

ALPENA

COMMUNITY COLLEGE

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Alpena Community College Board of Trustees
125-C Besser Technical Center, 665 Johnson Street, Alpena, MI 49707 • (989) 358-7215

Notice of Special Meeting

Meeting Date: Friday, July 24, 2026
Meeting Time: 9:00 a.m.
Location of Meeting: Room 400, Charles R. Donnelly Natural Resources Center, 665 Johnson Street, Alpena, Michigan, and Online Via Webex
Date of Notice: Tuesday, July 21, 2026

The Alpena Community College Board of Trustees will gather for a special meeting on Friday, July 24, 2026, to consider bid items for furniture and building project designers. The meeting will start at 9:00 a.m. and will be held in the Roger C. Bauer Board Room, Room 400 of the Charles R. Donnelly Natural Resources Center, 665 Johnson Street, Alpena. The meeting will also be broadcast remotely via Webex videoconferencing software.

All citizens are invited to participate in the meeting either in person or remotely via phone, computer, or a video conferencing system. Participants should be aware that the meeting may be recorded.

Join from the meeting link:

<https://alpenacc.webex.com/alpenacc/j.php?MTID=m54c87887cb9bb94197f31706b618bf4b>

Join by meeting number:

Meeting number (access code): 2422 051 0508

Meeting password: T6Mhmxs8pD3

Join from a video system or application:

Dial 24220510508@alpenacc.webex.com

You can also dial [173.243.2.68](tel:173.243.2.68) and enter your meeting number.

Join by phone:

+1-415-655-0003 US Toll

Access code: 2422 051 0508

Webex attendees are asked to mute their microphones except when speaking during public comment.

Alpena Community College provides access for individuals with disabilities. Individuals with a disability who need a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the meeting can contact Jay Walterreit, Secretary of the Board of Trustees, at (989) 358-7215 at least one week prior to the meeting or as soon as possible.

All official proceedings and agendas are kept in the Office of the Board of Trustees, 125-C Besser Technical Center, on the Alpena campus, and can be viewed upon request between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.



Denis "Jay" Walterreit
Secretary of the Board of Trustees

SPECIAL MEETING AGENDA
ALPENA COMMUNITY COLLEGE BOARD OF TRUSTEES
Friday, July 24, 2026, 9:00 a.m.

400 Donnelly Natural Resources Center, 665 Johnson Street, Alpena, MI 49707

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Approval of Agenda
- 4) Introduction of Guests and Public Comment
- 5) Action Items
 - 2.998 Bids: Furniture for College Park Apartments2
 - 2.999 Bids: Design Firm for the Next-Gen Climbing Range and Substation
Technology Project3
- 6) Board Discussion
- 7) New Business
- 8) Suggested Future Agenda Items
- 9) Next Regular Meeting: Thursday, August 20, 2026, 7:00 p.m. The meeting is scheduled to be held in person in Room 400 of the Charles R. Donnelly Natural Resources Center.
- 10) Adjournment

2.998 Bids: Furniture for College Park Apartments

ACC's College Park Apartments building project is nearing completion and College officials continue to work through a list of final requirements before the new building is opened to students for occupation in August 2026. One of the remaining tasks is purchasing and installing furniture in the new apartments.

College officials conducted a competitive Request for Proposals (RFP) process from June 22 through July 7, 2026. Proposals were received from ICON Contract, Foliot Furniture, University Loft Company, Ecologic Furniture, and Alpena Furniture. Following review and evaluation of the proposals, University Loft Company was determined to offer the strongest overall combination of product quality and durability, suitability for student and summer rental use, compatibility with the design and style of the new apartments, responsiveness, delivery timeline, prior performance with the College, and overall value.

Vendor	Product subtotal	Freight	Installation/ services	Tax included	Vendor-stated base	Normalized installed total excl. tax	Normalized total excl. tax and install	Completeness status
ICON Contract	\$89,880.00	\$5,500.00	\$10,340.00	\$0.00	\$95,380.00	\$105,720.00	\$95,380.00	Complete
Foliot Furniture	\$66,096.00	\$4,918.85	\$9,914.40	\$0.00	\$80,929.25	\$80,929.25	\$71,014.85	Complete (Owner acquired lamps/mats)
University Loft (ULOFT)	\$60,868.00	\$7,954.00	\$20,340.00	\$0.00	\$92,814.08	\$89,162.00	\$68,822.00	Complete (Owner acquired lamps/mats)
Ecologic Furniture	\$47,260.00	\$3,500.00	\$9,500.00	\$0.00	\$60,260.00	\$60,260.00	\$50,760.00	Complete
Alpena Furniture	\$51,909.26	\$0.00	\$999.99	\$0.00	\$55,260.22	\$56,260.21	\$51,909.26	

University Loft Company of Indianapolis, Indiana, received the highest overall best-value evaluation score of 90.8 out of 100 and was determined to provide the strongest overall combination of product quality, durability, responsiveness, delivery timeline, prior performance with the College, and fit with the style and anticipated student and summer rental use of the apartments.

The selection of University Loft Company represents a best-value award rather than an award based solely on the lowest proposed price. The College will reduce the cost of the University Loft proposal by completing furniture installation with College personnel and volunteers, thereby eliminating the proposed installation charge of \$20,340, and may select lower-cost University Loft Company alternatives for couches, chairs, and writing desks while maintaining the required quality and functionality.

Therefore, the following resolution is proposed:

The Alpena Community College Board of Trustees authorizes College officials to finalize and execute a purchase order with University Loft Company of Indianapolis, Indiana, for the College Park Apartment furnishings project in an amount not to exceed \$68,822.

2.999 Bids: Design Firm for the Next-Gen Climbing Range and Substation Technology Project

Alpena Community College was awarded funding from the U.S. Department of Commerce, Economic Development Administration (EDA) to construct the Next-Gen Climbing Range and Substation Technology Project. The project will expand the College's Utility Technology and Electrical Systems Technology programs by constructing a new classroom and garage, together with a non-energized utility training environment consisting of steel transmission structures, utility poles, a substation training area.

A formal Request for Proposal (RFP) was publicly advertised and distributed to qualified firms with experience in designing higher education workforce development facilities and utility-related infrastructure. Four proposals were received and evaluated using the criteria identified in the RFP, including relevant experience, project approach, team qualifications, project schedule, federal project experience, and cost.

Bidder	Location	Proposed Fee*	Experience (25)	Project Approach (20)	Team Qualifications (15)	Schedule (10)	Federal Experience (10)	Cost (20)	Total (100)
Progressive Companies	Grand Rapids, MI	\$194,500 (includes up to \$8,000 in reimbursables)	25	20	15	10	10	19	99
French Architecture	Auburn Hills, MI	\$200,000 (plus reimbursables)	24	19	14	9	8	16	90
Cornerstone Architects	Traverse City, MI	\$182,100 (+ reimbursables and identified exclusions)	22	17	14	10	6	17	86
Senga Architects	Chicago, IL (Michigan licensed)	\$200,000 (+ est. \$5,000 reimbursables)	19	19	13	8	7	16	82

Progressive Companies received the highest overall score. They demonstrated the strongest combination of directly relevant workforce development experience, higher education expertise, multidisciplinary design capabilities, familiarity with Alpena Community College, and experience administering federally funded projects.

Therefore, the following resolution is proposed:

The Alpena Community College Board of Trustees approves contracting with Progressive Companies of Grand Rapids, Michigan, for design services for the Next-Gen Climbing Range and Substation Technology Project at a cost not to exceed \$194,500, contingent on Economic Development Administration approval.