



Legislation Text

File #: 21-0412, **Version:** 1

Resolution to Approve the Professional Services Agreement with Ann Arbor Architects Collaborative, Inc. for Architectural / Engineering Services for New Fire Station 4 (\$451,100.00)
In August 2020, the purchasing department released RFP #20-29 Professional Services Architectural / Engineering Services for New Fire Station 4. Proposals were due on September 15, 2020.

This project includes the planning, design, and construction of a new fire station as well as directly related site improvements. As wetland assessment, space programming, and conceptual exterior design were previously completed, this information was included in this proposal.

Fire Station 4, built in 1966, has outlived its expected lifespan, presents near constant maintenance issues, and lacks any energy conservation or sustainability features. Rebuilding Fire Station 4 at its current location avoids land acquisition costs. By replacing Fire Station 4 with a net-zero energy facility, the City of Ann Arbor will make progress towards its Sustainability Action Plan and climate-related goals.

The Professional Services Agreement with Ann Arbor Architects Collaborative, Inc. (DBA A3C Collaborative Architecture) seeks to provide the following:

- A modern state-of-the-art fire station that will accommodate fire and emergency response vehicles, equipment and services for the next 50 years.
- Address flood plain and wetland site challenges.
- A building of high-quality design and civic architecture that enhances the surrounding neighborhood.
- New landscaping and tree and bioretention plantings.
- Enhancement or relocation of basketball court directly adjacent to new station.
- Net-zero (or equivalent) for green building design.

The RPF Review Committee included:

- Dr. Missy Stults, Manager - Office of Sustainability and Innovations
- Matt Kulhanek, Manager - Fleet and Facilities
- Tim Karolak, Lieutenant - Station 4
- Mike Kennedy, Fire Chief

Proposals were received from the following firms (listed alphabetically):

1. A3C Collaborative Architecture
2. DLZ
3. Hobbs + Black Architects
4. Integrated Architecture
5. Johnson + Associates

6. NSA Architecture
7. Redstone / Daniels and Zermack Architects
8. The Collaborative
9. Wightman & Associates

After initial evaluation using the scoring system outlined in the Request for Proposal (RFP 20-29), the review committee selected the following firms for virtual interviews (listed alphabetically):

1. A3C Collaborative Architecture
2. DLZ
3. NSA Architecture
4. The Collaborative

Based on the initial interviews, A3C Collaborative Architecture and NSA Architecture were selected for a second interview. After a thorough evaluation process, it was decided that A3C Collaborative Architecture was the most qualified firm to provide these services. A3C Collaborative Architecture's proposal includes utilizing TCA as a subcontractor. TCA recently built two net-zero fire stations for Salt Lake City, Utah, which will add extensive experience and expertise to achieve our sustainability goals.

Budget/Fiscal Impact: This project is included in the City's Capital Improvement Plan and current funding is available through the General Capital Fund and Capital Sinking Fund. It is therefore recommended that City Council approve the Professional Services Agreement with A3C Collaborative Architecture to perform the professional architectural and engineering services for a new Fire Station 4 in the amount of \$451,100.

Prepared by: Chantel Jackson, Office Manager

Reviewed by: Michael Kennedy, Fire Chief

Approved by: Tom Crawford, City Administrator

Whereas, The City of Ann Arbor issued RFP 20-29 for the Professional Architectural / Engineering Services for new Fire Station 4 in August 2020;

Whereas, Fire Station 4, built in 1966, has outlived its expected lifespan, presents near constant maintenance issues, and lacks any energy conservation or sustainability features;

Whereas, The City received proposals from nine firms;

Whereas, The RFP Review Committee utilized the scoring system outlined in RFP 20-29 to evaluate the initial nine proposals received;

Whereas, The RFP Review Committee held initial interviews with four firms;

Whereas, The RFP Review Committee held second interviews and determined A3C Collaborative Architecture was most qualified to provide the required Architectural / Engineering services; and

Whereas, The project is included in the City's Capital Improvement Plan and current funding is available through the General Capital Fund and Capital Sinking Fund;

RESOLVED, That the Professional Services Agreement for Architectural / Engineering Services with

A3C Collaborative Architecture is approved in the amount of \$451,000;

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

RESOLVED, That the Professional Services Agreement is to be funded from the General Capital Fund and Capital Sinking Fund; and

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