

Downtown Service Team Update

Ann Arbor Downtown Development Authority

Board Work Session

1/21/2026



Service Team Scope of Services



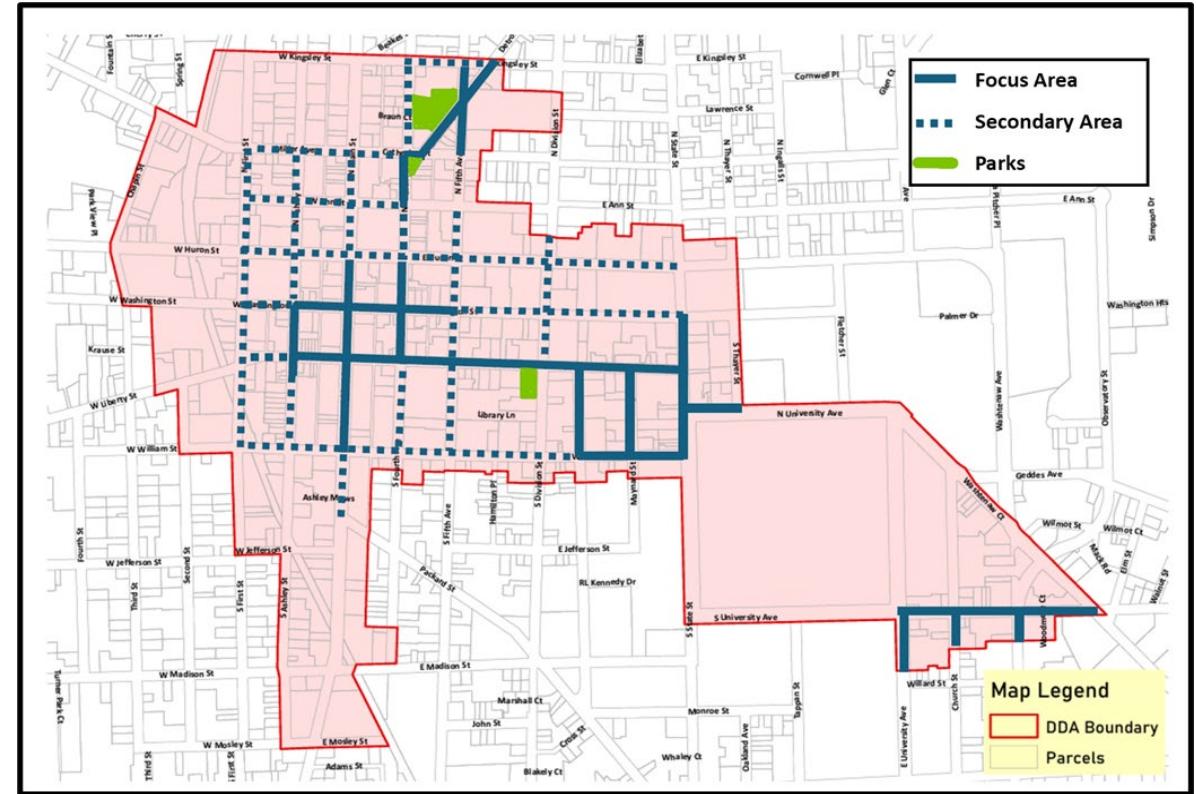
- Litter & debris control.
- Landscaping, mulching, and weed control.
- Snow removal and de-icing at sidewalk ramps, bus stops, ADA parking spaces, and benches.
- Event barricade management.
- Holiday lights.
- Miscellaneous repairs to benches, pavers, and more.



Downtown Service Team



Initial service area focused on the core commercial streets in each business district.



Request for Proposal Timeline



- Proposals due December 11, 2025.
- Bidder selection and negotiations, January through February 2026.
- DDA Board authorizations, pending DDA Development Plan approval in April 2026.
- Service Team start date, summer 2026.

Proposal Review Committee



Review Committee included city staff from:

- DDA
- Public Services
- Public Works
- Police Department
- Solid Waste
- Community Services
- Parks and Rec

Summary of Scores

Scoring Criteria	Points Possible	Block by Block	DJ's	Heritage
Organization and Resources (10%)	10	10	6	6
Qualifications and Experience (35%)	35	32	14	16
Operational Plan and Budget (35%)	35	33	17	16
Workforce Development (20%)	20	14	4	5
Total Score	100	89	40	43

Block by Block's scoring reflects greater experience meeting our full scope of services, organization, tracking and quality control, workforce development, budgeting and tracking, and accountability.

