



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: 2012-0260

TO: Mayor and City Council Members

FROM: Michael Hartner, Director of Parks & Forestry
Patrick McKay, Supervisor of Interpretive Services

DATE: July 16, 2012

SUBJECT: Calf Barn Adaptive Reuse Project at
Rochester Hills Museum at Van Hoosen Farm

REQUEST:

The Rochester Hills Museum is seeking approval for a project budget for the construction of Phase I of the Calf Barn Adaptive Reuse Project to MJC Construction Management, Macomb Township, Michigan, in the amount not-to-exceed \$320,000.00.

REASON FOR PURCHASE:

The 1927 Van Hoosen Calf Barn is part of the Van Hoosen Farm property acquired by the City in 1989 to expand the Rochester Hills Museum site. Upon purchase, the City completed full architectural drawings of each building and created a Master Plan for the site. The roof of the Calf Barn collapsed during the summer of 1990 and was carefully removed. The walls and interior animal pens have been exposed to the elements since then. In the meantime, the adaptive reuse of the Dairy Barn was completed in 2001 and new roofs were added to the Milk House and Bull Barn and the corn crib has been refurbished.

Former US Congressman William S. Broomfield has pledged \$ 100,000 towards the adaptive reuse of this building that will eventually create a year round, climate controlled building for the community's collections and archives. At this time, over \$400,000 has been raised, \$338,451 received and at the Community Foundation and \$150,000 in pledged but not received funds, to initiate this Phase I project, that will install a roof on this structure and stabilize the walls, doors, and windows. Phase I work will also make the building useable for Museum events as an open air pavilion. Additional phased work will be completed as private funds are secured.

Request for Proposals were solicited and responses were evaluated by Patrick McKay, Kelly Winters, Jackie Hoist from THA Architects-Engineers and Jean Farris. The lowest proposer was interviewed on site to validate the scope of the project and the contractor's ability and capacity to construct the project in compliance with the specifications for the price proposed. References were positive, indicating on schedule and within budget projects. MJC Construction Management has performed work within the City of Rochester Hills for many years. MJC Construction Management was selected as providing the best value for the Rochester Hills Museum project.

The requested project budget of \$320,000.00 represents a base proposal of \$158,900 that includes demolition, concrete, structural steel framing and metal fabrications, rough and finish carpentry, waterproofing, weather membranes, wood shingles, wood siding, joint sealers, rough plumbing and

designated site work. Additionally, included are alternates for completion of all masonry, restoration and painting, exterior enclosure including wood siding, doors, windows, electrical, insulation, and concrete stoops and sidewalk totaling \$105,800. An allowance for permits and a 20% contingency complete the total project budget amount.

PROCESS:

Vendor Name and Address:

MJC Construction Management
 46600 Romeo Plank Road
 Macomb Township, MI 48044

Reason for Selection:

Best Value

Method of Purchase:

Contract

BUDGET:

If approved by City Council, budget amendments shall be presented in the 3rd Quarter to amend revenue (631.675000-Contributions & Donations) and expense accounts.

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
631-Facilities	976000	Building Additions and Improvements	\$0	\$320,000	(\$320,000)

RECOMMENDATION:

It is recommended that the Rochester Hills City Council authorize a project budget for the construction of Phase I of the Calf Barn Adaptive Reuse Project to MJC Construction Management, Macomb Township, Michigan, in the amount not-to-exceed \$320,000.00.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Budget Content: Finance Director		
Purchasing Process: Supervisor of Procurement		
Mayor		
City Council Liaison		