Legislation Details (With Text)

File #:	25-1461	**Version:**	2	**Name:**	9/15/25 Resolution to Approve a Construction Contract with Bloom Roofing Systems, Inc.
Type:	Resolution			**Status:**	Passed
File created:	9/15/2025			**In control:**	City Council
On agenda:	9/15/2025			**Final action:**	9/15/2025
Enactment date:	9/15/2025			**Enactment #:**	R-25-344

Title: Resolution to Approve a Construction Contract with Bloom Roofing Systems, Inc. in the Amount of $218,894.00 to Replace Portions of the Roof at the Water Treatment Plant (RFP 25-13) and Appropriate $218,894.00 from the Water Supply System Fund Balance (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. RFP_25-13_Contract Document_Bloom Rooding_draft.pdf, 2. Roof Replacement Cost Share Agreement_Final_AA 3.19.25.pdf, 3. rfp_25-13_proposaltab.pdf, 4. rev1 City of Ann Arbor - 919 Sunset Road Roof Replacement.pdf, 5. Affidavit of Publication_RFP_25-13.pdf, 6. Bid tab and attendance.pdf, 7. RFP_25-13_EvalResults.pdf, 8. BLOOM ROOFING SYSTEMS INC - Memo_Resolution_Document.pdf

Date	Ver.	Action By	Action	Result
9/15/2025	2	City Council	Approved	Pass

Resolution to Approve a Construction Contract with Bloom Roofing Systems, Inc. in the Amount of $218,894.00 to Replace Portions of the Roof at the Water Treatment Plant (RFP 25-13) and Appropriate $218,894.00 from the Water Supply System Fund Balance **(8 Votes Required)**
Attached for your approval is a resolution to approve a construction contract with Bloom Roofing Systems, Inc. in the amount of $218,894.00 to replace portions of the roof at the Water Treatment Plant (WTP). AT&T Mobility approached the City about roof replacement in these areas to make the roof more structurally compatible with telecommunications equipment. Because the replacement of these roof portions benefits AT&T Mobility and the City of Ann Arbor, the City entered into a cost share agreement with AT&T Mobility for this project. The roof portions are near the end of their life and replacement will benefit the City.

The City has an executed Master License Agreement (MLA) with AT&T Mobility (A2- 0001060|07-18-2023) for telecommunications equipment installations on City Property. The MLA grants AT&T Mobility the right to collocate new telecommunications equipment on the rooftop of the Water Treatment Plant's Filter Press and Calciner buildings. However, the existing roofing is decayed and requires a full replacement to adequately support and accommodate AT&T Mobility's equipment. AT&T Mobility has committed to contribute 70% of the construction cost up to a total not-to-exceed contribution of $213,000.00 to complete the roof replacement and has entered into a Cost Sharing Agreement with the City.

Your approval to proceed with the approval of this Resolution will allow us to address the structural needs of the Water Treatment Plant, meet the requirements of the MLA, and foster our relationship with AT&T Mobility.

Budget & Fiscal Impact: The estimated total cost of the project is $218,894.00. Funds to finance this contract are available in the Water Supply System fund balance and planned to be reimbursed for 70% of the cost by AT&T Mobility, an estimated $153,225.80.

Fund	Total Project Cost
Bid Proposal	$218,894.00
Contingency 5%	$ 10,944.70
Total	$229,838.70

Prepared by: Manny Montoya, Cellular Infrastructure Manager
Reviewed by: Jordan Roberts, Public Services Administrator
Approved by: Milton Dohoney Jr., City Administrator
Whereas, Replacement of the concrete and deck roofs on portions of the Water Treatment Plant is necessary for AT&T Mobility cell site installation;

Whereas, Two proposals were received on March 26, 2025, and Bloom Roofing Systems, Inc. received the highest score among the proposals reviewed by the selection committee;

Whereas, During site inspections, it was determined that in order for the structure/roof to accommodate AT&T Mobility's new cell-site, a full roof replacement of the concrete and deck roofs on portions of the Water Treatment Plant are necessary;

Whereas, The City and AT&T Mobility have executed a Cost-Sharing Agreement where AT&T Mobility will be responsible for funding 70% of the total project cost with a not-to-exceed $213,000.00; and

Whereas, Bloom Roofing Systems, Inc. complies with the requirements of the City's Non-Discrimination and Living Wage ordinances;

RESOLVED, That City Council approves a Construction Contract with Bloom Roofing Systems, Inc. in the amount of $218,894.00 for the Water Treatment Plant 2025 Roof Replacement (RFP #25-13);

RESOLVED, That $218,894.00 be appropriated from the unobligated Water Supply System Fund Unobligated Fund Balance to the WTP Roof Replacement Project thereby, increasing the revenue and expenditure budgets;

RESOLVED, That a contingency amount of $10,944.70 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 are authorized to sign the contract after approval as to substance by the City Administrator and approval as to form by the City Attorney;

RESOLVED, That the City makes the following declaration for the purposes of complying with the reimbursement rules of Treasury Regulations 1.15-2 pursuant to the Internal Revenue Code of 1986, as amended, that the City reasonably expects to reimburse itself for expenditures for the costs of the Project with proceeds of Bonds; and

RESOLVED, That the City Administrator is authorized to take all appropriate actions to implement this resolution, including signing all necessary documents and sub-agreements.