

..Title

Resolution to Recommend Approval of a Professional Services Agreement with Progressive Companies for Design and Engineering Services for the Ice Arena Improvements Project (\$307,800.00).

..Memorandum

Attached for your review and action is a resolution to recommend approval of a Professional Services Agreement with Progressive Companies in the amount of \$307,800.00 for Design and Engineering Services for the Ice Arena Improvements Project.

Background:

City Parks owns two ice arenas: the Buhr Park outdoor covered rink and Veterans Memorial Park indoor rink.

Both arenas' refrigeration systems are indirect R22 systems. R22 refrigeration systems were constructed from the early 1970s through approximately the year 2000 and were known for low energy usage and their capability to produce high quality ice surfaces. However, their use was effectively eliminated when the EPA determined that R-22 is a major contributor of greenhouse gas emissions and ozone depletion, and instituted regulations to curtail its use. As of January 1, 2020, U.S. production and import of R-22 ended, forcing existing systems to use recycled or stockpiled sources. The EPA noted that supply will decline over the next few years, and prices are likely to increase, making planning for replacing these systems important. While switching to alternative refrigerants can significantly improve energy efficiency, it necessitates retrofitting or replacing equipment at significant cost.

The ice arenas' role as a community gathering place and the necessity to transition to a new refrigeration system, have all led to this being a high priority project for the Park System.

Project Description:

In September 2025, the City was awarded \$500,000 in federal Land and Water Conservation (LWCF) grant funds for accessibility and sustainability improvements to the Buhr Park Ice Arena. This grant provides assistance to replace the entire ice refrigeration system and undertake additional improvements related to accessibility and operations.

The scope for improving the Buhr Park ice arena includes:

- Demolition of old refrigeration plant and new refrigeration plant
- New dasher boards and accessories (universal access component)
- Rubber Flooring around rink
- ADA and Universal Design Improvements
- Project contingency (20%)

- Engineering fees

Based on the scope above, the original total cost of the project was estimated at \$2,350,000. A new estimate puts the construction at \$2,274,000, with additional costs related to engineering needed.

The City is engaging an engineering firm, Progressive Companies, to design this project. This scope of work includes the preparation of construction plans, specifications, cost estimates, and construction administration. Design and engineering costs are not covered by the LWCF grant.

The City's Veterans Memorial Park Ice Arena (Vet's) uses the same refrigerant as Buhr Park that is being phased out of use. Since ice arena refrigeration system design requires specialized knowledge, there is a benefit to adding the replacement of the refrigeration system at Vet's to this scope of work. However, the Buhr Park improvements associated with the LWCF grant remain the priority for construction.

Request for Proposals

Park staff solicited proposals through Request for Proposals #25-60 through the City's Procurement Unit. The scope of work and project plans and specifications were distributed electronically through the City of Ann Arbor's procurement website and MITN.info.

On December 4, 2025, three proposals were received. Evaluation of the proposals by a selection committee comprised of Parks staff ranked Progressive Companies the highest of the three based on professional qualifications, past involvement with similar projects, and proposed work plan. Progressive Companies will provide overall project management as well as design and engineering services. Progressives' team includes architects, a universal design specialist, mechanical and electrical engineers, and includes B32 Engineering Group as a subconsultant for their ice systems engineering expertise.

Staff recommend that the Park Advisory Commission recommend approval of a professional services agreement with Progressive Companies in the amount of \$256,500.00 for design and engineering services for the Ice Arena Improvements Project. A 20% design contingency (\$51,300.00) is requested to cover potential contract change orders for additional design services that may be required and are subject to approval by the City Administrator. It is requested that a \$307,800.00 contract and contingency amount be approved for the life of the project without regard to fiscal year.

BUDGET/FISCAL IMPACT:

Funding is available from the Park Maintenance and Capital Improvement Millage Fund.

..Staff

Prepared by: Rosie Pahl Donaldson, Land Acquisition Supervisor
Reviewed by: Josh Landefeld, Parks Manager

..Body

Whereas, The Buhr Park and Veterans Memorial Park ice arena refrigeration systems were constructed using R-22 refrigeration, which is a major contributor of greenhouse gas emissions and ozone depletion, and is banned from import or production by the U.S. EPA;

Whereas, Switching to alternative refrigerants can significantly improve energy efficiency and maintenance costs but necessitates retrofitting or replacing equipment at significant cost;

Whereas, Additional improvements related to accessibility and operations at the Buhr Park Ice Arena are desired;

Whereas, The Buhr Park Ice Arena's role as a community gathering place and the necessity to transition to a new refrigeration system, have all led to this being a high priority project for the Park System;

Whereas, Veterans Memorial Park Ice Arena is also in need of a new refrigeration system and designing it under the same contract provides efficiencies;

Whereas, City Council approved resolution R-25-328 at the September 2, 2025 City Council meeting approving acceptance of a \$500,000 grant from the Michigan Department of Natural Resources Grants Management with \$500,000 of City match and appropriation of funds for construction of this project;

Whereas, the City requires the services of a firm to design the ice arena project;

Whereas, Park staff solicited proposals for design services through the City's Procurement Unit and Progressive Companies was the highest ranking respondent; and

Whereas, Progressive Companies has submitted all required Non-Discrimination, Prevailing Wage, Living Wage, and Conflict of Interest Disclosure forms and complies with the requirements of the City's Non-Discrimination, Prevailing Wage, and Living Wage Ordinances;

Whereas, funding is available from the Park Maintenance and Capital Improvement Millage Fund;

RESOLVED, That the Park Advisory Commission recommends approval of a professional services agreement with Progressive Companies in the amount of (\$256,500.00) for Design and Engineering Services for the Ice Arena Improvements

Project; and

RESOLVED, That the Park Advisory Commission recommends City Council approve a design contingency (\$51,300.00) to cover potential contract change orders for a total contract and contingency amount of \$307,800.00 for the life of the project without regard to fiscal year.