



CITY COUNCIL AGENDA ITEM

Date: July 13, 2016

To: Brian Kischnick, City Manager

From: Tom Darling, Director of Finance
 Mark Miller, Director of Economic & Community Development 
 Cathy Russ, Library Director 
 Phillip Kwik, Assistant Library Director 

Subject: Standard Purchasing Resolution 4 and Budget Amendment – Skylight and Lintel Replacement – Troy Public Library

History

- In February 2015, City management contracted with John Tagle Associates, Inc., of Troy, Michigan, to perform a building assessment of the Library.
- Mr. Tagle's report identified the building's skylights as the major source of water intrusion. The skylights in the original part of the building date from 1971; those in the addition date from 1984. Most of the skylights do not have frames; the sealant has cracked or split in many areas; and numerous masonry problems exist where the glass meets the brick.
- The report recommended that all of the skylights in the south side of the building be replaced, and that there be selective replacement of skylights in the north side of the building.
- In addition, the building assessment noted significant deterioration of the lintel above the loading dock door, and the lintel above the southeast window of the building, also due to water intrusion. The report recommended replacement of these lintels.
- In the interest of public and staff safety and health, City management recommended that skylights and lintels in the Library be replaced.

Purchasing

- On March 21, 2016, City Council approved and authorized City management to enter into a contract with United Business Technologies, of Troy, Michigan, in the amount of \$184,656, to replace skylights and lintels in the Library. (Resolution #2016-03-054-J-4h).
- The work was begun in April 2016, and was scheduled to be completed by June 30, 2016. However, due to delays in obtaining building materials – because of the heavy demand during this year's construction season – the completion date has been moved to August 2016.

Financial

This project was originally budgeted in the Library's Capital Projects fund 2015/16 in the amount of \$184,656. The amount expended in the 2015/16 fiscal year was \$42,601. The remaining amount of the contract is \$142,055. Due to the normal lapse of budget appropriations at fiscal year-end, this project will require a re-appropriation for the 2016/17 fiscal year in the amount of \$142,060.



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Recommendation

City management requests a budget amendment to the Library's fund for the transfer out to the Capital Projects Fund for installation of new skylights and lintels in the Troy Public Library from United Business Technologies of Troy, Michigan, in the amount of \$142,060.