



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: 2024-0326

TO: Mayor and City Council Members

FROM: Mike Viazanko, Director Building/Ordinance/Facilities
Ken Elwert, CPRE, Director Parks and Natural Resources

DATE: July 29, 2024

SUBJECT: Innovation Hills Site Improvements

REQUEST:

City Council is requested to authorize a blanket purchase order/contract for the Innovation Hills Site Improvements to CTI Contractor Services, LLC, 8756 Trenton Drive, White Lake, MI 48386 in the amount of \$124,342.93 with a 10% project contingency in the amount of \$12,434.29 for a total not-to-exceed project amount of \$136,777.22 and further authorize the Procurement Manager to execute an agreement on behalf of the City.

REASON FOR PURCHASE:

The project includes a dumpster enclosure required by City ordinance, leveling and restoring the lawn between the ranger station and the dumpster, installation of stone wall near the main entrance trail to control erosion and water flow, bollards, and fencing around the Ranger Station and equipment storage area to control public access to the maintenance area.

The City in partnership with a National Cooperative Purchasing Group, OMNIA, found that they had a competitively bid contract with Gordian, who provides a Job Order Contracting (JOC) solution. Job Order Contracting is an indefinite-delivery, indefinite-quantity contract which is an alternative contracting method to fulfill repair, maintenance, and smaller construction projects in a variety of areas. Gordian's Job Order Contracting program establishes competitively-bid prices up front and eliminates the need to separately bid each construction project. The solicitation process enables the City to have several vendors on-call with an established pricing (bid factor) for the pricing listed in the Gordian's extensive Construction Task Catalog to provide firm fixed pricing and assist the City to complete projects timely at fair and reasonable pricing.

The City's Purchasing Division, in partnership with OMNIA and Gordian acted as the Lead Agency and issued request for proposals for Job Ordering Contracting for General Construction and for the Mechanical, Electrical and Plumbing Services utilizing the MITN system. Four (4) proposal responses were received for General Contractors and four (4) proposals were received for the Mechanical, Electrical and Plumbing trades. An evaluation committee from Facilities reviewed the proposals and subsequently qualified the following proposers to provide services through this contract:

General Construction

CTI Contractors Services, LLC
Lang Constructors, Inc.
F.H. Paschen, S.N. Nielsen & Associates, LLC
Allied Building Company of Detroit, Inc.

Mechanical, Electrical and Plumbing
 Brewer-Garrett Company
 CTI Contractors, LLC
 Allied Building Company of Detroit, Inc.
 Lang Constructors, Inc.

Based on the project, the City has the ability to use a Quality Based Selection process, and select the contractor that is best suited for the project based on their qualifications and experience. In reviewing the needs for the Innovation Hills Site Improvements, the City has selected and is recommending award to CTI Contractors Services, LLC for the site improvements at Innovation Hills.

PROCESS:

Vendor Name and Address:

CIT Constructor Services, LLC
 8756 Trenton Drive
 White Lake, MI 48386

Reason for Selection:

Best Value/Quality Based Selection

Method of Purchase:

Blanket Purchase Order/Contract

BUDGET:

Funding is included in the FY 2024 Adopted Budget

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
Facilities	631.974000	PK-13: Innovation Hills Development	\$150,000	\$136,777.22	\$13,222.78

RECOMMENDATION:

It is recommended that City Council authorize a blanket purchase order/contract for the Innovation Hills Site Improvements to CTI Contractors, LLC, 8756 Trenton Drive, White Lake, Michigan in the amount of \$124,342.93 with a 10% project contingency in the amount of \$12,434.29 for a total not-to-exceed project amount of \$136,777.22 and further authorize the Procurement Manager 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