

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
CAPITAL IMPROVEMENTS COMMITTEE MEETING MINUTES
Wednesday, February 16, 2022**

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

Time: 11:00 am

Committee Present: Alex Dieck, Tyler Kinley, Jessica A.S. Letaw, Darren McKinnon

Staff: Amber Miller, Maura Thomson, Sara McCallum, Kelley Graves, Hayett Chater

Others: Oliver Kiley/SmithGroup

Public: None

Design and Procurement Updates: Ms. Miller and Mr. Kiley provided updates on the upcoming State Street project. The project is divided into three phases. Phase 1A will begin in the 2022 construction season and include full reconstruction of the street, streetscape, and intersections with curbless design from William to North University. It will also include watermain work from William to Liberty with temporary re-surfacing from North University to Liberty, and bicycle improvements on North University to Thayer Street.

Phase 1B will be undertaken in the 2023 construction season and include full reconstruction with curbless design and streetscape from North University to Washington. The watermain work will continue from Liberty to Washington. Street resurfacing will take place on State from Washington to Huron Street.

The third phase will be undertaken by the City in the 2024 construction season and will include watermain work, street re-surfacing and implementing ADA accessibility and crossing improvements. The DDA is not involved in this phase.

Ms. Miller stated that the State Street project will follow the People-Friendly Streets values as approved by the Board in July 2020. There has been extensive stakeholder engagement for the project, including the disability community, active transportation community, AAATA, SSAA, City Transportation Commission, and others that have informed the design direction for the project.

The City issued the RFP for the State Street project on February 18. The City-DDA cost-share information will be brought to the April CIC meeting and May Board meeting. City Council will vote on the approval of the construction contract, cost-share agreement with the DDA, and the cost-share with U-M. Construction may begin May 31st if approved.

Ms. Miller stated the Ann Arbor Housing Commission (AAHC) has selected Avalon Housing as its co-developer for the Miller/Catherine project. In advance of the AAHC's affordable housing development at this site, the DDA will undertake installation of a two-way separated bikeway on the south side of the road, intersection improvements, and streetscape/roadway reconfiguration from Ashley to 4th Avenue in June/July 2022.

Bond Update: The bond for the First/Ashley/William/Huron projects was closed as of February 6th with final invoices submitted to the City. Due to pandemic-related delays and required changes to project scope, not all budgeted funds were anticipated to be spent. The DDA worked in collaboration with the City and the was approved to submit invoices from previous PFS projects under the bond.

Resolution-Wade Trim Contract: Ms. Miller stated that Wade Trim is the current as-needed engineering services and construction support contractor for DDA projects. Wade Trim was selected by the City through a competitive RFP process. She said the DDA regularly utilizes the City procurement process for standard DDA services to ensure consistency with the City. City Council recently approved an ordinance to implement changes to its procurement policy that were passed by city voters in November. One change requires the City to select vendors through value-based criteria. Mr. Watson said the voter passed changes approved by Council also included increasing the purchases/contracts threshold requiring City Council approval from \$25k to \$75k. Mr. Watson said the DDA will be developing its own procurement policy that will still align with the City's policy and include DDA specific elements.

Staff recommends contracting with Wade Trim for the 2022 and part of the 2023 construction season to provide civil engineering support services and construction engineer services for the State Street project, and full construction engineering services for the DDA's work on the Miller/Catherine project. Questions were asked and answered. The Committee agreed to bring the resolution to the Board authorizing a professional services agreement with Wade Trim not-to-exceed \$725,000.

Public Comment: None.

The next regularly scheduled meeting will be on Wednesday, March 16, 2022 at 11 am.

The meeting adjourned at 12:10 pm.

Respectfully submitted,
Jeff Watson, Executive Director