

Fourth Avenue & Ann Street Capital Project Updates

Ann Arbor Downtown Development Authority

February 25, 2026



Best Value Bidding



The DDA follows the City of Ann Arbor procurement policy for capital construction projects.

Best Value bidding seeks proposals from contractors scored with the criteria shown below:

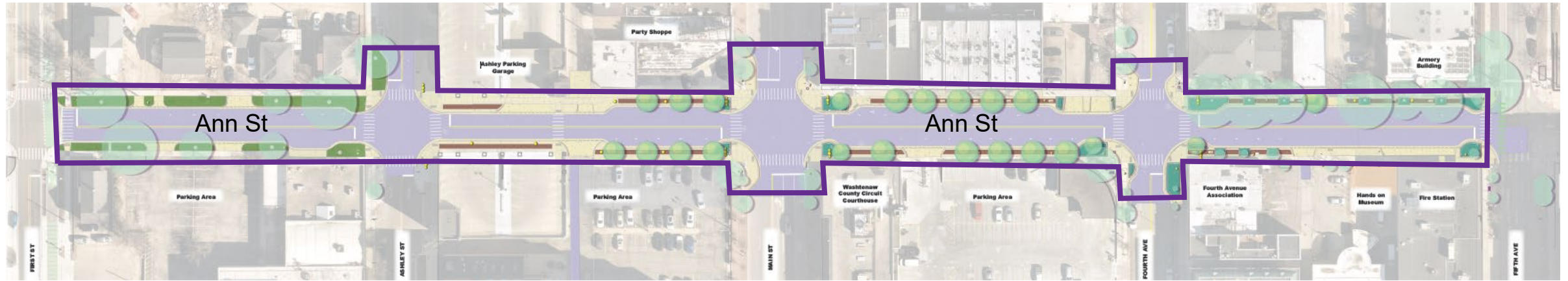
Evaluation Category	Max Points
Qualifications, Experience, & Accountability	20
Workplace Safety	20
Workforce Development	20
Social Equity & Sustainability	20
Pricing/Cost	20

Ann Street Project Extent



The DDA has \$1.469 M in the CIP, with construction in FY 26 & FY 27.

City Engineering is the project lead and will hold the construction contract, with a cost share with the DDA.



First St

Ashley St

Main St

Fourth Ave

Fifth Ave

Ann Street Construction Proposal Scores



Three contractors submitted a proposal.

Bailey Excavating had the highest-scoring proposal (Best Value), even though they also had the highest price.

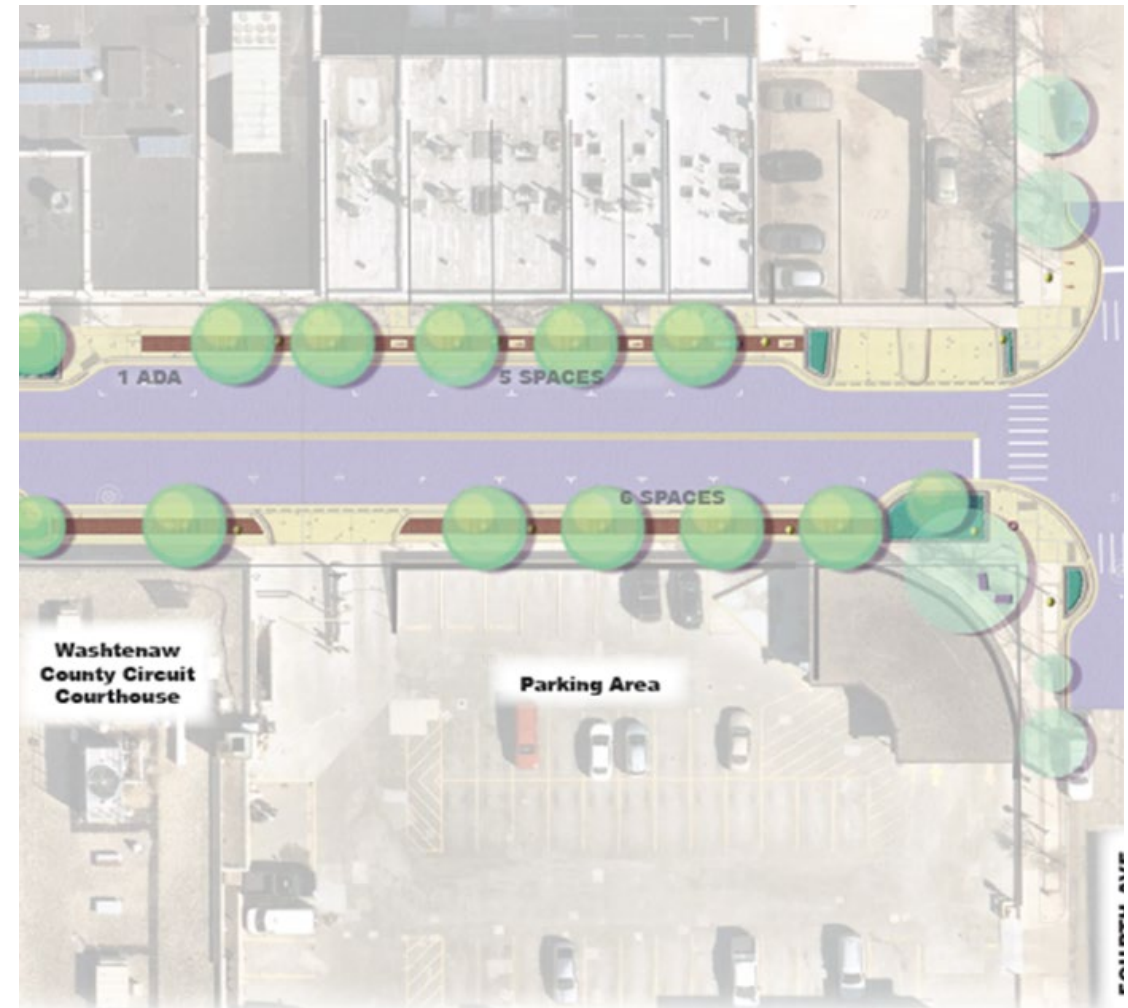
	Fonson	Major	Bailey
Price	\$5,671,143.04	\$5,618,000.00	\$6,992,208.41
Score (out of 100)	81.8	57	89.1

