



City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
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Legislative File No: 2024-0240

TO: Mayor and City Council Members
FROM: Mike Viazanko, Director Building/Ordinance/Facilities
DATE: May 6, 2024
SUBJECT: Borden Park Materials Storage Building

REQUEST:

City Council is requested to authorize a blanket purchase order/contract for the Borden Park Material Storage Building to Lang Constructors, Inc., 9145 Corunna Road, Flint, Michigan in the amount of \$154,898.54 with a 10% project contingency in the amount of \$15,489.85 for a total not-to-exceed project amount of \$170,388.39 and further authorize the Procurement Manager to execute an agreement on behalf of the City.

REASON FOR PURCHASE:

Construction Contracting can be a long and time-consuming process. As the City continues to grow, so has the City's projects and the timeframe to get them completed has continued to grow. Some roadblocks in order to complete the projects have been a limited vendor pool to bid on the projects, receiving no bids, long lead times with having to design and bid each project, etc. Purchasing engaged in researching potential solutions in which the City could still meet all their compliance requirements but yet find an innovative way to complete projects in a more timely fashion, while maintaining transparency, fair and open competition, best value pricing, and a quality end product. The solution also needed to include a component that could assist City staff in management of the project, should it be needed based on capacity of City staff at the time the project is to be completed.

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 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

Lang Constructors, Inc.

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

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 Borden Park Materials Storage, the City has selected and is recommending award of Lang Constructors, Inc., to construct the Borden Park Materials Storage.

PROCESS:

Vendor Name and Address:

Lang Constructors, Inc.
9145 Corunna Road
Flint, Michigan 48532

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 Fund | 631.97500 | Building: PK-05M / Borden Park Material Storage Building | \$246,400.00 | \$170,388.39 | +\$76,011.61 |

RECOMMENDATION:

It is recommended that City Council authorize a blanket purchase order/contract for the Borden Park Material Storage Building to Lang Constructors, Inc., 9145 Corunna Road, Flint, Michigan in the amount of \$154,898.54 with a 10% project contingency in the amount of \$15,489.85 for a total not-to-exceed project amount of \$170,388.39 and further authorize 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