



Legislation Details (With Text)

**File #:** 23-0584      **Version:** 1      **Name:** 5/1/23 Wheeler Lighting Upgrades  
**Type:** Resolution      **Status:** Passed  
**File created:** 5/1/2023      **In control:** City Council  
**On agenda:** 5/1/2023      **Final action:** 5/1/2023  
**Enactment date:** 5/1/2023      **Enactment #:** R-23-139

**Title:** Resolution to Approve a Construction Contract with A.F. Smith Electric Inc. for the Wheeler Center Lighting Improvements Project (\$484,736.22)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. RFP\_22-83\_Document.pdf, 2. RFP\_22-83\_Addendum1.pdf, 3. RFP\_22-83\_Addendum2.pdf, 4. RFP\_22-83\_ProposalTab.pdf, 5. PROPOSAL\_AFSmith.pdf, 6. RFP22-83\_PanelBidEvaluation.pdf, 7. Negotiated Price Pages from PROPOSAL\_AFSmith.pdf, 8. A.F. Smith Electric Inc. Contract.pdf

Date	Ver.	Action By	Action	Result
5/1/2023	1	City Council	Approved	Pass

Resolution to Approve a Construction Contract with A.F. Smith Electric Inc. for the Wheeler Center Lighting Improvements Project (\$484,736.22)

Attached for your review and approval is a resolution to approve a construction contract between the City of Ann Arbor and A.F. Smith Electric Inc. in the amount of \$484,736.22 for the Wheeler Center Lighting Improvements Project (RFP# 22-83).

The Wheeler Center was constructed in 2007 and was outfitted with light fixtures that use a mix of metal halide and fluorescent bulbs, proximity sensors and a programable lighting controller. The proposed lighting improvement project will upgrade outdated or failing equipment and fixtures to improve energy efficiency. All fixtures will be converted or replaced to accept LED bulbs, the unsupported lighting controller will be replaced with one that can integrate into the building management system and the emergency backup battery packs and nonfunctioning room proximity sensors will be replaced.

RFP# 22-83 was advertised on the City’s website and on the Michigan Inter-Governmental Trade Network (MITN) website. Two (2) proposals were received and publicly opened on January 10, 2023. A selection committee comprised of Public Works staff reviewed the proposals and determined which bidder was the best value based on the criteria in ORD-21-41:

- Qualifications, Experience, & Accountability (20%)
- Workplace Safety (20%)
- Workforce Development (20%)
- Social Equity & Sustainability (20%)
- Schedule of Pricing/Cost (20%)

After reviewing and scoring the proposals, staff ranked the responding firms in the following order:

1. A.F. Smith Electric, Inc.
2. J. Ranck Electric, Inc.

A.F. Smith Electric, Inc. received the higher score among the proposals reviewed by the selection committee. Therefore, staff recommends entering into a contract with A.F. Smith Electric, Inc. for this project.

A.F. Smith Electric, Inc. complies with the City's Non-Discrimination and Living Wage ordinances.

Budget/Fiscal Impact: Funds for the FY23 portion of the Wheeler Center Lighting Improvements Project are available in the approved Office of Sustainability and Innovation's County Mental Health Millage Budget. Funds for the remainder of the project will be available in the Office of Sustainability and Innovation's Climate Action Millage budget if so, approved by Council.

Prepared by: Paul Matthews, Public Works Assistant Manager  
Reviewed by: Molly Maciejewski, Public Works Manager  
Brian Steglitz, Public Services Area Administrator

Approved by: Milton Dohoney Jr., City Administrator

Whereas, The Wheeler Service Center has a need to replace or retrofit light fixtures that use a mix of metal halide and fluorescent bulbs to LED, failing proximity sensors and a programable lighting controller that is no longer supported and unable to communicate to a centralized management system;

Whereas, Public Works issued RFP# 22-83 and 2 (two) proposals were received and publicly opened on January 10, 2023;

Whereas, Proposals were reviewed by Procurement and evaluated by Public Works staff on the basis of qualifications experience and accountability, workplace safety, workforce development, social equity and sustainability and schedule of pricing;

Whereas, A.F. Smith Electric, Inc. received the higher score among the proposals reviewed by the selection committee;

Whereas, A.F. Smith Electric, Inc. complies with the City's Non-Discrimination and Living Wage ordinances; and

Whereas, Funds for the FY23 portion of the Wheeler Center Lighting Improvements Project are available in approved Office of Sustainability and Innovation's County Mental Health Millage Budget. Funds for the remainder of the project, will be available in the Office of Sustainability and Innovation's Climate Action Millage budget if so, approved by Council;

RESOLVED, That City Council approves a construction contract with A.F. Smith Electric, Inc. in the amount of \$484,736.22 for the Wheeler Center Lighting Improvements Project (RFP# 22-83);

RESOLVED, That a contingency amount of \$20,000.00 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 agreement after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That the City Administrator be authorized to take necessary administrative actions to implement this project.