Ann Street Cost

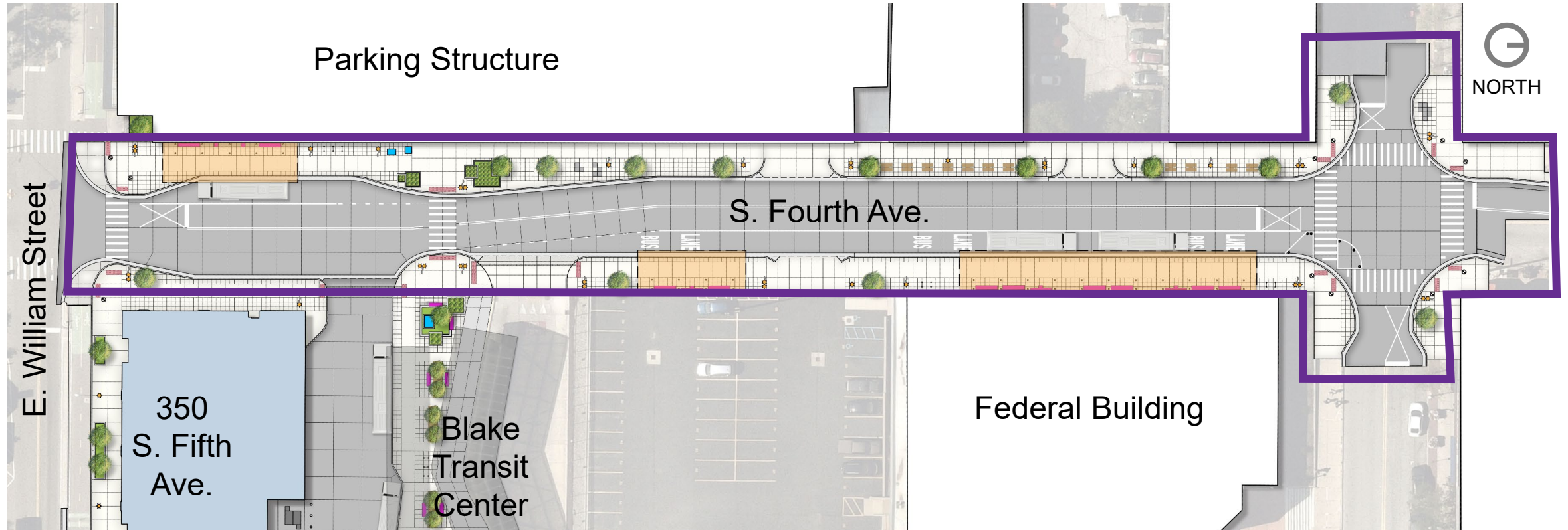
Item	DDA Expected Share
Design	\$129,800.00
Construction Contract	\$1,852,482.20
Soft Costs	\$113,400.00
Total	\$2,095,682.20

Total anticipated costs for the DDA are about \$700,000 higher than the CIP amount.

The FY 26 & 27 budgets reflect this higher actual cost.



Fourth Avenue Project Extent



The DDA has \$5.93M in the CIP, with construction in FY 26 & FY 27.

The DDA is the project lead and will hold the construction contract, with a cost share with the City.

Fourth Ave Construction Proposal Scores



Four contractors submitted a proposal.

Fonson had the highest-scoring proposal (Best Value), and a price similar to others.

