



## Legislation Text

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**File #:** 20-0243, **Version:** 1

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Resolution to Approve a Contract with True Colors Industrial LLC for the Hangar Roof Recoating Project at the Ann Arbor Municipal Airport and to Appropriate Funding from the Airport Fund Balance (\$186,000.00) (ITB #4613 - \$169,175.00) **(8 Votes Required)**

Staff recommends your approval of the attached resolution authorizing a construction contract in the amount of \$169,175.00 with True Colors Industrial LLC, for the hangar roof recoating project at the Ann Arbor Municipal Airport.

The City owns and maintains 13 rows of t-hangars that house over 150 based aircraft at the airport. The newest group of t-hangars are nearly 50 years old and require consistent maintenance to keep them in good shape for the tenants that lease them from the City. Over the last decade, a significant investment has been made from the airport budget to repaint these hangars, replace all light fixtures to improve energy efficiency and lighting levels, and recoat the metal roofs on the hangars. The painting and relighting projects are fully complete. During that timeframe, the airport was able to recoat the roofs of all but five of the t-hangar buildings. The remaining five buildings, all identical in size, are the largest of the 13 rows of t-hangars.

Work on this last group of five t-hangar buildings, and one additional airport owned storage building, were included in ITB #4613 - Hangar Roof Recoating Project. This project involves cleaning and securing roof panels, sealing roof joints, removing and treating any rust spots, and the application of multiple layers of an acrylic elastomeric cool roof product. The product comes with a 12 year leak proof warranty that can be renewed at the end of the 12 year period. This is the same product and warranty used on the other t-hangar roofs and we have been very satisfied with its performance.

The project was bid under ITB #4613 and four bids were received on February 4, 2020. Staff evaluated the bids and recommends that True Colors Industrial LLC, as the lowest responsible bidder, be awarded the contract.

The airport had completed the prior hangar renovation work, including the roof recoating of the other hangars, out of the annual operating budget over the last decade. Continuing this process of one or two hangar roofs per year would require an ITB since the remaining roofs are much larger. It was decided to solicit bids for all the remaining hangars and the storage building under one project to finish up this hangar renovation work.

**Budget/Fiscal Impact:** Funding of this larger project scope was not included in the FY20 Airport operations and maintenance budget. Funding in the amount of \$186,000.00 is available in the Airport Unobligated Fund Balance and would cover the base bid (\$169,175.00) and a 10% contingency (\$16,825.00) to cover potential contract change orders to be approved by the City Administrator if necessary. There is no impact on the general fund for this project.

True Colors Industrial LLC complies with the requirements of the City's Conflict of Interest, Prevailing Wage, Living Wage and Non-Discrimination ordinances.

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

Reviewed by: John Fournier, Assistant City Administrator

Approved by: Tom Crawford, Interim City Administrator

Whereas, There is a need to maintain City owned buildings at the Ann Arbor Municipal Airport;

Whereas, Five large t-hangar buildings and one storage building are in need of specific roof maintenance to extend the useful life of the buildings and provide a weather resistant building shell;

Whereas, Bids were solicited under ITB #4613 - Hangar Roof Recoating Project and four bids were received at the February 4, 2020 bid opening, True Colors Industrial LLC submitted the lowest responsible bid;

Whereas, True Colors Industrial LLC complies with the City's Conflict of Interest, Prevailing Wage, Living Wage and Non-Discrimination ordinances; and

Whereas, Funding is available for the project in the Unobligated Airport Fund Balance;

RESOLVED, That City Council approve a construction contract for the project, per ITB No. 4613, with True Colors Industrial LLC, in the amount of \$169,175.00 and authorize a construction contingency of \$16,825.00 to cover potential contract change orders;

RESOLVED, That funding in the amount of \$186,000.00 be appropriated from the Airport Fund fund balance to the FY20 Airport Fund operations and maintenance budget; thereby, increasing both the revenue and expenditure budget;

RESOLVED, That project funding is available without regard to fiscal year;

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.