

MEMORANDUM

TO: Park Advisory Commission

FROM: Colin Smith, Parks & Recreation Services Manager

DATE: May 19, 2015

SUBJECT: Resolution to Recommend Approval of a Contract with Maniaci/Watt, LLC for Mack Pool Interior Ceiling and Trim Painting (\$183,800.00) and Appropriate Funds.

Attached for your review and action is a resolution to recommend approval of an \$183,800.00 contract with Maniaci/Watt, LLC to paint the interior ceiling and trim at the Mack Indoor Pool.

Funding is available in the approved FY2015 Park Maintenance and Capital Improvements Millage budget, and in a General Fund balance sheet account dedicated to Mack Pool capital facilities improvements that is funded by annual payments from the Ann Arbor Public Schools (AAPS).

The paint on the Mack Indoor Pool ceiling deck and structural joists above the pool is failing. To preserve the life of the structure and numerous mechanical systems operating at the pool facility, the pool ceiling deck and joists will have existing coatings removed and will be re-painted. In addition, painting will be performed on the steel lintels and the roof drain piping will be replaced. The existing coatings have tested positive for lead, so measures will be implemented to ensure the safe removal of the lead based paint.

Recreation facility updates such as this are identified in the CIP and PROS plan as park priorities. The project meets multiple Sustainability Goals, including:

- Safe Community
- Engaged Community
- Active Living and Learning
- Sustainable Systems

Two bids were received by the City for this project:
Classic Painting Company, Inc. \$182,712.50
Maniaci/Watt, LLC. \$183,800.00*

*Lowest responsible bidder.

Staff is recommending award of the contract to Maniaci/Watt, LLC in the amount of \$183,800.00. The low bid by Classic Painting Company, Inc. was rejected since their bid did not include the required paint materials.

A 10% construction contingency (\$18,380.00) is requested to cover potential contract change orders to be approved by the City Administrator. It is requested that a \$202,180.00 contract and contingency amount be approved for the life of the project without regard to fiscal year.

RESOLUTION TO RECOMMEND APPROVAL OF A CONTRACT WITH
MANIACI/WATT, LLC FOR MACK POOL INTERIOR CEILING AND TRIM
PAINTING (\$183,800.00) AND APPROPRIATE FUNDS

Whereas, The existing paint on the ceiling deck and structural joists at Mack Indoor Pool is

failing and must be replaced to preserve the life of the structure;

Whereas, The Parks & Recreation Open Space Plan and CIP identify recreation facility infrastructure renovations as a priority;

Whereas, Competitive bids were received by Procurement on March 31, 2015 and Maniaci/Watt, LLC was the lowest responsible bidder with a submitted bid of \$183,800.00;

Whereas, Funding is available in the approved FY2015 Parks Maintenance and Capital Improvements Fund;

Whereas, Funding is available in revenue recovered from the AAPS and held in a balance sheet account for the purpose of capital facilities improvements at Mack Pool; and

Whereas, Maniaci/Watt, LLC complies with the City's Non-Discrimination and Living Wage ordinances;

RESOLVED, That the Park Advisory Commission recommend approval of a contract with Maniaci/Watt, LLC for Mack Pool Interior Ceiling and Trim Painting approve a construction contingency of \$18,380 (10%) to cover potential contract change orders for a total contract amount of \$202,180.00 for the life of the project without regard to fiscal year, and recommend appropriating funds received from the AAPS to help fund the project.