



Legislation Text

File #: 22-1218, Version: 2

Resolution to Approve a Construction Contract with Weiss Construction Co., LLC for WTP HVAC Improvements - Phase II (\$1,141,800.00) (RFP 22-34)

This memorandum and resolution requests approval to award a contract to Weiss Construction Co., LLC for the WTP HVAC Improvements - Phase II (\$1,141,800.00).

The City of Ann Arbor (City) Water Treatment Plant (WTP) was originally constructed in 1938 and consists of several additions and outbuildings. These spaces are heated, conditioned and ventilated using several different air handling units and associated components and controls. Most critically, the unit that serves the environmental laboratory is required to maintain specific temperatures and ventilation for various water and wastewater samples needed for compliance and operational purposes. Several of these unit are reaching the end of their useful life and are experiencing increased periods out of service for repair and maintenance.

The scope of this project will include replacement of the critical laboratory air handling unit and associated components that have reached the end of their useful life, as well as other ventilation and air conditioning improvements. The proposed improvements are necessary to maintain critical climate control of the WTP environmental laboratory and improve the WTP HVAC systems as a whole. This project is programmed in the City’s Capital Improvements Plan (UT-WS-16-20).

Solicitation of Proposals

Water Treatment Services Unit staff supervised the creation of plans and contract documents and solicited proposals for construction of the project through the City’s Procurement Unit through RFP 22-34. On May 10, 2022, the City received three (3) proposals for this work. A selection committee comprised of Water Treatment Services staff reviewed the proposal and determined which respondent provided the best value based on the criteria provided in ORD-21-41, adopted by Council on January 3, 2022:

- 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 respondents in the following order:

Rank	Contractor	Fee (Total Base Bid)
1	Weiss Construction Co. LLC	\$2,065,800.00*
2	Goyette Mechanical	\$2,956,800.00
3	Monroe Plumbing & Heating, Co.	\$2,375,000.00

Weiss Construction Co., LLC received the highest score among the proposals. Therefore, staff

recommends awarding the contract to Weiss Construction Co., LLC.

\*Due to budget constraints, the awarded scope was modified to reduce the contract total to \$1,141,800.00.

Weiss Construction Co. LLC submitted all required Non-Discrimination, Prevailing Wage, Living Wage, and Conflict of Interest Disclosure forms and complies with the requirements of the City's Non-Discrimination and Living Wage ordinances.

Budget/Fiscal Impact: This project is included in the Water Supply System Capital Improvement Budget.

Prepared by: Glen Wiczorek, PE, Senior Utilities Engineer

Reviewed by: Brian Steglitz, PE, Interim Public Services Area Administrator

Approved by: Milton Dohoney Jr., City Administrator

Whereas, Several heating, ventilation and air conditioning units serving the City's Water Treatment Plant have reached the end of their useful life;

Whereas, The WTP HVAC Improvements - Phase II replaces critical and aging HVAC assets at the City's Water Treatment Plant and will improve the system as a whole;

Whereas, Competitive bids were solicited by Procurement on May 10, 2022 (RFP 22-34), and Weiss Construction Co., LLC submitted a proposal in the amount of \$1,141,800.00 which has been evaluated as providing the best value to the City;

Whereas, The WTP HVAC Improvements - Phase II is included as a project in the Capital Improvement Plan;

Whereas, Funding for this work is appropriated from the approved Water Supply System Capital Budget; and

Whereas, Weiss Construction Co. LLC has submitted all required Non-Discrimination, Prevailing Wage, Living Wage, and Conflict of Interest Disclosure forms and complies with the requirements of the City's Non-Discrimination and Living Wage ordinances;

RESOLVED, That City Council approve a construction contract with Weiss Construction Co., LLC in the amount of \$1,141,800.00 for the WTP HVAC Improvements - Phase II (RFP 22-34);

RESOLVED, That a contingency in the amount of \$115,000.00 is approved to finance change orders to the contract with Weiss Construction Co. LLC to be approved by the City Administrator;

RESOLVED, That funding is available from the Water Supply System Capital Improvement Budget, and the funds are available without regard to the 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;

RESOLVED, That the City makes the following declaration for the purpose of complying with the reimbursement rules of Treas. Reg. 1.150-2 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 WTP HVAC Improvements - Phase II with proceeds of Bonds; and

RESOLVED, That the City Administrator be authorized to take all necessary actions to implement this resolution including execution of any authorized renewals and any changes or amendments that do not exceed the contingency amount.