

MEMORANDUM

TO: Park Advisory Commission

FROM: Colin Smith, Parks & Recreation Services Manager

DATE: June 15, 2021

SUBJECT: Resolution to recommend approval of a contract with Brock & Associates, Inc. for Universal Access improvements at Argo Livery (\$579,107.00)

Attached for your review and action is a resolution to recommend approval of a \$579,107.00 contract with Brock & Associates, Inc. for improving universal access at the Argo Livery.

Budget/Fiscal Impact

Funding is available in the approved FY 2022 Park Maintenance and Capital Improvement Millage Budget.

Funding is also being provided from the State of Michigan through the Department of Natural Resources' Michigan Natural Resources Trust Fund Grant in the amount of \$300,000.00.

Project Description

The City of Ann Arbor liveries at Argo and Gallup Parks are the busiest and largest in the state. They are also part of the Huron River Water Trail, a 104-mile inland paddling trail that was the first state designated water trail, and one of two National Water Trails in Michigan designated by the National Park Service. The water trail is part of a coalition of multiple partners led by the Huron River Watershed Council (HRWC).

The concept of Universal Design or Universal Access is that environments should be designed to make them accessible to all people, regardless of age, disability or other factors. Gallup Livery added an accessible "EZ Launch" in 2014 and it has provided access to the water for those with mobility limitations. It is also used by groups from the University of Michigan and Veterans Administration rehabilitation departments.

One of the main goals identified in the current Parks and Recreation Open Space Plan is to "ensure that the park system is comprehensive, inclusive, and engaging". To do so the plan focuses on "providing opportunities for all" and

says that “engaging the full diversity of the community is a core value developed by staff, and a goal of the Sustainability Framework Plan and of the city’s organizational strategic plan.” One of the objectives is to “Renovate and maintain parks and facilities so that they comply with the Americans with Disabilities Act, while striving for Universal Accessibility.” Additionally, the project meets the sustainability goal of promoting active living & learning by providing recreational opportunities the improve quality of life for all members of our community.

The construction project for improving Universal Access at Argo includes the addition of an accessible watercraft launch, accessible pathways, an accessible picnic area, paving a parking lot and providing ADA parking spaces, and renovations and an addition to the restrooms to make them accessible. Other site improvements include using green infrastructure such as bioswales and rain gardens to manage stormwater runoff on site.

Procurement Process

Seven Bids were received on March 23, 2021. The lowest responsible bid is from Brock & Associates in the amount of \$579,107.00. Below is a bid tabulation for the received bids.

Contractor	Bid Price
Development Company, LLC	\$365,217.50 *
Construction Solutions, Inc.	\$558,206.94 **
Brock & Associates, Inc.	\$579,107.00 ***
Construction Services	\$711,500.00
DMC Consultants, Inc.	\$783,656.00
Krull Construction Co, Inc.	\$847,242.00
Spence Brothers	\$946,015.00

* Development Company, LLC bid was incomplete and didn’t include the restroom facility

** Construction Solutions, Inc. did not meet Responsible Contractor Policy questions

***Bid document listed \$565,919.00 due to a bid tabulation error.

Staff is recommending awarding a contract to Brock & Associates, Inc. in the amount of \$579,107.00 for Universal Access improvements at Argo Livery. A 10% construction contingency (\$57,910.70) is requested to cover potential contract change orders to be approved by the City Administrator. It is requested that a \$637,017.70 contract and contingency amount be approved for the life of the project without regard to fiscal year.

RESOLUTION TO RECOMMEND APPROVAL OF A CONTRACT WITH BROCK
& ASSOCIATES, INC. FOR UNIVERSAL ACCESS IMPROVEMENTS AT ARGO
LIVERY (\$579,107.00)

Whereas, The City park system does not have an accessible watercraft launch at Argo Livery;

Whereas, The Argo and Gallup liveries are the largest in the state and part of the regional Huron River Water Trail;

Whereas, The Park and Recreation Open Space Plan identifies an area of focus as renovating parks and facilities so that they comply with the Americans with Disabilities Act, while striving for Universal Accessibility.

Whereas, The Argo livery site and restrooms are in need of renovation;

Whereas, Funding for the project is available in the approved FY2022 Park Maintenance and Capital Improvements Millage budget;

Whereas, Competitive bids were received by Purchasing on March 23, 2021;

Whereas, Brock & Associates, Inc. submitted the lowest responsive bid;

Whereas, a Michigan Trust Fund Grant was awarded through the Michigan Department of Natural Resources in the amount of \$300,000.00; AND

Whereas, Brock & Associates, Inc. has submitted all required Non-Discrimination, Prevailing Wage, Living Wage, and Conflict of Interest Disclosure forms and complies with the requirements of the City's Non-Discrimination, Prevailing Wage, and Living Wage Ordinances;

RESOLVED, That the Park Advisory Commission recommends approval of a contract with Brock & Associates, Inc. to renovate the boat launch pathway in Gallup Park and approve a construction contingency of \$57,910.70 (10%) to cover potential contract change orders for a total contract amount of \$637,017.70 for the life of the project without regard to fiscal year.