



City of Ann Arbor

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Reference:

Controlling Body: City Council

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*** File Name:** 9/2/25 - Contract with RAM for EQ & Retention
Building Roof Repairs

Final Action: 09/02/2025

Title: Resolution to Approve a Construction Contract with RAM Construction Services of Michigan, Inc. for the Equalization and Retention Building Roof Repairs - RFP #25-33 in the Amount of \$709,510.00 and Appropriate \$57,000.00 from the County Mental Health Millage Fund Obligated Fund Balance (**8 Votes Required**)

Notes:

Sponsors:

Enactment Date: 09/02/2025

Attachments: 2025-06-18 RFP# 25-33 Final.pdf, 2025-06-18 RFP# 25-33 Final Drawings.pdf, RFP 25-33 Eval Results Form v3.2.pdf, 2025-07-10 RAM Proposal Final.pdf, 2025-07-28 Contract.pdf

Enactment #: R-25-330

Drafter/Contact: Anne Warrow

Hearing Date:

*** Admin/Mgr:** Jordan Roberts, Public Services Area Administrator

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	09/02/2025	Approved				Pass

Text of Legislative File 25-1413

Resolution to Approve a Construction Contract with RAM Construction Services of Michigan, Inc. for the Equalization and Retention Building Roof Repairs - RFP #25-33 in the Amount of \$709,510.00 and Appropriate \$57,000.00 from the County Mental Health Millage Fund Obligated Fund Balance (**8 Votes Required**)

Attached for your approval is a resolution to approve a construction contract with RAM Construction Services of Michigan, Inc. (RAM), in the amount of \$709,510.00 for the Water Resource Recovery Facility (WRRF) Equalization and Retention Building Roof Repairs.

The Approved Capital Improvements Plan (CIP) contained the Retention and Tertiary Piping Replacement (UT-SN-22-06) project. This project evaluated the condition of existing piping, pumps and valves in the Retention and Tertiary buildings of the WRRF. In addition, the structural integrity of the concrete equalization and retention tanks, including the concrete roof of the equalization and retention building, were also evaluated by Orchard, Hiltz & McCliment, Inc. (OHM) in advance of the planned installation of solar panels.

As a result of the inspection of the concrete roof of the Equalization and Retention Building in the fall of 2024, it became clear that some repairs would be needed prior to the installation of solar panels to prevent the potential disturbance of the solar panels during their useful life. The recommended repairs include: cleaning and removal of existing debris from the roof; cleaning of existing roof drains; the addition of new roof drains; securing existing metal posts; removal and replacement of the existing protective coating; and the removal and repairing of existing concrete structures on the roof.

Fishbeck created bid documents and plans detailing the work necessary to complete the repairs of the concrete roof of the Equalization and Retention Tanks.

Solicitation of Proposals

RFP No. 25-33 was prepared along with project specific plans and contract documents. On July 10, 2025, one non-responsive proposal and two responsive proposals were received for this work. A selection committee comprised of WRRF staff reviewed the two responsive proposals and determined which respondent was the best value based on the following criteria (as laid out in ORD-21-41, adopted by Council on January 3, 2022):

- Qualifications, Experience & Accountability (20%)
- Workplace Safety (20%)
- Workforce Development (20%)
- Social Equity & Sustainability (20%)
- Schedule of Pricing/Cost (20%)

After reviewing and scoring the proposals, staff ranked the respondents in the following order:

1. RAM Construction Services of Michigan, Inc.
2. Pullman SST, Inc.

The repairs to the concrete roof of the Equalization and Retention Building are necessary prior to the planned installation of solar panels.

RAM received the highest score among the proposals reviewed by the selection committee. Staff is requesting your approval of a contract with RAM in the amount of \$709,5100.00 for the Equalization and Retention Building Roof and approve a contingency in the amount of \$75,000.00 be approved to fund additional necessary services as approved by the City Administrator.

RAM complies with the requirements of the City's Non-Discrimination and Living Wage ordinances.

Budget & Fiscal Impact: The estimated total cost of the project is \$862,510.00. Funds to finance this contract are included in the approved FY26 Sewage Disposal System Capital Budget with \$57,000.00 planned to be funded by the County Mental Health Fund unobligated fund balance for aspects of the project related to solar panel installation.

Fund	Total Project Cost
Sewage Disposal System Capital Budget	\$805,510.00
County Mental Health Fund unobligated fund balance	\$57,000.00
Total	\$862,510.00

Prepared by: Anne M. Warrow, P.E., WRRF Senior Engineer

Reviewed by: Jordan Roberts, Public Services Area Administrator

Approved by: Milton Dohoney Jr., City Administrator

Whereas, Repairs to the concrete roof of the Equalization and Retention Building are necessary prior to the installation of solar panels;

Whereas, Two responsive proposals were received on July 10, 2025, and RAM Construction Services of Michigan, Inc. (RAM) received the highest score among the proposals reviewed by the selection committee;

Whereas, Sufficient funds for this contract are included in the approved Sewage Disposal System Capital Budget and the County Mental Health Fund unobligated fund balance;

Whereas, RAM complies with the requirements of the City's Non-Discrimination and Living Wage ordinances;

Whereas, It is appropriate now to enter into a contract with said company for said construction project; and

Whereas, The contract sets forth, among other things, the services to be performed by said company, and the payments to be made by the City therefore, all of which are agreeable to the City;

RESOLVED, That City Council approves a Construction Contract with RAM Construction Services of Michigan, Inc. in the amount of \$709,510.00 for the Equalization and Retention Building Roof Repairs (RFP #25-33);

RESOLVED, That \$57,000.00 be appropriated from the County Mental Health Millage Fund unobligated fund balance to the Equalization and Retention Building Roof Repairs (RFP #25-33) project; thereby increasing the project revenue and expenditure budgets;

RESOLVED, That a contingency amount of \$75,000.00 be established within the project budget and that the City Administrator be authorized to approve construction change orders not to exceed that amount in order to satisfactorily complete this project;

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

RESOLVED, That the City makes the following declaration for the purposes of complying with the reimbursement rules of Treasury Regulations 1.15-2 pursuant to the Internal Revenue Code of 1986, as amended, that the City reasonably expects to reimburse itself for expenditures for the costs of the Project with proceeds of Bonds; and

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