

MEMORANDUM

TO: Park Advisory Commission

FROM: Colin Smith, Parks & Recreation Services Manager

DATE: May 21, 2013

SUBJECT: Resolution to recommend approval of a contract with Pranam Global Tech, Inc. to replace the roof and perform refurbishment work at Mack Pool (\$193,000.00) and appropriate funds (8 votes)

Attached for your review and action is a resolution to recommend approving a \$193,000.00 contract with Pranam Global Tech, Inc. and a \$19,300.00 (10%) construction contingency to replace the roof and perform refurbishment work at Mack Pool.

The existing roof at Mack Pool dates from 1990 and was anticipated to last 15 years. It has exceeded its useful life by nearly 10 years. A complete condition analysis of the roof and building interior was performed by a structural engineering consultant. Rain events result in leaks that enter the building and mechanical room. Additionally, steel lintels and joists within the pool have rusted due to moisture condensation exacerbated by the roof leaks, and many need to be replaced as part of this project. To preserve the life of the structure in the future, the pool ceiling and joists will have rust removed and painted.

The following two bids were received in response to ITB 4284:

	Base Bid (Roof)	Alternate Bid (Includes Painting)
Pranam GlobalTech, Inc	\$143,500.00	\$193,000.00*
Wm. Molnar Roofing Co. Inc.	\$190,650.00	\$271,319.00

*Lowest Responsible Bid.

Staff recommends acceptance of Pranam Global Tech's bid in the amount of \$193,000.00 to replace the roofing and perform refurbishment work at Mack Pool. You are also requested to recommend approval of a 10% construction contingency in the amount of \$19,300.00 to cover potential change orders to be approved by the City Administrator and that \$212,300.00 be approved for the life of the project without regard to fiscal year.

Funding is available from two sources:

1. \$26,212.00 from revenue received from the Ann Arbor Public Schools, paid annually into a capital facilities escrow account earmarked for Mack Pool.
2. \$186,088.00 in unobligated fund balance from the existing Parks Maintenance and Capital Improvements Millage

Pranam Global Tech, Inc. meets the living wage and prevailing wage requirements and received Human Rights approval April 8, 2013.

RESOLUTION TO RECOMMEND APPROVAL OF A CONTRACT WITH PRANAM GLOBAL TECH, INC. TO REPLACE THE ROOF AND PERFORM REFURBISHMENT WORK AT MACK POOL(\$193,000.00) AND APPROPRIATE FUNDS (8 VOTES)

Whereas, The roof structure of the Mack Pool is nearly 25 years old and has deteriorated, causing leaking that compromises the interior of the pool,

Whereas, Of the two bids received, Pranam Global Tech, Inc. submitted the lowest responsible bid;

Whereas, Pranam Global Tech, Inc. received Human Rights approval on April 8, 2013; and

Whereas, Funding for the project is available in unobligated fund balance from the Park Maintenance and Capital Improvements Millage and revenue received from the Ann Arbor Public Schools and held as a deposit in the General Fund for the purpose of capital facilities improvements at Mack Pool;

RESOLVED, That the Park Advisory Commission recommends the appropriation of \$186,088.00 from the unobligated fund balance in the Park Maintenance and Capital Improvements Millage to partially fund the contract budget and construction contingency;

RESOLVED, That the Park Advisory Commission recommends appropriating \$26,212.00 from a General Fund deposit account dedicated to Mack Pool capital facilities improvements and funded through annual payments from the Ann Arbor Public Schools to partially fund the contract budget and construction contingency into a transfer account to the Parks Maintenance and Capital Improvements Millage;

RESOLVED, That the Park Advisory Commission recommends approval of a contract with Pranam Global Tech, Inc. to replace the roof and perform refurbishment work for \$193,000.00 and approve a construction contingency of \$19,300.00 (10%) to cover potential contract change orders;

RESOLVED, That \$212,300.00 project budget is approved in the Parks Maintenance and Capital Improvements Millage for the life of the project without regard to fiscal year.