



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: 2025-0373

**TO:** Mayor and City Council Members

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

**DATE:** September 8, 2025

**SUBJECT:** Locker Room Renovation – Grounds Maintenance Building

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**REQUEST:**

City Council is requested to authorize a blanket purchase order/contract for the Borden Park Grounds Maintenance Building Locker Room Renovation to Lang Constructors, Inc., 9145 Corunna Road, Flint, Michigan in the amount of \$189,560.87 with a 10% project contingency in the amount of \$18,956.09 for a total not-to-exceed project amount of \$208,516.96 and further authorize the Procurement Manager to execute an agreement on behalf of the City.

**REASON FOR PURCHASE:**

Employees lack a dedicated space to change, secure their belongings, and refresh themselves before and after work. We currently have configured temporary booths for these needs, but they are not acceptable long-term solutions to meet human resources standards for a male/female work force. Aside from meeting minimum standards, these rooms will provide a clean, private, and secure area will not only boost morale but also improve hygiene and professionalism. This enhancement shows our commitment to creating a safe and respectful work environment, ultimately helping us attract and retain the best talent. Space is available within the current Grounds maintenance building, avoiding the need to add an addition onto the building.

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 Grounds Maintenance Building Locker Room Renovation, the City has selected and is recommending award of Lang Constructors, Inc., for the renovation of the locker room. This award doesn't include the lockers, which will be procured through a separate competitive solicitation. A recommendation for City Council approval will be presented at a later date.

**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 2025 Adopted Budget

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
Facilities	631.976000	Borden Park: Locker Room Upgrades	\$400,000.00	\$208,516.96	191,483.04

**RECOMMENDATION:**

It is recommended that City Council authorize a blanket purchase order/contract for the Borden Park Grounds Maintenance Building Locker Room Renovation to Lang Constructors, Inc., 9145 Corunna Road, Flint, Michigan in the amount of \$189,560.87 with a 10% project contingency in the amount of \$18,956.09 for a total not-to-exceed project amount of \$208,516.96 and further authorize the Procurement Manager to execute an agreement 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