



Legislation Text

File #: 13-0744, **Version:** 1

Resolution to Amend the Fleet and Facility Unit's FY2014 Budget by Appropriating Funds from the General Fund Balance (\$216,000.00) and to Approve a Contract with Howell Construction Services, LLC, for the Renovation of Restrooms in the Guy C. Larcom City Hall Building (\$188,484.00) (ITB No. 4289) **(8 Votes Required)**

We recommend your approval of the attached resolution authorizing a contract in the amount of \$188,484.00, with Howell Construction Services, LLC, for the renovation of restrooms at City Hall. The resolution also amends the FY2014 Budget for the Fleet and Facility Unit to cover the project costs (including contingency). Funding for the project was included in the Fleet and Facility Unit's FY2013 Operations and Maintenance Budget but was unable to be expended by the June 30th end of fiscal year. The project funds, which were not calculated in the year end FY2013 budget estimates, lapsed into the General Fund balance and are available for re-appropriation with no unanticipated impact to the General Fund.

The project involves the renovation of the thirteen existing restrooms, one each on floors B-6 (east side) and floors 1-6 (west side). The proposed renovations would update and replace worn, old and damaged fixtures and accessories in all the existing 50 year old restrooms. Aesthetic improvements include refinishing the floors, walls, lighting and replacing the ceilings. Infrastructure improvements would include pipe repairs, drain repairs, installation of shut off valves and electrical upgrades where necessary. A significant effort is being made to standardize the fixtures and accessories in all the restrooms at the Ann Arbor Municipal Center (City Hall and Justice Center) location to minimize repair/replacement time and reduce parts inventories.

This project is the second phase of a two year project to improve the restroom facilities in City Hall. The completion of the unisex restrooms earlier this year provided the City with ADA compliant restrooms on each floor of City Hall. The removal of asbestos from the restroom areas was completed in an earlier project to prepare for the proposed renovation work.

Requests for bids were advertised and bids were received from three contractors on May 16, 2013. Staff evaluated the bids and determined that the prices were competitive and recommends that Howell Construction Services, LLC, as the lowest responsible bidder, be awarded the contract. The bid tabulation is attached.

The resolution includes a recommended project contingency of \$27,516.00 (approximately 15%) to cover potential contract change orders to be approved by the City Administrator if necessary. The contingency for this type of renovation work tends to be higher than new construction work since some conditions aren't exposed until renovations are underway.

Howell Construction Services, LLC, received Human Rights and Living Wage approval on June 11, 2013.

Prepared by: Matthew J. Kulhanek, Fleet & Facility Manager

Reviewed by: Craig Hupy, Public Services Area Administrator

Approved by: Steven D. Powers, City Administrator

Whereas, There is a need to renovate the thirteen existing restrooms that are nearly 50 years old on all floors of the Guy C. Larcom City Hall building;

Whereas, Three bids for the renovation of these restrooms were opened May 16, 2013, and Howell Construction Services, LLC, submitted the lowest responsible bid under ITB No. 4289;

Whereas, Howell Construction Services, LLC, received Human Rights and Living Wage approval on June 11, 2013;

Whereas, Funding for the project was included in the approved FY2013 Fleet and Facility Unit operating budget but was unable to be expended by the end of the fiscal year; and

Whereas, The \$216,000.00 anticipated for the project budget was not calculated in the FY2013 year end budget estimates and should be available for re-appropriation with no unanticipated impact to the General Fund;

RESOLVED, That City Council amend the FY2014 Fleet and Facility Unit Budget by appropriating \$216,000.00 from the General Fund balance for this project;

RESOLVED, That City Council approve a contract, per ITB No. 4289, with Howell Construction Services, LLC, in the amount of \$188,484.00 and authorize a construction contingency of \$27,516.00 to cover potential contract change orders, with funds to be made available without regard to fiscal year;

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

RESOLVED, That the City Administrator be authorized to take all necessary actions to implement this resolution including the approval and execution of change orders within the approved contingency amount.