



Legislation Details (With Text)

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**Title:** Resolution to Approve Contract with Landon Bone Baker Architects for \$850,000

**Sponsors:**

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Date	Ver.	Action By	Action	Result
5/18/2022	1	Housing Commission	Approved by the Commission	Pass

**Resolution to Approve Contract with Landon Bone Baker Architects for \$850,000**  
Avalon Housing was selected as the co-development partner for 121 E. Catherine. Avalon brought a development team to the project that includes Landon Bone Baker Architects, Elevate (energy consulting), Macon Engineering, and ArtSpace. The team was selected through a competitive Request for Proposal process. These firms can contract with Avalon or the AAHC because all of these contracts will be included in the final development budget.

Pre-development expenses are typically reimbursed with other funding sources after the property is acquired and financing commitments are secured and/or closed. Since the AAHC is paying for these pre-development expenses with Affordable Housing Millage funds, the AAHC, through its nonprofit Ann Arbor Housing Development Corporation, needs to be the contractor with all of the various professionals doing due diligence and design services until the legal entities are created for this development project.

The AAHC’s procurement policy requires the AAHC board to approve all contracts over \$250,000. The AAHC has already contracted with other professionals for these due diligence and design activities, but none of those contracts exceed \$250,000, except for the contract with Avalon.

Landon Bone Baker will perform the following services:

Preliminary/Schematic Design	\$115,000.
Design Development	\$149,000.
Construction Documents	\$354,000.
Bidding/Negotiation/Permits	\$ 37,000.
<u>Construction Observation</u>	<u>\$195,000.</u>
<b>Total</b>	<b>\$850,000</b>

In addition, the following enhanced sustainability and energy consulting services are negotiable if needed:

Energy Modelling (SES): \$11,500.

Enhanced energy measures dictated by the IECC Zero Code Appendix (SES): \$17,250.

Renewable on-site energy source design. i.e., Solar PV, geothermal (SES): \$17,250

LBBA Enhanced Sustainability design & coordination: \$11,500.

The AAHC will contract with LBB through the AAHDC, its development non-profit.

Prepared by, Approved by Jennifer Hall, Executive Director

WHEREAS, the AAHC issued an RFP for a co-developer and selected the team of Avalon Housing, Landon Bone Baker Architects, Elevate (energy consulting), Macon Engineering, and ArtSpace; and;

WHEREAS, the City of Ann Arbor has allocated Affordable Housing Millage funds for pre-development expenses for 121 E. Catherine to the Ann Arbor Housing Commission; and

WHEREAS, the Ann Arbor Housing Development Corporation was created to support developments by the AAHC and the millage funds will flow through the AAHDC; and

RESOLVED, that the AAHC Board approves a contract between the AAHDC and Landon Bone Baker Architects for \$850,000 for design, bidding and construction oversight at 121 E. Catherine, with the option to provide enhanced sustainability and energy modeling services for an additional fee.