



## Legislation Text

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**File #:** 10-0645, **Version:** 1

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Resolution to Approve a Change Order (\$82,520.50) and Appropriate Funds (\$110,273.00) for the Construction Contract with Douglas N. Higgins, Inc. for the Construction of the City Hall East Parking Lot (**8 Votes Required**)

Attached for your review and approval please find a resolution approving the Change Order with Douglas N. Higgins, Inc. for the construction of the City Hall East Parking Lot in the amount of \$82,520.50 and to appropriate the funds for the funding of the project.

On April 19, 2010 the City Council approved the contract with Douglas N. Higgins, Inc. for the construction of the Georgetown Boulevard Improvement Project. This Change Order will add the reconstruction of the City Hall East Parking Lot to the current contract with Douglas N. Higgins, Inc.

After the Tio's Restaurant site (east of City Hall) was purchased by the City of Ann Arbor, the site was leveled and became a temporary gravel parking lot. The old Tio's lot is currently separated by vertical grades from the other City owned parking lot just to its west. Currently, the old Tio's lot can be accessed only from its own dedicated curb cut off Huron Street.

In the spring of 2010, we designed a layout for a single parking lot to replace the current two side-by-side City Hall east parking lots and bring it into compliance with the current parking lot codes and regulations. The new combined parking lot plan includes 23 marked parking spaces, as opposed to the existing 20 usable spaces and will remove the existing vertical grade separation between the lots. The new parking layout is consistent with the MDOT's access management plan for Huron Street (BL-94) consolidating the existing curb cuts into one with proper width, location and sight lines. The new two-way driveway will allow traffic to exit and enter Huron Street from the same location. In addition to the reconstruction of the parking lot, curb and gutter will be used to direct storm water runoff away from the new east wall of the City Hall north of the parking lot. The additional curb and gutter will be extended northerly to Ann Street adjacent to the UMCU parking lot. The \$20,000 contingency amount included in the resolution will pay for construction of the proposed curb and gutter along the City Hall easterly walls and the related items currently under design.

Campus Management Inc., our neighbor to the east, acting as the agent for the property owner Schott, Lighthammer LLC, 337, has agreed to the new parking lot plan that would provide them access to their parking lot through a single common curb cut at Huron Street. Currently they are working with the City on finalizing the necessary temporary construction easement to complete the construction of the project

We asked for prices from three (3) qualified contractors who currently have active construction contracts for similar work with the City. We received two (2) quotes for this work. It our intent to;

- expedite the construction of the new parking lot and ensure its completion in 2010, and
- save on costs both by using contractors already mobilized and on site in Ann Arbor

- take advantage of volume pricing expected from using an existing contract with most of the pay items that are needed for the City Hall East Parking Lot work,

Douglas N. Higgins, Inc. presented the lowest price in the amount of \$82,520.50 and received Human Rights approval on March 17, 2010.

The estimated cost of the project, including survey and inspection, is estimated to be \$110,273.00 and is available in the FY2010 Administrator's discretionary account within the General Fund. As the project was not completed prior to end of the FY2010 fiscal year, we are requesting the re-appropriation of the funding to the FY2011 Administrator's Discretionary Fund Account to complete the project.

Prepared by: Homayoon Pirooz, P.E., Project Management Manager

Reviewed by: Sue F. McCormick, Public Services Area Administrator

Approved by: Roger W. Fraser, City Administrator

Whereas, Douglas N. Higgins, Inc. was awarded a construction contract on April 19, 2010 (R-10-113) in the amount of \$878,600.05 for the Georgetown Boulevard Improvement Project (Bid No. 4073);

Whereas, the City owns two parking lots on the east side of the City Hall that are separated by vertical grades, with two curb cuts on Huron Street;

Whereas, the redesigned new combined parking lot plan includes 23 parking spaces, removes the vertical grade separation, removes the two separate curb cuts at Huron Street and replaces them with one curb cut;

Whereas, it is necessary to complete the reconstruction of the new parking lot in 2010;

Whereas, funding for this project was included in the Administrator's Discretionary Account within the approved FY2010 General Fund;

Whereas, the project is estimated to cost \$110,273.00 including construction survey and inspection;

Whereas, the project will not be completed by the end of FY2010; and

Whereas, Douglas N. Higgins, Inc. received Human Rights approval on March 17, 2010 and complies with the living wage ordinance;

RESOLVED, That Council approves the change order to the Georgetown Boulevard Water Main Replacement construction contract with Douglas N. Higgins, Inc. to add the construction of the City Hall East Parking Lot in the amount of \$82,520.50;

RESOLVED, That \$110,273.00 be appropriated from the General Fund Reserve to the FY2011 Administrator's Discretionary Fund Account within the General Fund;

RESOLVED, That the City Administrator be authorized to approve additional changes to the construction contract with Douglas N. Higgins, Inc., not to exceed \$20,000 in order to satisfactorily complete this project; and

RESOLVED, That Council authorizes the City Administrator to take the necessary administrative actions to implement this resolution.