



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: 2014-0417

**TO:** Mayor and City Council Members  
**FROM:** Patrick McKay, Supervisor of Interpretive Services  
**DATE:** September 22, 2014  
**SUBJECT:** Calf Barn Adaptive Reuse Project – Phase II - at  
Rochester Hills Museum at Van Hoosen Farm

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**REQUEST:**

The Rochester Hills Museum is seeking approval for a project budget for the construction of Phase II of the Calf Barn Adaptive Reuse Project to DCC Construction, Davison, Michigan, in the amount not-to-exceed \$488,273.00 and authorizes the Mayor to execute a contract on behalf of the City.

**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.

Phase I work was completed in May, 2013 and included demolition, new concrete, structural steel framing and metal fabrications, rough and finish carpentry, waterproofing, weather membranes, wood shingles, wood siding, joint sealers, rough plumbing, wood siding, doors, windows, electrical, insulation, and concrete stoops and sidewalk. Cost for Phase I was \$ 278,000 and was covered by private funding.

City Council approved the updated *Rochester Hills Museum at Van Hoosen Farm Preservation and Adaptive Use Master Plan* at their April 28, 2014 meeting that identified the future use of the Calf Barn as a multipurpose facility that supports the Museum's mission and operation.

On May 19, City Council approved the Museum seeking bids to pursue Phase II work that will include insulation, interior finishes, HVAC, restrooms, plumbing, and electrical services.

Request for Proposals were solicited and responses were evaluated by Patrick McKay, Bob White, Jackie Hoist from H2A Architects, and Lisa Cummins, Purchasing. The lowest proposer, MJC Construction Management, 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. They were determined to be unable to meet the specifications of the project. The second low bidder, DCC Construction, was interviewed and references were positive, indicating on schedule and within budget projects. DCC Construction was selected as providing the best value for the Rochester Hills Museum project.

The requested project budget of \$488,273 represents a base proposal of \$374,700 that includes HVAC, interior finishes, insulation, restrooms, fire suppression, and underground utilities and an allowance for permits and a 13% contingency complete the total project budget amount. The request for a 13%

contingency is due to the unknown conditions the City may encounter when boring for utilities between the calf barn and dairy barn, and the possibility of needing to dewater the site for hookups.

Additionally, alternates for new lighting [\$32,700] and a back up generator [\$27,500] will be accepted only if additional private funds become available during this project and only with the Fiscal Division's confirmation of funds available and their approval. Current funding available through private donations is \$429,000.

**PROCESS:**

**Vendor Name and Address:**

DCC Construction  
 9100 Lapeer Road, Suite A  
 Davison, MI 48423

**Reason for Selection:**

Best Value

**Method of Purchase:**

Contract/Blanket Purchase Order

**BUDGET:**

This project was approved in the 2014-2019 CIP as (PK-03E) Calf Barn Adaptive Reuse. If approved by City Council, it is anticipated that construction will begin in FY 2014 and be complete by early spring FY 2015. If approved by City Council, Fiscal shall prepare offsetting revenue and expense amendments as part of the 4<sup>th</sup> Quarter 2014 and 1<sup>st</sup> Quarter 2015 Budget Amendments.

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
Facilities	631.976000	Building Improvements	\$0	\$488,273	(\$488,273)

**RECOMMENDATION:**

It is recommended that the Rochester Hills City Council authorize a project budget for the construction of Phase II of the Calf Barn Adaptive Reuse Project to DCC Construction, Davison, Michigan, in the amount not-to-exceed \$488,273.00 and authorize the Mayor to execute a contract on behalf of the City.

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