



DDA Board Chooses The Christman Company For Construction Management of S. 5th Avenue Underground Garage

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Ann Arbor, Michigan -- The Ann Arbor Downtown Development Authority (DDA) voted today to approve the selection of The Christman Company as Construction Manager for the S. 5th Avenue underground parking structure project in downtown Ann Arbor.

The selection of Construction Manager is another step in the process that began with direction from Ann Arbor City Council to the DDA in February of 2008 to pursue the design and construction of an underground parking structure at the City's S. Fifth Avenue lot. Following City Council site plan approval in February 2009, the DDA's design team developed construction specifications and drawings, and distributed a Request For Qualifications in June 2009 to identify qualified construction managers. This RFQ received fourteen responses, from which four firms were selected to be interviewed with the requirement that they respond to a follow-up Request For Proposals. Following these interviews and review of the RFP responses, on August 19th the DDA selected the Christman Company to provide the DDA with construction management services for the pre-construction phase of their project, which included developing a construction phasing plan and a Guaranteed Maximum Price (GMP) for the project.

At today's meeting, the DDA voted to approve the selection of The Christman Company as Construction Manager for the DDA's S. Fifth Avenue parking structure project with a GMP of \$44,381,573.00 which includes the Christman Company's fees and labor costs, in addition to major project items (e.g. concrete, excavation and earth retention) that will be bid out, with any price savings coming back to the DDA.

"We have been very impressed with the quality of Christman's work throughout the pre-construction phase of our project," said DDA Executive Director Susan Pollay. "The firm has been thoughtful, diligent, and thorough, and has provided a number of excellent logistics and phasing suggestions that will help us keep the project within schedule and reduce the impact on our adjacent neighbors and the downtown in general."

The S. Fifth Avenue Underground Parking Structure Project includes a new midblock alley and street, water mains and electric system improvements. The parking structure portion will be fully paid for with parking revenues generated by the users of the public parking system – with no use of tax dollars. Construction is scheduled to take place through late August 2011.

The Christman Company, Livonia, Michigan, (<http://www.christmanco.com/>) has a variety of projects around the country (The Corcoran Gallery of Art Roof Restoration, Washington, D.C.) and in Michigan (Kent County Department of Aeronautics, Gerald R. Ford International Terminal Area and Parking Improvement Program, Grand Rapids).

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