



CITY of NOVI CITY COUNCIL

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Agenda Item 9
August 13, 2007

SUBJECT: Consideration of amendment to General Contractor services contract with Garrison Company for Indoor Gun Range for a not to exceed fee of \$74,600 for brick veneer and bio-swale project alternatives.

SUBMITTING DEPARTMENT: Police

CITY MANAGER APPROVAL: 

| | | |
|-------------------------------|---------------------------|------------------------------|
| EXPENDITURE REQUIRED | \$ 74,600.00 | (\$62,300 + \$12,300) |
| AMOUNT BUDGETED | \$ 1,725,300.00 | |
| APPROPRIATION REQUIRED | N/A | |
| LINE ITEM NUMBER | 266-266.00-976.000 | |

BACKGROUND INFORMATION:

At the City Council meeting of July 23, 2007, Council approved the award of a contract for general contractor services with Garrison Company for the construction of the indoor gun range. During the RFP process for this work, two bid alternates were listed for pricing options. Alternative #1 included the removal of the brick veneer from the building (potential savings of \$62,300). Alternative #2 was a Site Work Reduction for the removal of the bio-swale (potential savings of \$12,300). Both alternatives were included to achieve price reductions if needed in the overall project budget for construction and interior range equipment.

Bids for the interior range equipment were received on July 27th and the savings anticipated from the original project estimates were achieved. (The award of purchase for the range equipment is also on this agenda). As a result, the construction alternatives for the brick veneer and the bio-swale can now be added back to the project budget for a total cost of \$74,600.

It should be noted, if Council selects not to add back the brick veneer, the Police Department would have to return to the Planning Commission for a Section 9 waiver of the façade material requirements of the Zoning Ordinance.

By adding back both alternatives and awarding the internal range equipment contract, the project budget achieves a project contingency of \$49,147.

Project Budget:

| | | |
|--|------------|--------------------------|
| Indoor Gun Range Cost Estimate | | \$ 1,725,300 |
| Expenses & Contracted Costs to Date | | Remaining Balance |
| Redstone Architects | \$ 158,153 | \$ 1,567,147 |
| Plante & Moran CRESA | \$ 14,600 | \$ 1,552,547 |
| Garrison Company | \$ 963,800 | \$ 588,747 |
| Internal Range Equipment | \$ 437,000 | \$ 151,747 |
| Other Expenses | \$ 28,000 | \$ 123,747 |
| Projected Costs to Complete | | |
| Brick Veneer | \$ 62,300 | \$ 61,447 |
| Site Work (Bio-swale) | \$ 12,300 | \$ 49,147 |
| Balance/Project Contingency | | \$ 49,147 |

RECOMMENDED ACTION: Consideration of amendment to general contractor services contract with Garrison Company for Indoor Gun Range for a not to exceed fee of \$74,600 for brick veneer and bio-swale project alternatives.

| | 1 | 2 | Y | N |
|--------------------------------|---|---|---|---|
| Mayor Landry | | | | |
| Mayor Pro Tem Capello | | | | |
| Council Member Gatt | | | | |
| Council Member Margolis | | | | |

| | 1 | 2 | Y | N |
|-----------------------------|---|---|---|---|
| Council Member Mutch | | | | |
| Council Member Nagy | | | | |
| Council Member Paul | | | | |

July 12, 2007

Deputy Chief Thomas Lindberg
Novi Police Department
45175 West 10 Mile Road
Novi, Michigan 48375

RE: GC Services – Novi Police Department Indoor Gun Range

Dear Deputy Chief Lindberg:

This letter transmits an update from Plante & Moran CRESA, LLC (P&MC) who has completed its engagement to assist and advise Novi Police Department (NPD) in its selection of a General Contractor (GC) for the Indoor Gun Range Facility project to be constructed adjacent to the DPW facility located at 26350 Delwal Drive. This update represents the mutual efforts of P&MC and the key staff from the Police Department to present a framework in order to identify, evaluate, and select a GC for the project.

P&MC was engaged by NPD and it was indicated that a Qualification Based Selection (QBS) process would be used to provide information relating to experience, bonding capacity, and an order of importance of the responding firms' experience to allow NPD to make an informed decision regarding hiring of a GC for the project in addition to the proposed cost.

The Request for Qualifications (RFQ), Request for Proposals (RFP), attachments, and an amended copy of the AIA Agreement with business terms, were submitted to NPD and its legal counsel for review and approved on Friday, June 8, 2007. On June 12, 2007, the RFQ/RFP was publicly advertised on the City of Novi's purchasing web site as well as sent to firms who expressed interest in the project.

