

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
CAPITAL IMPROVEMENTS COMMITTEE MEETING MINUTES
Wednesday, February 19, 2020 11:00 am**

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104

Time: 11:00 a.m.

Present: Micah Bartelme, Alexandra Dieck, Tyler Kinley, Howard Lazarus, Jessica A.S. Letaw, Molly McFarland, Phil Weiss

Absent: Bob Guenzel, Marie Klopff, Darren McKinnon, Keith Orr, Rishi Narayan

Staff: Susan Pollay, Amber Miller, Maura Thomson, Liz Rolla, Jada Hahlbrock, Sara McCallum, Kelley Graves

Public: Frances Todoro, Clarissa/State Street District

Capital Improvements Bond Projects: Ms. Miller reviewed the status of expenditures thus far for the first of the four street projects being paid for by the DDA's construction bond (William, Huron, First, Ashley). William is essentially complete and only a few blocks of work remain for Huron, and it appears that there may be funds available that could be applied to the Ashley St project to pay for elements that were considered to be important but lower priority on the 100 and 200 blocks. Bond proceeds must be spent by early 2022. With two years of construction remaining and MDOT reviews still outstanding, final construction costs may vary considerably. But staff stated their recommendation to proceed with design and feasibility for the 100 and 200 Ashley Street block improvements so the DDA could respond quickly if project bond funds remained available. Questions were asked and answered. Mr. Bartelme moved and Ms. Dieck supported bringing a resolution to the board to approve a design contract extension with Smith group for this work. Mr. Bartelme asked that the resolution reflect that the fees were not only for design, but also for bidding and construction oversight. Ms. Dieck concurred.

Ms. Miller said that it appeared the Huron Street project will be completed within budget; however, the contract with Fonson Company must be expanded by \$260,000 to cover additional costs. Numerous unforeseen challenges came up during this project, including the need to relocate private communications lines, unexpected private building vaults in the right-of-way, and restoration of larger-than-expected sections of roadway. The Committee expressed support to bring a resolution to the board to increase the Fonson Company contract for the Huron St project.

Staff recommended and the committee agreed to bring forward resolutions associated with the First and Ashley projects, including an agreement with Testing Engineers & Consultants for material testing services; Wade Trim Associates for construction engineering, inspection and staking; and an amendment to the agreement with Stantect for construction administration and engineering. All three vendors had been selected by the City after competitive bidding.

People-Friendly Streets 2: Ms. Miller said that in collaboration with City staff, DDA staff issued an RFQ in early January for design services, and four vendors submitted responses which were reviewed by a team of 8 City and DDA staff. Upon review, staff recommends Smith Group, teamed with Wade Trim and Toole Design to oversee the design and public engagement processes for the People Friendly Streets Phase II projects. The design contract for \$1,337,124 includes the City's portion of the State Street Design (watermain consolidation and road resurfacing). The design process outcomes will include State Street design through construction documents by Winter 2020 and recommended infrastructure and mobility improvements on four other downtown streets to inform the next round of People-Friendly Street projects, the City CIP by August 2020, construction schedule, project scope, conceptual design and budget for each of the four streets. Mr. Weiss asked if there are funds available for the DDA to provide additional sidewalk vault grants; Ms. Miller said the committee will need to discuss the whether to continue this program beyond FY20. Additional questions were asked and answered. There was support to put forward a resolution to the board to approve a contract with Smith Group for People Friendly Streets Phase 2 design.

Public Art Commission: Ms. Miller shared the Ann Arbor Public Art Commission's recommendations for artwork to be incorporated into FY2019-FY2026 CIP projects, including many DDA projects. She said that it would be helpful for the DDA to develop policies regarding public art for its projects. She noted that staff do not have the capacity to oversee the process of commissioning art. Questions were asked and answered. Staff were asked to research best practices and return to the committee with recommendations. In the meantime, of the list of art projects recommended by the Arts Commission, there was agreement to exclude the Commission's request (#20) related to enhancing the deterrent fencing installed on the parking structures out of respect for victims and their families.

Public Comment: None.

The next Capital Improvements Committee meeting is scheduled for Wednesday March 18 at 11 am.

The meeting adjourned at 12:55 pm.

Respectfully submitted by
Susan Pollay, Executive Director