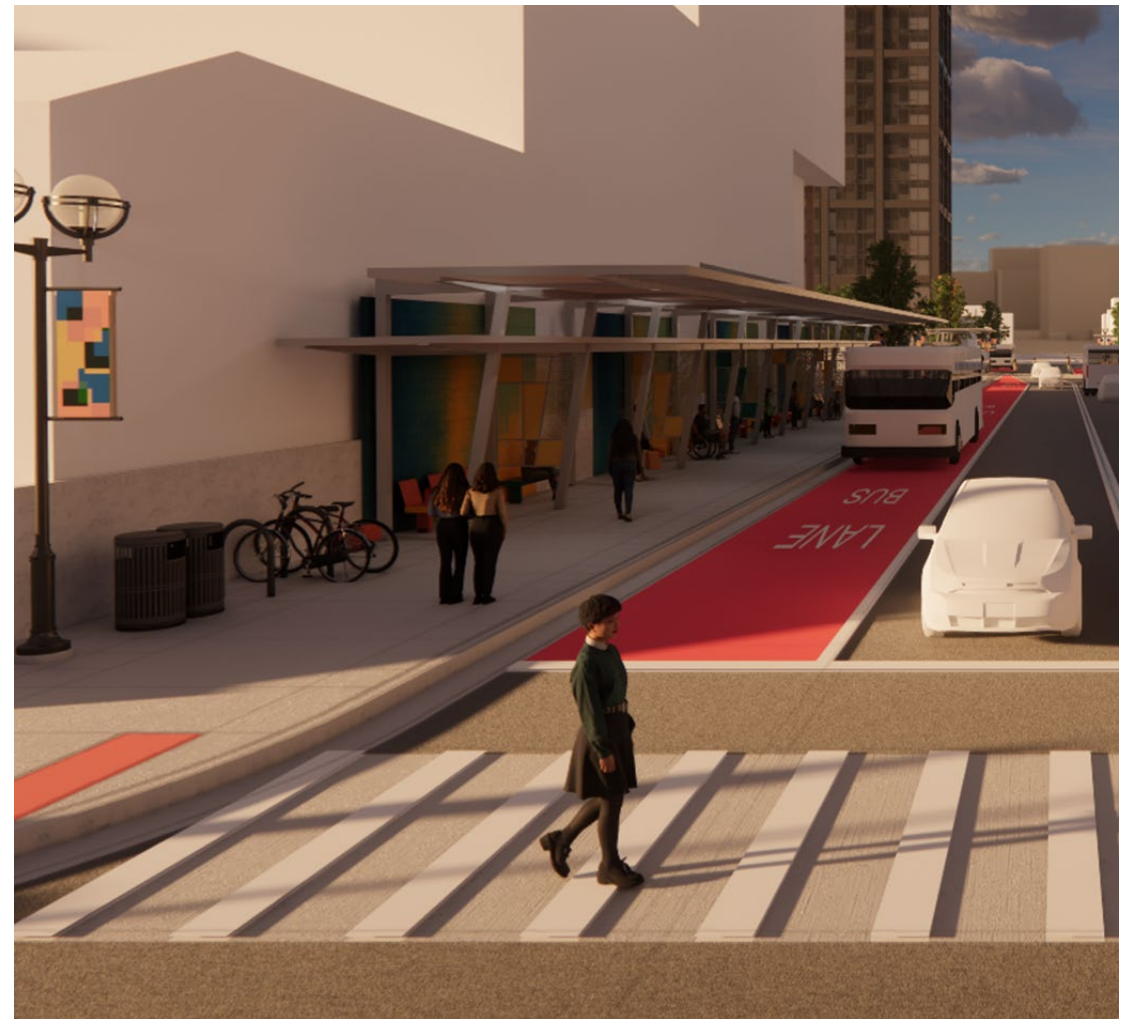
	Fonson	Colasanti	ET Mackenzie	Major
Price	\$5,743,539.61	\$5,920,127.79	\$8,419,000.00	\$6,379,520.00
Score (out of 100)	86	75.4	77.7	79.8

Fourth Ave Cost

Item	DDA Expected Share
Design	\$329,661.44
Construction Contract	\$4,148,248.29
Soft Costs	\$751,246.47
Other Costs (DTE, Public Art, etc.)	\$345,106.00
Total	\$5,574,262.20

Total anticipated costs for the DDA are about \$350,000 lower than the CIP amount.

The FY 26 & 27 budgets include the full CIP amounts to allow for additional public art funding.



Contracts and Construction



Contracts

Fourth Avenue

- Construction Contract & Cost Shares (DDA Board): March 11
- Cost Share (Council): March 16

Ann Street

- Construction Contract (Council): March 2
- Cost Share (DDA Board): March 11

Construction Schedule

Fourth Avenue (construction in whole area)

- DTE Utility Work: March – April
- Construction Start: **May 4**
- Construction Pause: July 10 – 26 (Liberty open)
- Construction End: December

Ann Street (construction phased to move from West to East →)

- Construction Start: **April 1**
- Construction Pause: June 20 – July 20 (Main to Fifth open)
- Construction End: November 15

Thank You

