

3. Resolution awarding a contract with Windemuller Electric Inc. for City Archives and Records Center East Building Solar Power Array in the amount of \$349,800 with total amount not-to-exceed \$544,045



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

Item Number: 3

DATE: April 15, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution awarding a contract with Windemuller Electric Inc. for City Archives and Records Center East Building Solar Power Array in the amount of \$349,800 with total amount not-to-exceed \$544,045**

This project consists of the installation of a solar power array on the east roof at the City Archives and Records Center (CARC).

The east roof has undergone complete reconstruction over the last year. As part of the roof project, the City's consultant Wiss, Janney, Elstner Associates, Inc. (WJE) was asked to perform a feasibility study with Agathon Solar & Energy Storage (Agathon) as a solar subject matter expert. This study showed the feasibility of adding a solar power array on the main section of roof. With the understanding a solar array will likely be added to the roof, the City installed a longer lasting roof system that has a 20-30 year estimated service life, to correlate with the proposed life expectancy of a solar array system.

To further vet the previous findings, the City hired Geotech, Inc. (Geotech) to reevaluate the previous reports and design a system that best suits this building's needs while taking into account space needed for maintenance accessibility. The result of their evaluation was a 138-kW solar array. Their study estimates that this system will provide a payback period of 20 years and an overall 28% return on investment over the lifespan of the array. They have also estimated the environmental impact of this solar array. The estimated offset is equivalent to 1,306,400 gallons of gas consumed, 116,476 lightbulbs switched to LEDs, 504,729 new trees planted, or 7,074 barrels of oil consumed.

Bids were received on March 18, 2025 for this project. The engineer's estimate, prepared by Geotech, Inc. (Geotech), is \$431,784 and Windemuller Electric Inc. (Windemuller) submitted a bid of \$349,800 (low discounted bid same as bid). Windemuller will not be utilizing any Micro Local Business Enterprise participation and will be subcontracting a total amount of \$7,430. Reference the attached Equal Business Opportunity –

Construction Worksheet regarding the applicable bid discounts for this project.

The attached resolution provides for the award of the construction contract for this project to Windemuller in the amount of \$349,800 with total expenditures not to exceed \$544,045. This amount includes the costs of the construction contract, previously authorized design phase services by Geotech, construction phase services including inspection by Geotech, administration, and contingencies. Geotech will provide the construction phase services including inspection pursuant to their existing term contract with the City.

This project is being financed by the Capital Improvement Fund (Facilities Management).

cc: Patti Caudill
Amaad Hardy
Steve Prins
Phillip Wheeler
Henry Ringlever

Reviewed by O.E.E.

#23025

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution awarding a contract to Windemuller Electric Inc. and authorizing expenditures in connection with Solar Power Array at the City Archives and Records Center East Building

WHEREAS, bids were received on March 18, 2025 for the following project:

Solar Power Array at the City Archives and Records Center East Building
(hereinafter referred to as the "Project")

and Windemuller Electric Inc. (Windemuller) submitted a bid of \$349,800 for which the engineer's estimate, prepared by Geotech, Inc. (Geotech), is \$431,784; therefore

RESOLVED:

1. That the bid of Windemuller be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.
2. That total expenditures for the Project be authorized in an amount not to exceed \$544,045 which includes the costs of the construction contract, previously authorized design phase services by Geotech, construction phase services including inspection by Geotech, administration, and contingencies. Said amount of \$544,045 to be charged to the applicable Capital Improvement Fund (Facilities Management) codes.
3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

CORRECT IN FORM

DEPARTMENT OF LAW



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2. That total expenditures for the Project be authorized in an amount not to exceed \$544,045 which includes the costs of the construction contract, previously authorized design phase services by Geotech, construction phase services including inspection by Geotech, administration, and contingencies. Said amount of \$544,045 to be charged to the applicable Capital Improvement Fund (Facilities Management) codes.
3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.


CORRECT IN FORM
DEPARTMENT OF LAW

SUMMARY OF ESTIMATED COSTS

for

Solar Power Array at the City Archives and Records Center East Building

Project Funding Source(s)

	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
Capital Improvement Fund (Facilities Management)	\$652,948	(\$108,903)	\$544,045
Total Project Sources	<u>\$652,948</u>	<u>(\$108,903)</u>	<u>\$544,045</u>

Breakdown of Project Uses

Construction Contract	\$349,800
Previously Authorized Design Phase	52,100
Services by Geotech, Inc	
Construction Phase Services Including	43,000
Inspection by Geotech, Inc.	
Administration	<u>24,103</u>
Sub-Total	\$469,003
Contingencies	<u>75,042</u>
Total Project Uses	<u>\$544,045</u>

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for

Solar Power Array at the City Archives and Records Center East Building

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	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
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Inspection by Geotech, Inc.	
Administration	<u>24,103</u>
Sub-Total	\$469,003
Contingencies	<u>75,042</u>
Total Project Uses	<u>\$544,045</u>

EBO - Construction Worksheet

Solar Power Array at the CITY ARCHIVES and RECORDS CENTER EAST BUILDING, File No. 23025					
WINDEMULLER ELECTRIC INC			BAZEN ELECTRIC CO		
Original Bid Amounts (Total)			\$477,427.00		
Prosperous Economy (A)	MLBE- N/A	MLBE- N/A			
Total Micro-LBE Participation	0.00%	\$ -	0.00%	\$ -	
Micro-LBE Discount Points		0.00		0.00	
SUMMARY:					
Prosperous Economy (A)					
Registered Apprenticeship (A)					
Social Equity (B)					
Prosperous Economy - Annual (C)					
Enriched Lives (D)					
Clean Environment (E)					
TOTAL DISCOUNT POINTS					
Allowable Discount Points					
Discount Amount					
Allowable Discount Amount					
DISCOUNTED BID \$		349,800.00	\$		477,427.00
Discounted BID Ranking	1			2	

EBO - Construction Worksheet

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Micro-LBE Discount Points		0.00		0.00	
SUMMARY:					
Prosperous Economy (A)					
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Social Equity (B)					
Prosperous Economy - Annual (C)					
Enriched Lives (D)					
Clean Environment (E)					
TOTAL DISCOUNT POINTS					
Allowable Discount Points					
Discount Amount					
Allowable Discount Amount					
DISCOUNTED BID \$		349,800.00	\$		477,427.00
Discounted BID Ranking	1			2	