



City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS

1000 Rochester Hills Dr.
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www.rochesterhills.org

Legislative File No: 2024-0242

TO: Mayor and City Council Members

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

DATE: May 6, 2024

SUBJECT: Design-Build Innovation Hills Restroom Project

REQUEST:

City Council is requested to authorize a contract/blanket purchase order for the design-build of the Innovation Hills Restroom Project to Mando Construction, Mount Clemens, Michigan in the not-to-exceed project budget amount of \$1,009,444.00 and further authorizes the Mayor to execute an agreement on behalf of the City.

REASON FOR PURCHASE:

The City's purchasing division issued Request for Proposals for the design-build of the Innovation Hills Restroom Project utilizing the MITN system with four (4) proposal responses received. As part of the request, the City sought proposals for both a prefabricated and on-site build restroom building. Three (3) of the proposers submitted proposals for both types of structures, and one (1) proposer submitted for a pre-fabricated building only. In review of pricing and proposed buildings, the City deemed it to be in their best interest based on costs and other factors to pursue an on-site build for the restroom building.

A committee consisting of staff from Parks, Facilities, and DPS/Engineering evaluated the proposal responses received and subsequently shortlisted to three (3) firms and requested interviews. The interviews focused on questions relating to the proposed design-build team project approach (design process), familiarity with the project, experience with buildings similar to the one the city is requesting, construction method and materials, project management, maintenance and longevity, risk management, and post-construction support. Based on the proposals and interviews, the committee unanimously is recommending award of this contract to Mando Construction as the overall best value to the City based on their previous experience, demonstrated knowledge and well-thought-out plan and approach to the construction of the building demonstrated during their interview, proposed design-build team, and the ability to work with the City's to meet project timelines.

The City determined that a design-build approach would be best for this project in order to expedite the build process, along with the ability to have better worksite and design development coordination with the planned sewer main on the south side of Hamlin that is proposed for upcoming construction and will be presented to City Council at a later date (estimated early summer).

With all these factors considered, the City is recommending award to Mando Construction to complete the design-build for the Innovation Hills Restroom, which will include the lead in order to connect to the future construction of the sanitary sewer that will be presented to City Council in the near future.

This restroom will be open year-round to support winter operations and customer ice-skating and trail walking in the winter. The building also has two small bays for storage and a small staff break room.

PROCESS:

Vendor Name and Address:

Mando Construction, Inc.
75 Lafayette Street, Suite 100
Mt. Clemens, MI 48043

Reason for Selection:

Best Value

Method of Purchase:

Contract/Blanket Purchase Order

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	Building	631.975000	\$1,075,000	\$1,009,444	+\$65,556

RECOMMENDATION:

It is recommended that City Council authorize a contract/blanket purchase order for the design-build of the Innovation Hills Restroom Project to Mando Construction, Mount Clemens, Michigan in the not-to-exceed project budget amount of \$1,009,444.00 and further authorizes 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