



Legislation Details (With Text)

File #:	16-0933	Version:	1	Name:	6/20/16 - Resolution for Wheeler Center PUD Non-motorized Improvements – Phase 1 Construction Contract (LJ Construction)
Type:	Resolution	Status:			Passed
File created:	6/20/2016	In control:			City Council
On agenda:	6/20/2016	Final action:			6/20/2016
Enactment date:	6/20/2016	Enactment #:			R-16-260
Title:	Resolution to Award a Construction Contract to L.J. Construction, Inc. (ITB. No. 4424, \$1,370,405.00), Appropriate \$314,884.00 from the General Fund and \$306,000.00 from the Wheeler Center Fund Unobligated Fund Balances and Amend the Existing Maintenance Facility Construction Project for the W.R. Wheeler (Swift Run) Service Center PUD Non-motorized Improvements - Phase 1 (8 Votes Required)				
Sponsors:	Julie Grand, Zachary Ackerman				
Indexes:					
Code sections:					
Attachments:	1. 2014-031_Wheeler Center PUD NMI-Phase 1_General Bid Tabulation.pdf, 2. 2014-031 Wheeler Center PUD NMI-Phase 1_Construction Contract.pdf				

Date	Ver.	Action By	Action	Result
6/20/2016	1	City Council	Approved	Pass

Resolution to Award a Construction Contract to L.J. Construction, Inc. (ITB. No. 4424, \$1,370,405.00), Appropriate \$314,884.00 from the General Fund and \$306,000.00 from the Wheeler Center Fund Unobligated Fund Balances and Amend the Existing Maintenance Facility Construction Project for the W.R. Wheeler (Swift Run) Service Center PUD Non-motorized Improvements - Phase 1 **(8 Votes Required)**

Attached for your review and consideration for approval, please find a resolution to authorize the award of a construction contract to L.J. Construction, Inc. in the amount of \$1,370,405.00 for the construction of concrete sidewalk and timber boardwalk and other related work associated with the W.R. Wheeler (Swift Run) Service Center PUD Non-motorized Improvements - Phase 1.

These non-motorized improvements will help the City fulfill pedestrian connectivity obligations identified in the approved Planned Unit Development (PUD) Final Site Plan for the City of Ann Arbor Swift Run Service Center Area Plan (RZ 04-01). This construction contract, which is Phase 1 of a two phase project, includes concrete sidewalk along the south side of Ellsworth Road between Stone School Road and Platt Road, and timber boardwalk along City of Ann Arbor property fronting Stone School Road, immediately north of Morgan Road. Phase 2 will include a 10-foot wide asphalt path along the east side of Stone School Road, filling the gap between the boardwalk and an existing path north of 4745 Stone School Road; dependent on agreement from adjacent property owners or determination of an alternative option. Together project Phases 1 and 2 will achieve the pedestrian connectivity requirements of RZ 04-01 consistent with the amendment granted by the Pittsfield Charter Township Planning Commission in November 2015.

In addition to fulfillment of PUD requirements, staff believes that these non-motorized improvements will better serve the current transportation and recreation needs in the area.

Budget/Fiscal Impact

The current City of Ann Arbor Capital Improvements Plan (CIP) includes the W.R. Wheeler (Swift Run) Service Center PUD Non-motorized Improvements (CIP ID/Name: TR-AT-16-02/Wheeler Center Area Sidewalks). The project includes costs and estimated revenues from the following sources:

<u>Funding Source</u>	<u>Construction Contract</u>	<u>Other Project Costs</u> ¹	<u>Total</u>
Maint Facility Const Project	\$314,312.73	\$65,667.27	\$379,980.00
Wheeler Center Fund	\$253,326.32	\$52,673.68	\$306,000.00
Solid Waste Fund	\$583,102.25	\$252,763.75	\$835,866.00
<u>General Fund</u>	<u>\$219,663.70</u>	<u>\$95,220.30</u>	<u>\$314,884.00</u>
Total	\$1,370,405.00	\$466,325.00	\$1,836,730.00

¹Other project costs include project management, planning, survey, design engineering, right-of-way/easement acquisition, public engagement, construction engineering, inspection, construction materials testing, equipment rental, administrative, construction contingency, and other miscellaneous expenses.

Public Outreach

Property owners adjacent to this project have been engaged throughout the design process. City staff has met on-site with property owners to discuss impacts to the adjacent right-of-way. Staff has also worked with Pittsfield Township and adjacent property owners to accommodate property owner requests; to the extent such requests are feasible and realistic.

Adjacent residents will receive notification prior to construction and at project milestones to keep property owners informed on the progress of the construction.

Bidding

The proposed work was advertised for bid on City's procurement webpage and on the Michigan Inter-governmental Trade Network (MITN) website with the bidding documents being available to interested contractors. Three bids were received and opened on Thursday, June 9, 2016. The lowest responsible bid, in the amount of \$1,370,405.00 is about 4.2% lower than the Engineer's Estimate of \$1,430,541.00. A tabulation of the bids is attached.

L.J. Construction, Inc. complies with the City of Ann Arbor Non-Discrimination and Living Wage Ordinances.

Prepared by: David Dykman, P.E., Project Manager

Reviewed by: Craig Hupy, Public Services Area Administrator

Approved by: Tom Crawford, Interim City Administrator

Whereas, The approved Planned Unit Development (PUD) Final Site Plan for the City of Ann Arbor Swift Run Service Center Area Plan (RZ 04-01) specifies that Pedestrian Connectivity requirements be fulfilled;

Whereas, The Pittsfield Charter Township Planning Commission granted the City an extension and amendment to the PUD requirements at their meeting on November 5, 2015;

Whereas, Phase 1 of the project is a step toward satisfying the PUD requirements for construction of sidewalks and paths;

Whereas, These non-motorized improvements should better serve the current transportation and recreation needs in the area;

Whereas, Competitive bids were received by the City's Procurement Office on Thursday, June 9, 2016, and L.J. Construction, Inc. was the lowest responsible bidder at \$1,370,405.00;

Whereas, The contract proposal sets forth the services to be performed by said company, and the payments to be made by the City therefor, all of which are agreeable to the City;

Whereas, It is now necessary to enter into a contract with said company for this construction project; and

Whereas, L.J. Construction, Inc. complies with the City of Ann Arbor Non-Discrimination and Living Wage Ordinances;

RESOLVED, That a contract in the amount of \$1,370,405.00 be awarded to L.J. Construction, Inc. for the construction of the W.R. Wheeler (Swift Run) Service Center PUD Non-motorized Improvements - Phase 1 project; and

RESOLVED, That the Existing Maintenance Facility Project (Fund 0004) expenditure and revenue budgets be increased by \$1,456,750.00 with the sources of funding being a transfer from the Solid Waste Capital Project Fund (\$835,866.00), the unobligated General Fund, Fund Balance (314,884.00), and the Unobligated Fund Balance of Wheeler Center Fund (\$306,000.00); and

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

RESOLVED, That a contingency amount of \$137,040.50 be established within the project budget and that the City Administrator be authorized to approve additional change orders to the construction contract with L.J. Construction, Inc., not to exceed \$137,040.50 in order to satisfactorily complete this project; and

RESOLVED, That the City Administrator is authorized to take necessary administrative actions to implement this project.

Sponsored by: Councilmembers Grand and Ackerman