



Legislation Details (With Text)

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**Title:** Resolution to Approve Change Order No. 2 to the Construction Contract with A.F. Smith Electric Inc. for the Wheeler Center Lighting Improvements Project, RFP 22-83; (\$54,651.00 Increase, Total Contract Amount \$553,032.22)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Wheeler Lighting Improvments Project - Change Order 2.pdf, 2. 2023-08-03\_AF SMITH ELECTRIC INC - Change Order 1.pdf, 3. Negotiated Price Pages from PROPOSAL\_AFSmith.pdf, 4. R-23-139\_Resolution.pdf, 5. SIGNED - AF Smith Electric Inc - Construction Agreement.pdf, 6. PROPOSAL\_AFSmith.pdf, 7. RFP\_22-83\_Addendum1.pdf, 8. RFP\_22-83\_Addendum2.pdf, 9. RFP\_22-83\_Document.pdf, 10. RFP\_22-83\_ProposalTab.pdf, 11. RFP22-83\_PanelBidEvaluation.pdf

| Date       | Ver. | Action By    | Action   | Result |
|------------|------|--------------|----------|--------|
| 10/16/2023 | 1    | City Council | Approved | Pass   |

Resolution to Approve Change Order No. 2 to the Construction Contract with A.F. Smith Electric Inc. for the Wheeler Center Lighting Improvements Project, RFP 22-83; (\$54,651.00 Increase, Total Contract Amount \$553,032.22)

Attached for your review and approval is a change order to the construction contract between the City of Ann Arbor and A.F. Smith Electric Inc. for the Wheeler Center Lighting Improvements Project (RFP 22-83).

On-site investigation by the Contractor, A.F. Smith Electric, concluded that the new lighting control equipment specified and provided in the bid documents would not be compatible with existing occupancy sensors, multi-button push pads, and cabling. Therefore, A.F. Smith is proposing to remove existing, incompatible lighting control equipment, and to furnish and install new common area occupancy sensors, digital multi-button push pads, and CAD5 cabling within the Operations Building and Vehicle Storage Building. This proposed work is required to integrate the new lighting controllers with the fixtures specified and provided in the original bid documents. A.F. Smith will not warranty work related to the lighting control system without these modifications. Furthermore, this modification is needed for the lighting controls to work with the new Building Management System to be installed (RFP 22-65). This modification will increase the cost of the project by \$33,320.00 for the Operations Building and by \$27,235.00 for the Vehicle Storage Building.

While completing work in the Vehicle Storage Building, A.F. Smith identified forty (40) emergency batteries specified within the original bid documents that are not needed. These emergency batteries power fixtures that are on the Wheeler Center’s emergency backup generators and would require additional work beyond the original scope of the bid documents to install. Therefore, Public Works has asked A.F. Smith to return these emergency batteries and issue a credit to the project. The credit

issued for these emergency batteries is \$5,904.00.

The total proposed increase to the project cost due to these changes is \$54,651.00. Change Order 1 used \$13,645.00 of the original \$20,000 contingency approved by City Council (R-23-139) for changes to conference room switches and individual office dimmer controls. \$6,355.00 will be paid using the remaining project contingency and the remaining \$48,296.00 increase will be paid by the Office of Sustainability and Innovations, Climate Action millage.

Budget/Fiscal Impact: Funds for this contract change order are available in the Office of Sustainability and Innovation's Climate Action Millage budget.

Prepared by: Kyle Pettibone, Public Works Engineer

Reviewed by: Paul Matthews, Interim Public Works Manager  
Brian Steglitz, Public Services Area Administrator

Approved by: Milton Dohoney Jr., City Administrator

Whereas, Additional new occupancy sensors and lighting control equipment is needed to complete the Wheeler Center Lighting Improvements Project, and an emergency battery rebate is available;

Whereas, The work included in Change Order No. 1 was required to complete the project and used \$13,645.00 of the original contingency;

Whereas, The remaining approved contingency amount of \$6,355.00 will be used for Change Order No. 2 but is insufficient to cover the entire cost of the additional work in Change Order No. 2;

Whereas, Funding for the remaining portion of Change Order No. 2 in the amount of \$48,296.00 is available in the Office of Sustainability and Innovations Climate Action Millage budget; and

Whereas, A.F. Smith Electric 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 City Council approve Change Order No. 2 to the construction contract with A.F. Smith Electric Inc. in the amount of \$54,651.00 for a total contract amount of \$553,032.22 for additional quantity on the Wheeler Center Lighting Improvements Project (RFP 22-83); and

RESOLVED, That the City Administrator be authorized to take the necessary administrative actions to implement this resolution.