The City has worked with H2A on several projects and is very satisfied with the quality of work and services they provide. H2A was the architect of record for both phases of the Calf Barn project, and Jackie Hoist, the lead architect has extensive experience with the City, including being the architect for the City Hall Renovation project back in 2003. Jackie Hoist has also worked with our construction manager, George W. Auch, on several other projects in the past.

In October of last year H2A agreed to perform these services and bill hourly with a not to exceed set at \$86,335. In February, an increase of \$20,000 (for a revised blanket amount of \$106,335) was requested due to the lack of details and clarity on the drawings and in the specifications and more Requests for Information (RFI) and construction issues than originally anticipated.

As construction has moved along, the City has continued to encounter issues and more Requests for Information and Clarification of drawing than could be anticipated. Some of the services that have occurred that have been beyond the anticipated rate are as follows:

- Continued coordination of architectural/mechanical and electrical systems. Components did not fit into the building as indicated on the original architect's drawings.
- Resolution of insulation for unfinished ancillary spaces within the building.
- Revisions to the designs to maintain consistency among the four (4) stations.
- Resolving components for the fire station alerting system.
- Resolving inconsistencies in the drawings and the specifications. Systems were excessive (exit signs), were not consistent with City systems (fire alarm), or insufficient for operational functionality (PA volume controls).
- Systems could not be installed as indicated on the drawings (kitchen cabinetry located too close to cooking equipment hood).

Fire stations # 1, 2, 3, & 5 are all in various stages of completion. Overall, the construction is approximately 50% complete. These additional funds are necessary and needed in order to provide continued construction administration services through the duration of the construction. The City has worked with the H2A to adjust meetings and onsite visits in order to better control costs. The project is moving into a phase where RFI's and other items should lessen. City and Architect are confident the remainder of the project can be completed within the additional funding amount requested.

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:

Administration proposes to redirect \$50,000 of the project budget which was initially allocated for a potential underground storage tank removal towards Architectural/Engineering services. Therefore, we are not asking for any additional dollars for the projects.

During the initial project budget process, the City was unsure if it would have to remove the storage tank. It has since been determined that the tank is not an issue and its removal will not be required.

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
Facilities	631.976000	Building Improvement	\$50,000	\$50,000	\$0

RECOMMENDATION:

It is recommended that City Council authorize an increase to the blanket purchase order/contract to H2A Architects, Davison, MI for architectural/engineering services for Fire Stations #1, 2, 3, and 5 in the amount of \$50,000.00 for a new not-to-exceed amount of \$156,335.00.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Budget Content: Finance Director		
Purchasing Process: Supervisor of Procurement		
Mayor		
Deputy Clerk		