

MEMORANDUM

TO: Park Advisory Commission

FROM: Colin Smith, Parks & Recreation Services Manager

DATE: September 19, 2017

SUBJECT: Resolution to recommend approval of a contract with Cross Renovations, Inc. to construct an addition at Bryant Community Center (\$315,750.00).

Attached for your review and action is a resolution to approve a \$315,750.00 contract with Cross Renovation, Inc. for construction of an addition to the Bryant Community Center. This includes construction of the addition, a connection between the two buildings, renovations to existing buildings, and site work including a rain garden.

The Parks and Recreation Open Space Plan includes construction of an addition to the Bryant Community Center as a priority project for major capital improvements to meet the Center's program needs.

In 2012, the City of Ann Arbor purchased the property adjacent to the Bryant Community Center with Open Space and Parkland Preservation Millage funds to accommodate expanding programs run by Community Action Network (CAN) for the City of Ann Arbor, Parks and Recreation Services. Public meetings and input from CAN helped frame the project scope. In order to effectively manage programs between the two buildings, an addition connecting the two structures will be built. This will not only connect the buildings, but will also provide additional much needed programming space. The purchased property will be renovated to function better as a programming space. Lastly, the existing Bryant Community Center will also receive renovations.

The project meets multiple Sustainability Goals, including:

- Human Services
- Engaged Community
- Active Living and Learning
- Safe Community

The cost of construction is being funded by the Office of Community and Economic Development (OCED) in the amount of \$210,000.00 and approved Parks Maintenance and Capital Improvements Millage Funds in the amount of \$135,000.00 for a total construction budget of \$345,000.00. The OCED also funded the design of the project in the amount of \$90,000.00. The agreement for the design was approved by Council on January 4, 2016 (R# 15-1477), the Planning Commission approved the project on June 6, 2016 (R# 16-0735) and Council approved the agreement for construction on January 17, 2017 (R# 16-1767).

Five bids were received by the City for this project:

Construction Solutions	\$432,700
Cross Renovations	\$379,777*
DMC Consultants	\$278,450**
LaSant Building	\$467,522
Sorensen Gross	\$561,000

*Lowest responsible bidder.

**Non-conforming bid.

Cross Renovations was the lowest responsible bidder, however their bid was slightly higher than the approved construction budget of \$345,000.00. City staff worked with staff from CAN to identify areas where cost reductions could be achieved without compromising the intent of the project. Mitchell and Mouat architects worked with staff and Cross Renovations to identify cost savings through modifications to the site design, foundation, walls, and the HVAC system. These changes resulted in a contract amount of \$315,750.00.

Staff is recommending awarding a contract to Cross Renovations in the amount of \$315,750.00 for construction of an addition to Bryant Community Center. A construction contingency of \$29,250.00 (just under 10%, to remain within the \$345,000.00 approved for construction) is requested to cover potential contract change orders to be approved by the City Administrator. It is requested that a \$345,000.00 contract and contingency amount be approved for the life of the project without regard to fiscal year. Funding is available in the approved FY2018 Park Maintenance and Capital Improvement Millage budget and grant funds from OCED.

RESOLUTION TO RECOMMEND APPROVAL OF A CONTRACT WITH CROSS RENOVATIONS, INC. TO CONSTRUCT AN ADDITION AT BRYANT COMMUNITY CENTER (\$315,750.00)

Whereas, the Parks and Recreation Open Space Plan identifies construction of an addition to the Bryant Community Center as a priority project;

Whereas, City staff held public meetings and worked with staff from CAN to identify project needs;

Whereas, The project supports multiple City sustainability goals;

Whereas, Funding for construction is available in the approved FY2018 Park Maintenance and Capital Improvement Millage budget (\$135,000.00) and through a grant from OCED (\$210,000);

Whereas, Competitive bids were received by Purchasing on April 11, 2017 to construct the addition and renovate the existing structure;

Whereas, The Park Advisory Commission recommended approval of this contract at their September 19, 2017 meeting;

Whereas, Cross Renovations, Inc. submitted the lowest responsive bid;

RESOLVED, That the Park Advisory Commission recommend City Council approve a contract with Cross Renovations, Inc. in the amount of \$315,750.00 and approve a construction contingency of \$29,250.00 to cover potential contract change orders for a total contract amount of \$345,000.00 for the life of the project without regard to fiscal year.