



Legislation Text

File #: 11-1331, Version: 1

Resolution to Approve a Contract with Legacy Custom Builders, Inc. to Repair the Island Park Greek Revival Shelter (\$84,169.00)

Attached for your review and action is a resolution to approve a \$84,169.00 contract with Legacy Custom Builders, Inc. to make necessary repairs to the Island Park Greek Revival Shelter.

The Island Park Greek Revival Shelter is a historic structure that was constructed in 1914. The building has deteriorated due to weather, insect and animal damage. It has been renovated several times throughout its history, most recently in 1995. The structure is a recognized Ann Arbor landmark, and is the site for many weddings and other celebrations. This project would restore the shelter and help protect it from further deterioration. The renovation of the Island Park Greek Revival Shelter is noted in the 2011 - 2015 Parks & Recreation Open Space Plan as part of the Parks system infrastructure needs assessment.

Although individual structures such as the Shelter are not covered by the Historic District Commission, staff and the architect discussed the project with Historic District Commission staff to make sure that the renovations were appropriate in intent.

The following four bids were received in response to ITB 4184:

	Base Bid	Bid with Preferred Alternates
Legacy Custom Builders, Inc.	\$44,169.00	\$84,169.00*
Grunwell-Cashiro Co.	\$58,750.00	\$94,240.00
Mark 1 Restoration	\$63,700.00	\$116,800.00
Renaissance Restorations, Inc	\$109,850.00	\$222,700.00

\*Lowest Responsible Bid

Due to the relatively unique nature of the structure and corresponding uncertainty over price estimates, staff requested both a base bid and bid with preferred alternates. The base bid represents the minimum amount of work that would be necessary to repair only the damaged portions of the structure. The alternates include work to replace all of the exterior and interior wood trim that is in need of replacement in the near future. Staff is recommending accepting Legacy Custom Builders' bid with preferred alternates in the amount of \$84,169.00 as it allows for the more comprehensive approach, and will result in a uniformly renovated structure using materials that will prolong the life of the structure while minimizing future maintenance needs.

You are also requested to approve a 10% construction contingency (\$8,417.00) to cover potential contract change orders to be approved by the City Administrator. It is requested that \$92,586.00 be approved for construction contract and associated contingency for the life of the project without regard to fiscal year. Funding is available in the approved FY2012 Park Maintenance and Capital Improvements Millage.

Legacy Custom Builders, Inc. meets the living wage and prevailing wage requirements and received

Human Rights approval on September 22, 2011.

Prepared by: Amy Kuras, Landscape Architect II

Reviewed by: Colin Smith, Parks & Recreation Services Manager  
Sumedh Bahl, Community Services Area Administrator

Approved by: Steven D. Powers, City Administrator

Whereas, The Island Park Greek Revival Shelter is need of renovations;

Whereas, Staff recommend accepting the bid with the preferred alternates as it allows for the most comprehensive repairs that will prolong the life of the structure while minimizing future maintenance needs;

Whereas, Of the four bids received in response to ITB 4184, Legacy Custom Builders, Inc. submitted the lowest responsible bid;

Whereas, Legacy Custom Builders, Inc. received Human Rights approval on September 22, 2011;  
and

Whereas, Funding for the project is available in the approved FY2012 Park Maintenance and Capital Improvements Millage;

RESOLVED, That City Council approve a contract with Legacy Custom Builders, Inc.. to repair the Island Park Greek Revival Shelter for \$84,169.00 and authorize a construction contingency of \$8,417.00 (10%) to cover potential contract change orders to be approved by the City Administrator;

RESOLVED, That the total amount of the construction contract and associated contingency (\$92,586.00) be approved for the life of the project without regard to fiscal year;

RESOLVED, That the City Administrator be authorized to take all necessary administrative actions to implement this resolution including the authority to approve change orders within the approved contingency; and

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute the contract after approval as to substance by the City Administrator and approval as to form by the City Attorney.