

## Memo

To: DDA Board  
From: Jada Hahlbrock, Parking Manager  
Date: June 5, 2024  
Re: Selection of Pullman SST Inc. as Contractor for FY25 Parking Structure Repairs

**Overview & Scope:** Attached for your consideration is a resolution to award a contract to Pullman SST Inc. for parking structure repairs. Annually the DDA undertakes repairs and maintenance work in the parking structures based on a 20-year repair plan produced by parking engineers. To implement the repairs, DDA contracts with a construction firm specializing in parking facility restoration.

The CIP plan earmarked \$2.8M for maintenance and restoration work in FY25. DDA engineers at Fishbeck identified a scope of work for the spring RFP estimated at \$1.6M. The additional funds will be utilized for projects we expect to bid later this spring.

The scope of work includes the following items:

Fourth & Washington- Concrete repairs, waterproofing, pavement markings, sealants, painting, and plumbing

Liberty Square- Concrete and masonry repairs, wall repairs, capstone replacement and waterproofing

**RFP Process:** A Request for Proposal document was released in April 2024. In May the DDA received four proposals; Pullman SST, RAM Construction Services, Dixon Inc., and Industrial Services Inc. Following careful review using the City's construction RFP elevation process, it was determined that the proposal from Pullman SST was the most responsive.

### Ann Arbor DDA Parking Structure Restoration FY25

#### Proposal Evaluation Summary

5/23/2024

	Pullman SST	RAM Construction Services	Industrial Services Inc.	Dixon Inc.
Part A - Qualifications, Experience, & Accountability - 20 pts	20	12	17.3	11
Part B - Workplace Safety - 20 pts	18.8	18.8	17.7	13
Part C - Workforce Development - 20 pts	20	18	20	7
Part D - Social Equity & Sustainability - 20 pts	16	15	16	12
Part E - Schedule of Pricing/Cost - 20 pts	19.2	20	2.5	12.3
<b>TOTAL SCORE:</b>	<b>94</b>	<b>83.8</b>	<b>73.5</b>	<b>55.3</b>

**Next steps:** I recommend the selection of Pullman SST with a base contract amount of \$1,097,970.00 and staff authorization not to exceed \$1,317,564.00. As is standard with our restoration contracts, this not to exceed amount includes a 20% contingency for the DDA Parking Manager to approve as needed. This is important given the age of many structures and the issues that often arise during repairs. With DDA Board approval, staff will proceed with signing a contract. The work is expected to begin in July.

**Action Recommended:** Recommend approving a contract with Pullman for the FY25 parking structure repairs.