



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: 2023-0403 Version 3

**TO:** Mayor and City Council Members

**FROM:** Mike Viazanko, Director Building/Ordinance/Facilities

**DATE:** April 13, 2026

**SUBJECT:** Architectural and Engineering Services for Department of Public Services Garage Improvements

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**REQUEST:**

City Council is requested to authorize an increase to the blanket purchase order/contract for architectural and engineering services for improvements to the Department of Public Services Garage building that include HVAC improvements, replacement of carbon monoxide (CO) and nitrogen dioxide (NO<sub>2</sub>) sensors, transfer switch, new energy management system and installation of a new oil interceptor to DLZ Michigan, Inc., Waterford, Michigan in the amount of \$3,500.00 for a new not-to-exceed amount of \$157,000.00 and further authorizes the Mayor to execute an amendment on behalf of the City.

**REASON FOR PURCHASE:**

At the August 28, 2023 meeting, City Council originally authorized DLZ Michigan, Inc. to perform architectural and engineering services for a suite of building improvements at the Department of Public Services Garage as a single bundled project for \$135,000.00. As the project progressed, Facilities staff and the consultant encountered several unanticipated conditions, including underground infrastructure challenges with the oil separator and discrepancies in the as-built plans regarding generator load transfers. To address these complexities efficiently, it was determined to be more advantageous to separate the improvements into two phases, with Phase 1 covering the oil interceptor, air handlers, sensors, and generator transfer switch, and Phase 2 dedicated to the HVAC replacement. Consequently, at the July 29, 2024 meeting, City Council approved an additional \$18,500.00 to cover the engineering costs associated with decoupling the designs and preparing separate bid specifications.

The final plans and specifications for Phase 1 were recently completed and posted for public solicitation. During the bidding process, a technical issue was identified regarding the Building Automation System (BAS) and its integration with the proposed improvements. To ensure design accuracy and to avoid costly change orders during the construction phase, DLZ Michigan, Inc. was required to provide design modifications and updated plan sheets to the prospective bidders. The cost for these additional professional services is \$3,500.00, which brings the total project engineering investment to \$157,000.00.

**PROCESS:**

**Vendor Name and Address:**

DLZ Michigan LLC  
4494 Elizabeth Lake Road  
Waterford Township, MI 48328

**Reason for Selection:**

Quality Based Selection

**Method of Purchase:**

Blanket Purchase Order/Contract

**BUDGET:**

Funding is included in the FY 2026 Budget

Fund Name	Department Account No	Account No. Description	Remaining Budget Amount	Cost	Remaining Budget
W/S Capital	593.976000	DPS Garage: Improvements Phase I	\$375,908.11	\$3,500.00	\$372,408.11

**RECOMMENDATION:**

It is recommended that City Council authorize an increase to the blanket purchase order/contract for architectural and engineering services for the improvements to the Department of Public Services Garage building that include HVAC Improvements, an analysis of the existing generator for load capacity and replacement of transfer switch, and installation of a new oil interceptor to DLZ Michigan, Inc., Waterford, Michigan in the amount of \$3,500.00 for a new not-to-exceed amount of \$157,000.00 and further authorizes the Mayor to execute an amendment on behalf of the City.

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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