

..Title

Resolution to Approve a Professional Services Agreement with PROGRESSIVE COMPANIES for Ice Arena Improvements Project RFP No. 25-328 (\$256,500.00)

..Memorandum

City of Ann Arbor 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:

On September 2, 2025, City Council accepted and appropriated \$500,000 in federal Land and Water Conservation (LWCF) grant funds, with \$500,000 City match, for accessibility and sustainability improvements to the Buhr Park Ice Arena (R-25-328). 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

A recent construction estimate came to \$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. A selection committee comprised of Parks staff evaluated the proposals, ranking Progressive Companies the highest based on professional qualifications, past involvement with similar projects, proposed work plan, and fee proposal, which 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.

At their January 27, 2026 meeting, the Park Advisory Commission recommended 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.

[NOTE: This resolution is an auto-generated template. You should make adjustments to suit your particular contract request. Text in red is for your guidance and should be deleted before uploading to Legistar.

The memorandum portion should include the following information where applicable:

The service area/unit making the purchase
Specific description of the purchase/service
Whether the purchase is for replacement or new equipment
Reason for the purchase
RFP/ITB information
For contract amendments and change orders, the original contract information
(date, original price, Council approval date, resolution number, other pertinent
info)]

Budget/Fiscal Impact: [Describe estimated costs, source of applicable funds and
fiscal years, contingency amounts if any, and whether the funds are already
budgeted or an appropriation is required. If an appropriation is required, describe
the source of funds (for example, General Fund) and the destination (for
example, the project).].

..Staff

Prepared by:

Reviewed by: [Service Area Administrator Name and Title]

Approved by: Milton Dohoney Jr., City Administrator

..Body

RESOLVED, That City Council approves a Professional Services Agreement with
PROGRESSIVE COMPANIES in the amount of \$256,500.00;

RESOLVED, That City Council approves a contingency of [Contingency Amount]
to fund additional services under this agreement at the discretion of the City
Administrator, who is authorized to execute change orders or amendments for
this purpose;

RESOLVED, That the Mayor and City Clerk are authorized to sign the agreement
after approval as to substance by the City Administrator and approval as to form
by the City Attorney;

RESOLVED, That the City Administrator is authorized to take all appropriate
actions to implement this resolution, including signing all necessary documents
and sub-agreements.