



Legislation Details (With Text)

File #:	25-0629	Version:	1	Name:	4/21/25 Wheeler Center HVAC Rooftop Air Handling Unit Replacement Project
Type:	Resolution	Status:	Passed		
File created:	4/21/2025	In control:	City Council		
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Title: Resolution to Approve a Construction Contract with Miller-Boldt, Inc. for the Wheeler Service Center Rooftop Unit Replacement Project (RFP 25-05, \$105,320.00), and to Appropriate \$300,000.00 from the Wheeler Service Center Unobligated Fund Balance (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. RFP_25-05_Document.pdf, 2. RFP_25-05_Addendum1.pdf, 3. RFP_25_05_ConstructionProposalEvalResults.pdf, 4. Construction Agreement - Miller Boldt 2025 Wheeler RTU.pdf, 5. Miller Boldt Proposal.pdf

Date	Ver.	Action By	Action	Result
4/21/2025	1	City Council	Approved	Pass

Resolution to Approve a Construction Contract with Miller-Boldt, Inc. for the Wheeler Service Center Rooftop Unit Replacement Project (RFP 25-05, \$105,320.00), and to Appropriate \$300,000.00 from the Wheeler Service Center Unobligated Fund Balance **(8 Votes Required)**

Attached for your review and approval, please find a resolution to approve a construction contract between the City of Ann Arbor and Miller Boldt, Inc. for the Wheeler Service Center Rooftop Unit Replacement (RTU) Project in the amount of \$105,320.00 and to appropriate \$300,000.00 for the Wheeler Service Center Fund unobligated fund balance.

The current RTU 1-1 provides heating and cooling to a large portion of the Wheeler Service Center, has reached the end of a useful lifespan and is need of replacement.

RFP 25-05 was advertised on the City’s website and on the Michigan Inter-governmental Trade Network (MITN) website. Five (5) proposals were received and publicly opened on January 30, 2025.

A selection committee comprised of Public Works staff reviewed the proposals and determined which proposal 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%)

Miller Boldt, Inc. received the highest score among the proposals reviewed by the selection committee. Therefore, staff recommends awarding the contract for this project to Miller Boldt, Inc.

Additional funding from the Wheeler Fund balance is also requested at this time to balance the current year's budget. The facility has had a series of unexpected repairs to heating and cooling units, fire systems and garage doors. A portion of this additional funding will be used to develop an updated Wheeler Center capital replacement schedule. This schedule will be developed using a team of people that specialize in various building systems to evaluate current condition, remaining useful life and replacement costs.

Budget/Fiscal Impact: Funds for the Wheeler Service Center Rooftop Unit Replacement Project, unexpected facility repair and the updated capital replacement schedule are available in the Wheeler Service Center Fund unobligated fund balance.

Miller Boldt, Inc. complies with the City's Non-Discrimination and Living Wage Ordinances.

Prepared by: Robert M. West, Public Works Assistant Manager

Reviewed by: Paul Matthews, Public Works Manager
Jordan Roberts, Public Services Area Administrator

Approved by: Milton Dohoney Jr., City Administrator

Whereas, The Wheeler Service Center rooftop HVAC unit (RTU) 1-1 has reached its useful lifespan and is in need of replacement;

Whereas, Five (5) proposals were received by Purchasing on January 30, 2025 for the Wheeler Service Center Rooftop Unit Replacement Project and Miller Boldt, Inc. received the highest score from the selection committee;

Whereas, Miller-Boldt Inc. is highly qualified to perform the work identified in RFP 25-05;

Whereas, It is now necessary to enter into a contract with Miller Bolt, Inc. for the performance of this work;

Whereas, Miller-Boldt Inc. complies with the City's Non-Discrimination, Conflict of Interest and Living Wage Ordinances;

Whereas; Additional funds from the Wheeler Fund balance are also requested to pay facility expenses through the end of the fiscal year due to unexpected repairs and a project to develop an updated capital replacement schedule; and

Whereas, Sufficient funds are available in Wheeler Service Center Fund unobligated fund balance to cover these costs;

RESOLVED, That City Council approves a construction contract with Miller Boldt, Inc. in the amount of \$105,320.00 for the Wheeler Service Center Rooftop Unit Replacement Project (RFP 25-05);

RESOLVED, That \$300,000.00 be appropriated from the Wheeler Service Center Fund unobligated fund balance; thereby, increasing the FY 25 Wheeler Service Center Operations and Maintenance Budget;

RESOLVED, That \$105,320.00 for the Wheeler Service Center Rooftop Replacement Project will be available without regard to fiscal year;

RESOLVED, That \$50,000 for the Wheeler Service Center Condition Evaluation and Capital Replacement Plan will be available without regard to fiscal year;

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 the necessary actions to implement this resolution.