



Legislation Details (With Text)

File #: 13-0572 **Version:** 1 **Name:** 6/3/13 Pranam Contract for Mack Pool Roof
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Title: Resolution to Approve a Contract with Pranam Global Tech, Inc. to Replace the Roof and Perform Refurbishment Work at Mack Pool (\$193,000.00) and Appropriate Funds (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ITB for Mack Pool Roof Replacement.pdf

Date	Ver.	Action By	Action	Result
6/3/2013	1	City Council	Approved	Pass

Resolution to Approve a Contract with Pranam Global Tech, Inc. to Replace the Roof and Perform Refurbishment Work at Mack Pool (\$193,000.00) and Appropriate Funds **(8 Votes Required)**
Attached for your review and action is a resolution to approve a \$193,000.00 contract with Pranam Global Tech, Inc. and a \$19,300.00 (10%) construction contingency to replace the roof and perform refurbishment work at Mack Pool.

The existing roof at Mack Pool dates from 1990 and was anticipated to last 15 years. It has exceeded its useful life by nearly 10 years. A complete condition analysis of the roof and building interior was performed by a structural engineering consultant. Rain events result in leaks that enter the building and mechanical room. Additionally, steel lintels and joists within the pool have rusted due to moisture condensation exacerbated by the roof leaks, and many need to be replaced as part of this project. To preserve the life of the structure in the future, the pool ceiling and joists will have rust removed and painted.

The Parks Advisory Commission unanimously recommended approval of this contract at their May 21, 2013 meeting.

The following two bids were received in response to ITB 4284:

	Base Bid (Roof)	Alternate Bid (Includes Painting)
Pranam GlobalTech, Inc.	\$143,500.00	\$193,000.00*
Wm. Molnar Roofing Co. Inc.	\$190,650.00	\$271,319.00

*Lowest Responsible Bid.

Staff recommends acceptance of Pranam Global Tech's bid in the amount of

\$193,000.00 to replace the roofing and perform refurbishment work at Mack Pool. You are also requested to approve a 10% construction contingency in the amount of \$19,300.00 to cover potential change orders to be approved by the City Administrator and that \$212,300.00 be approved for the life of the project without regard to fiscal year.

Funding is available from two sources:

1. \$26,212.00 from revenue received from the Ann Arbor Public Schools, paid annually into a capital facilities escrow account earmarked for Mack Pool.
2. \$186,088.00 in unobligated fund balance from the existing Parks Maintenance and Capital Improvements Millage

Pranam Global Tech, Inc. meets the living wage and prevailing wage requirements and received Human Rights approval April 8, 2013.

Attachments: ITB for Mack Pool Roof Replacement

Prepared by: Colin Smith, Parks & Recreation Services Manager

Reviewed by: Sumedh Bahl, Community Services Area Administrator

Approved by: Steven D. Powers, City Administrator

Whereas, The roof structure of the Mack Pool is nearly 25 years old and has deteriorated, causing leaking that compromises the interior of the pool,

Whereas, The Park Advisory Commission unanimously recommended approval of this contract at their May 21, 2013 meeting;

Whereas, The City issued Invitation to Bid No. 4284, receiving two bids of which Pranam Global Tech, Inc. submitted the lowest responsible bid;

Whereas, Pranam Global Tech, Inc. received Human Rights approval on April 8, 2013; and

Whereas, Funding for the project is available in unobligated fund balance from the Park Maintenance and Capital Improvements Millage and revenue received from the Ann Arbor Public Schools and held as a deposit in the General Fund for the purpose of capital facilities improvements at Mack Pool;

RESOLVED, That City Council authorizes the appropriation of \$186,088.00 from the unobligated fund balance in the Park Maintenance and Capital Improvements Millage to partially fund the contract budget and construction contingency;

RESOLVED, That City Council authorizes the appropriation of \$26,212.00 from a General Fund deposit account dedicated to Mack Pool capital facilities improvements and funded through annual payments from the Ann Arbor Public Schools to partially fund the contract budget and construction contingency into a transfer account to the Parks Maintenance and Capital Improvements Millage;

RESOLVED, That City Council approve a contract with Pranam Global Tech, Inc. to replace the roof and perform refurbishment work for \$193,000.00 and approve a construction contingency of \$19,300.00 (10%) to cover potential contract change orders;

RESOLVED, That \$212,300.00 project budget be approved in the Parks Maintenance and Capital

Improvements Millage for the life of the project without regard to fiscal year;

RESOLVED, That the City Administrator be authorized to take all necessary administrative actions to implement this resolution including the authority to approve change orders within the approved contingency; and

RESOLVED, That the Mayor and City Clerk are authorized and directed to execute the contract after approval as to substance by the City Administrator and approval as to form by the City Attorney.