



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: 2026-0167

TO: Mayor and City Council Members

FROM: Mike Viazanko, Director Building/Facilities/Ordinance

DATE: April 13, 2026

SUBJECT: Department of Public Services (DPS) Garage Improvements Project, Phase 1

REQUEST:

City Council is requested to authorize a contract/blanket purchase order for Phase 1 of the improvements to the Department of Public Services Garage building in the amount of \$827,710.81 with a 10% project contingency in the amount of \$82,771.08 for a total not-to-exceed project amount of \$910,481.89 to Quadrate Construction, Macomb, Michigan and further authorizes the Mayor to execute an agreement on behalf of the City.

REASON FOR PURCHASE:

The upcoming project at the DPS Garage is designed to improve building operations and the quality of working conditions for our employees. The current systems no longer operate efficiently, and this project will address these critical issues. Key upgrades include the replacement of the industrial oil interceptor, as well as the replacement of HVAC make-up air units, control systems, and the carbon monoxide (CO) and nitrogen dioxide (NO₂) monitoring sensors. These improvements will ensure the proper removal of humidity and hazardous gases, providing a safer environment and reducing energy usage—which is especially vital given the high daily volume of heavy truck traffic. Additionally, the building's Automatic Transfer Switch (ATS) will be upgraded and additional circuits will be added to the generator electrical panel to ensure reliable power activation during outages.

The City of Rochester Hills issued bids utilizing the MITN system for the improvements based on specifications and plans from DLZ Michigan, one of the City's on-call architectural firms. As part of the solicitation process, a mandatory pre-bid meeting was held in order for vendors to view the site, fully understand the scope of the project, and be informed of specific requirements concerning the project from the City's architectural consultant. Fourteen (14) vendors attended the site visit and five (5) bids were received by the deadline. The apparent low bid from Quadrate Construction was reviewed by staff from Facilities and the architectural firm. After receiving verification from Quadrate Construction that their bid includes all specified scope, the architect and the City determined the low bid was responsive and responsible and Quadrate Construction is recommended for award of the improvements at the DPS Garage

PROCESS:

Vendor Name and Address:

Quadrate Construction
15801 23 Mile Road
Macomb, MI 48042

Reason for Selection:

Lowest, responsive, responsible bidder

Method of Purchase:

Contract/Blanket Purchase Order

BUDGET:

Funding is included in the FY 2026 Adopted Budget

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
W/S Capital	593.976000	DPS Garage: Improvements Phase I	\$1,286,390.00	\$910,481.89	\$375,908.11

RECOMMENDATION:

It recommended that City Council authorize a contract/blanket purchase order for Phase 1 of the DPS Garage Improvements project in the amount of \$827,710.81 with a 10% project contingency in the amount of \$82,771.08 for a total not-to-exceed project amount of \$910,481.89 to Quadrate Construction, Macomb, Michigan 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