



## Legislation Details (With Text)

**File #:** 22-0791      **Version:** 1      **Name:** 6/6/22 Award Fire Station #1 Renovation Project (RFP #22-16) to AZ Shmina Inc.  
**Type:** Resolution      **Status:** Passed  
**File created:** 6/6/2022      **In control:** City Council  
**On agenda:** 6/6/2022      **Final action:** 6/6/2022  
**Enactment date:** 6/6/2022      **Enactment #:** R-22-169

**Title:** Resolution to Approve a Construction Contract with A.Z. Shmina, Inc. for the Fire Station #1 Renovation Project (RFP# 22-16) (\$1,297,000.00)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. SHMINA Contract Fire Station #1 Renovation Project.pdf, 2. RFP\_22-16\_Addendum1.pdf, 3. RFP\_22-16\_Addendum2.pdf, 4. RFP\_22-16\_Document.pdf, 5. PROPOSAL\_AZShmina.pdf, 6. PROPOSAL\_ARBROUWER.pdf, 7. RFP 22-16 Scoring Breakdown.pdf

Date	Ver.	Action By	Action	Result
6/6/2022	1	City Council	Approved	Pass

Resolution to Approve a Construction Contract with A.Z. Shmina, Inc. for the Fire Station #1 Renovation Project (RFP# 22-16) (\$1,297,000.00)

We recommend your approval of the attached resolution authorizing a construction contract in the amount of \$1,297,000.00, with A.Z. Shmina, Inc. for interior renovations at Fire Station #1.

A large portion of area being renovated under this project was occupied by the Washtenaw County Sheriff's Office Metro Dispatch Center prior to their relocation from the site in February 2022. This project will allow for the relocation of the Fire Prevention Bureau to Station #1 from their current offices at the former Station #2, allowing that property to be repurposed. The renovation project includes reconfiguring the exterior entrance to comply with Americans with Disabilities Act (ADA) accessibility; providing ADA accessible offices for fire prevention, emergency management, and fire administration; private, gender-inclusive dormitory rooms for firefighters; a new fire alarm system for the entire building; a fire suppression system for the dormitory area; and a secure ballot processing and storage area for the City Clerk's Office.

A request for proposals was solicited under RFP# 22-16, and two bids were received on March 22, 2022. This RFP was issued under the new purchasing ordinance: Sec 1:314(9) of the City Code. A.Z. Shmina scored the highest of the two firms who submitted. A.Z. Shmina was not the lowest bidder. Based on the new purchasing guidance for "best value", we recommend A.Z. Shmina be awarded the contract. Please see attached scoring breakdown for more details.

If approved, construction would commence June 20, 2022 with a project completion date of December 17, 2022.

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

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

Prepared by: Mike Kennedy, Fire Chief  
Matthew J. Kulhanek, Fleet & Facilities Unit Manager

Reviewed by: John Fournier, Assistant City Administrator

Approved by: Milton Dohoney Jr., Interim City Administrator

Whereas, The Washtenaw County Sheriff's Office Metro Dispatch Center moved out of Fire Station #1 in February 2022 creating space for the Fire Prevention Bureau to be relocated from their current offices at the former Fire Station #2 located at 1510 E. Stadium Boulevard;

Whereas, This project also includes reconfiguring the exterior entrance to comply with the Americans with Disabilities Act (ADA) accessibility; providing ADA accessible offices for emergency management and fire administration; private, gender-inclusive dormitory rooms for firefighters; new fire alarm system for entire building; fire suppression system for the dormitory area; and secure ballot processing and storage area for the City Clerk's Office;

Whereas, The City of Ann Arbor solicited proposals for the Fire Station #1 Renovation Project under RFP# 22-16 and two proposals were received in March 2022;

Whereas, A.Z. Shmina, Inc. was the higher ranked proposal of the two received utilizing the scoring system outlined in RFP# 22-16 per the new purchasing ordinance: Sec 1:314(9) of the City Code;

Whereas, A.Z. Shmina, Inc. has provided a proposal at a cost of \$1,297,000.00 to complete the Fire Station #1 renovations;

Whereas, Staff has requested an additional authorization for A.Z. Shmina, Inc. in the amount of \$129,700.00 to cover any contingency for the project;

Whereas, Adequate funds for this project in the amount of \$1,426,700.00 are available in the approved General Capital Fund; and

Whereas, A.Z. Shmina, 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 construction contract with A.Z. Shmina, Inc., in the amount of \$1,297,000.00 for the Fire Station #1 Renovation Project (RFP #22-16);

RESOLVED, That a contingency amount of \$129,700.00 be established within the project budget, and that the City Administrator be authorized to approve construction change orders not to exceed that amount, in order to satisfactorily complete this project;

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.