



Legislation Text

File #: 24-0963, **Version:** 1

Resolution to Approve a Contract with Duke Roofing Inc. for the Fire Station #1 Roof Installation Project (PI RFP# 24-21) (\$186,900.00)

We recommend your approval of the attached resolution approving a contract in the amount of \$186,900.00, with Duke Roofing Inc. for the installation of a new roof on Fire Station #1.

The existing roof on Fire Station #1, installed in 2002, is near the end of its useful life and is experiencing more frequent leaks and higher maintenance costs. These leaks are more problematic since we have recently renovated much of the top floor of the building. Additionally, the City will be installing a large PV solar installation on the roof of the building so this is the optimal time to replace the existing roof.

The new roof will be a highly reflective white roof which permits the installation of bi-facial solar panels, allowing for power generation from both the top and bottom of the panel. The City is also removing non-functional equipment from the roof, including many roof top antenna that were abandoned when central dispatch left the facility. This will maximize solar panel placement and reduce shadowing.

A public improvement request for proposals was solicited under RFP# 24-21, and four bids were received on May 8, 2024. Using the best value procurement requirements, Duke Roofing Inc. scored the highest of the four firms who submitted and was the lowest price. The City has used Duke Roofing Inc. on previous projects and are satisfied with their work.

The resolution includes a \$19,000.00 contingency, approximately 10%, to cover any unknown conditions or potential scope change orders to be approved by the City Administrator if necessary.

Duke Roofing Inc. complies with the requirements of the City's Conflict of Interest, Living Wage, Prevailing Wage and Non-Discrimination ordinances.

Budget/Fiscal Impact: Funding is available for this project in the Capital Sinking Fund.

Prepared by: Matthew J. Kulhanek, Fleet and Facilities Unit Manager

Reviewed by: John Fournier, Deputy City Administrator

Approved by: Milton Dohoney Jr., City Administrator

Whereas, The roof on Fire Station #1 is at the end of its useful life and needs to be replaced;

Whereas, The City is planning a large PV solar panel project on this roof which should be replaced prior to the solar installation;

Whereas, The City of Ann Arbor solicited proposals for the Fire Station #1 Roof Installation Project under RFP# 24-21 and four proposals were received in May 2024;

Whereas, Duke Roofing Inc. was the highest ranked and lowest priced proposal of the four received

utilizing the City's best value procurement requirements outlined in RFP# 24-21;

Whereas, Duke Roofing Inc. has provided a proposal at a cost of \$186,900.00 to complete the Fire Station #1 Roof Installation work;

Whereas, Staff has requested that a project contingency in the amount of \$19,000.00 be included to cover any unknown conditions or necessary scope changes upon approval of the City Administrator;

Whereas, Adequate funds for this project in the amount of \$205,900.00, including contingency, are available in the approved Capital Sinking Fund; and

Whereas, Duke Roofing Inc. complies with the requirements of the City's Conflict of Interest, Living Wage, Prevailing Wage and Non-Discrimination ordinances;

RESOLVED, That City Council approve a contract with Duke Roofing Inc. in the amount of \$186,900.00 for the Fire Station #1 Roof Installation Project;

RESOLVED, That City Council authorize a \$19,000.00 for contingency to cover potential contract change orders;

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

RESOLVED, That the City Administrator is authorized to take all necessary actions to implement this resolution including the approval and execution of change orders within the approved contingency amount.