Summary of Costs



	Operating \$	Equipment \$	# of Staff	Notes
Block by Block	\$893,564	\$172,065	10	Includes Equipment in Operating Costs
DJ's	\$1,227,656	\$171,400	10	Equipment not included in Operating Costs
Heritage	\$1,711,000	\$692,950	12	Equipment not included in Operating Costs



Block by Block Highlights

Their proposal showed experience in the following areas:

- Operating more than **180 similar programs** in business districts, parks, transit systems and universities nationwide.
- Working with unions and Collective Bargaining Agreements (CBAs).
- Partnerships with back to work programs prioritizing helping disadvantaged community members get back on their feet.
- Data-driven approach to quality control and reporting via their SMART System for reporting and tracking work.



Next Steps

If City Council approves the Development Plan as proposed on April 20th, 2026:

- May 13th DDA Board Meeting – the Board can consider and approve the Block by Block contract
- July 2026 – Block by Block can launch services

Thank You



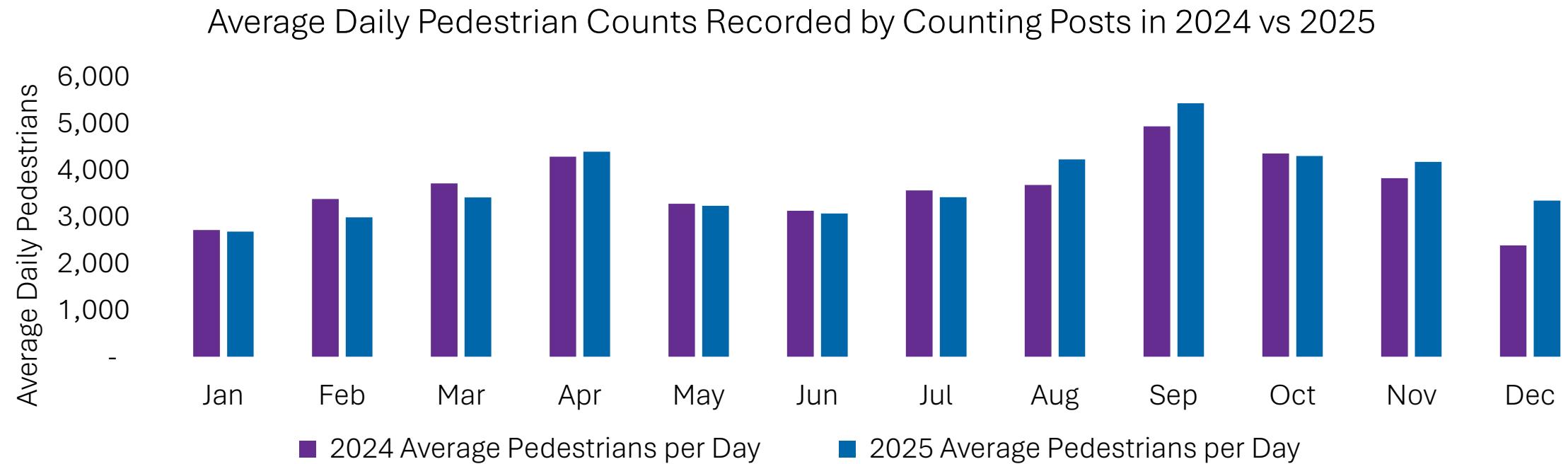
Request for Proposal Timeline



- All slides must have a title to be accessible and should be concise. If you are repeating a title on multiple slides, that is okay, just say “continued” or “part 1, 2...” etc.
- All text must be 16 pt or larger.
- Line spacing must be 1.5pt or greater.
- Do not use all-caps unless it is an acronym.
- Check reading order for every slide, arrange to be logical.
- Check all images for alt text, either update it or mark as decorative.
- Turn on guidelines (View tab > Show > Guides) and stay within them.
- Don’t use effects (shadow, blur) or animations (wipes, text appearing, etc.).

How to Describe Charts

Descriptive caption example: The number of pedestrians counted downtown each month has risen, when comparing the number counted each month in 2024 to 2025. The exception is that pedestrian counts in February and March of 2024 were higher than the same months in 2025.



When to Use Alt Text

Check the alt text of this image to see how to write detailed descriptions.

Based on the purpose of the image, is it:

- To include information?
 - You need alt-text!
- To provide context?
 - You need alt-text!
- To make the slide interesting?
 - Mark it as decorative.