On June 18, 2007, NPD in conjunction with P&MC, conducted a mandatory prequalification meeting at 2:00 p.m. EST in the City Council Chambers for the RFQ/RFP with potential general contracting firms as advertised.

On June 29, 2007, NPD received six (6) RFQ / RFP responses. Copies of the responses from these firms are available in the Clerk's office.

Deputy Chief Thomas Lindberg
Novi Police Department

July 12, 2007

In evaluating the GC qualifications / proposals, P&MC considered firm qualifications as well as economic factors. Based on the experience as a GC, including police facility experience, bonding capacities, and proposed costs for services, three (3) firms meet the minimal requirements established by NPD. The attached spreadsheet provides a summary of qualifications, proposed fee, and other evaluation factors for each firm.

It is the opinion of P&MC that the City Council could engage the Garrison Company based on qualifications, proposed fee, and bonding capacity. Formal engagement should be contingent upon successful negotiation of an agreement between NPD and the Garrison Company.

P&MC is available to answer any questions about the study and the methodology used to prepare it.

Sincerely,

PLANTE & MORAN CRESA, LLC



Greg VanKirk



Paul R. Wills, AIA

Enclosures: (1) – GC Analysis

NOVI POLICE - INDOOR GUN RANGE FACILITY
GC RFQ ANALYSIS JULY 2, 2007

| Project: NOVI POLICE - INDOOR GUN RANGE GC ANALYSIS GC RFP Due Date: July 2, 2007 (\$1,000,000 Building / Site Development Cost Estimate) | | | | | | | | | |
|--|-------------------------------|------------------------------------|------------------------|--------------------|--------------------------------------|---|--|--|--|
| | Garrison Farmington Hills, MI | Reliance Building Company Novi, MI | Heritage Clarkston, MI | Summit Livonia, MI | TES Consultants Farmington Hills, MI | Scheich Commercial Contracting Troy, MI | | | |
| Location of Firm | | | | | | | | | |
| Years in Business | 53 | 35 | 5.5 | 10 | | 8 | | | |
| Firm licensed in the State of Michigan | Yes | Yes | Yes | Yes | | Yes | | | |
| Self Perform Services | No | No | No | Yes | | Yes | | | |
| Staff Count (FTE) | 20 | 7 | 2 | 10 | | 3 | | | |
| Bonding Capacity (Single Project) | \$ 15,000,000 | \$ 8,000,000 | \$ 4,000,000 | \$ 2,500,000 | | | | | |
| Municipal Experience (% of Firm Work) | 20% | 100% | 50% | 40% | | 100% | | | |
| Municipal Experience - Type of Projects | Yes - 4 | Yes - 12 | Yes - 6 | No | | | | | |
| # of Police / Jail / Range | 6 | 2 | 2 | 0 | | | | | |
| # of Fire | 0 | 0 | 0 | 0 | | | | | |
| DPW / Transit Facility | 2 | 0 | 4 | 0 | | | | | |
| WWTP | 1 | 7 | 0 | 0 | | | | | |
| Other | 0 | 3 - Post Office | 0 | 0 | | | | | |
| Current worth of Work in Process | \$ 15,000,000 | \$ 2,000,000 | \$ 5,400,000 | \$ 2,000,000 | | \$ 80,000 | | | |
| EMR Rating (Note: Less than 1.0 is excellent) | 0.67 | 1.00 | 1.00 | 0.82 | | 0.93 | | | |
| RFP Information | | | | | | | | | |
| Proposed Lump Sum | \$1,063,000 | \$1,249,000 | \$1,475,000 | \$1,197,000 | \$1,211,710 | \$1,260,000 | | | |
| Alternate #1 - Brick Veneer | -\$62,300 | -\$54,000 | -\$75,000 | -\$75,800 | | -\$80,000 | | | |
| Alternate #2 - Site Work Reduction | -\$12,300 | -\$68,000 | -\$59,262 | -\$38,800 | | -\$66,000 | | | |
| Post Bid Alternate #1 - Concrete to Asphalt Reduction / Electrical Consideration | -\$24,600 | -\$90,000 | -\$18,000 | -\$38,800 | | | | | |
| Voluntary Alternates | \$0 | -\$50,000 | \$0 | \$0 | | | | | |
| Total Estimated Direct Costs (with Alternate Consideration) | \$963,800 | \$887,000 | \$1,322,738 | \$1,043,600 | \$1,211,710 | \$1,114,000 | | | |
| Proposed Completion Date | 12/30/2007 | 12/14/2007 | 1/11/2008 | | | | | | |