



Legislation Text

File #: 21-1246, **Version:** 1

Resolution to Approve a Professional Services Agreement between the City and C&S Engineers Inc. for Work Related to the Ann Arbor Municipal Airport Hangar Project (\$62,197.00)

Attached for your consideration is a resolution to approve a Professional Services Agreement between the City and C&S Engineers Inc. (C&S), Livonia, Michigan, in the amount of \$62,197.00, for engineering services related to the construction of F row hangars at the Ann Arbor Municipal Airport.

This overall project consists of the construction of a four-unit hangar building (F row) in the NE t-hangar area of the airport. The individual units would be approximately 45' wide by 45' deep (depending on the manufacturer), weather tight and heated. The utilities in the units will be individually metered, paid by the tenant, but will not include water or sewer.

The proposed hangar door size, which dictates the size of the aircraft that can be housed there, is nearly identical to the E row hangar immediately to the west. F row will house the same size single or small twin-engine aircraft that can currently occupy E row hangars. Hangar door sizes also dictate the required minimum width of the taxiway that serves the hangar. By keeping the door sizes similar, it allows us to use the existing E row taxiway without significant modifications.

All 156 hangars owned by the airport are occupied and we have been operating from a hangar waiting list for about five years. There are currently over 30 prospective tenants, who pay a deposit to get on the list, that would like to base their aircraft at Ann Arbor. A four-unit hangar row won't make a significant dent in the waiting list, but it should ensure that the new hangars will be occupied.

The City issued SOQ #20-33 in October 2020 and C&S was selected as the airport consultant in December 2020. Conceptual and preliminary design work on the hangars was recently completed under a separate contract to determine feasibility and estimated costs for the project. The work included in this proposal includes final building design, technical specifications and drawings, bidding, and construction administration. It will also address the significant agency coordination requirements of building at the airport between the Federal Aviation Administration, Michigan Office of Aeronautics, Washtenaw County, Pittsfield Charter Township and the City of Ann Arbor.

C&S will also evaluate different sustainable materials and technologies to improve energy efficiency options and reduce the carbon footprint of the structure. As a very simple structure, these opportunities are minimal, but they will be explored and integrated if practical. The resolution includes a recommended 10% project contingency of \$6,200.00 to cover potential contract change orders to be approved by the City Administrator if necessary.

Budget/Fiscal Impact: Funding for the work is available in the approved FY22 Airport Fund Operations and Maintenance Budget.

C&S Engineers Inc. complies with the requirements of the City's Conflict of Interest, Living Wage and Non-Discrimination ordinances.

Prepared by: Matthew J. Kulhanek, Fleet & Facility Manager

Reviewed by: John Fournier, Assistant City Administrator

Approved by: Tom Crawford, City Administrator

Whereas, The City needs to construct additional hangar space to address a significant waiting list to house aircraft at the Ann Arbor Municipal Airport;

Whereas, C&S Engineers Inc., Livonia, Michigan was selected as the airport's consulting engineer in December 2020;

Whereas, C&S Engineers Inc. has submitted a proposal for final design, bidding and construction administration for the four-unit F Row Hangar project, for a fee of \$62,197.00;

Whereas, Funding for the work is available in the approved FY22 Airport Fund Operations and Maintenance Budget; and

Whereas, C&S Engineers Inc. complies with the requirements of the City's Conflict of Interest, Living Wage and Non-Discrimination Ordinances;

RESOLVED, The City Council approve the Professional Services Agreement with C&S Engineers Inc. in the amount of \$62,197.00 for design, bidding and construction administration for the proposed four-unit F Row Hangar project at the Ann Arbor Municipal Airport and authorize an engineering contingency of \$6,200.00 to cover potential contract change orders;

RESOLVED, That the Mayor and City Clerk be authorized and directed to sign the Professional Services Agreement upon approval as to form by the City Attorney, and upon approval as to substance by the City Administrator; and

RESOLVED, That the City Administrator be directed to take the necessary administrative actions to implement this resolution including the approval and execution of change orders within the approved authorization.