



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: 2024-0497

TO: Mayor and City Council Members

FROM: Mike Viazanko, Director Building/Ordinance/Facilities

DATE: November 11, 2024

SUBJECT: Building Department, Human Resources and Fiscal Director office Renovations

REQUEST:

City Council is requested to authorize a Blanket Purchase Order for the Building Department, Human Resources and Fiscal Director office renovations to Lang Constructors Services, LLC, 9145 Corunna Road, Flint, Michigan 48532 in the amount of \$48,964.42 with a 10% project contingency in the amount of \$4,896.44 for a total not-to-exceed project amount of \$53,860.86 and further authorize the Procurement Manager to execute an agreement on behalf of the City.

REASON FOR PURCHASE:

The current size of the Building Director's office does not allow for meetings with staff of more than one person. This has forced us to utilize a conference room if we need to discuss items of three people or more. Increasing the size of the room will allow for us to meet without tying up much needed conference room space.

In addition to the expansion of the office, this project will also do minor renovations in two other Director's offices. Those areas will have a window installed in one area while the other office will have a new door installed to provide for more usability of the office space from its current layout.

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 Building Department, Human Resources and Fiscal Director offices, the City has selected and is recommending award to Lang Constructors, Inc. for the renovations.

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	631.976000	FA-01L: Building Dept Reconfiguration	\$75,000.00	\$53,860.86	\$21,139.14

RECOMMENDATION:

It is recommended that City Council authorize a Blanket Purchase Order/Contract for the Building Department, Human Resources and Fiscal Director office renovations to Lang Constructors, Inc., 9145 Corunna Road, Flint, Michigan in the amount of \$48,964.42 with a 10% project contingency in the amount of \$4,896.44 for a total not-to-exceed project amount of \$53,860.86 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