

CITY COUNCIL ACTION REPORT

September 16, 2008

TO: Phillip L. Nelson, City Manager

FROM: John M. Lamerato, Assistant City Manager/Finance & Administration
Susan A. Leirstein, Purchasing Director
Steven A. Pallotta, Building Operations Director

SUBJECT: Standard Purchasing Resolution 4: Award – Oakland County Purchasing Agreement – Carpet Replacement - 52-4 District Court Probation and Clerical Areas

Background

- The Building Operations Department has been cleaning, maintaining, and repairing carpeting for the 52-4 District Court since it was installed in 1998. The carpet within high traffic areas is in very poor condition with tears, rips and bumps. It is creating safety issues within high traffic areas of the 52-4 District Court.
- The Building Operation Department has received email from personnel working in the 52-4 District Court as to how unsafe the carpet is in the Probation area, Clerical Staffing Areas, Court Administration Areas, Hallways, Break Room, and the Judges' back hallways. Building Operations' staff has provided numerous repairs, but the condition of the carpeting is now beyond repair. The District Court has contacted Stephen Cooperrider, Risk Manager with the City of Troy, regarding safety issues of the carpeting.
- Interior Dynamics of Troy, MI was the lowest acceptable bidder in the Oakland County bid process to furnish and install carpet, vinyl sheet goods and accessories.

Financial Considerations

- Funds are available in the 52-4 District Court Capital Account for General Repairs (#401.264.277.7975.145).

Legal Considerations

- Unsafe conditions for all public and personnel using these areas.
- Potential for lawsuit from slip and fall.

Policy Considerations

- Moving this work forward will improve the overall safety, remove the hazard of trip and fall, and reduce liability for the City. (Outcome Statement I)

Options

- City management and the Building Operations Department recommend moving the project forward to provide the labor/materials to remove and install new carpeting in the probation, clerical staff areas, court administrative areas, hallways, break room, and back hallways from Judges' chambers to the court rooms at the 52-4 District Court from Interior Dynamics of Troy, MI, through the Oakland County Purchasing Agreement (PS001960) at an estimated total cost of \$59,694.00 as detailed on Appendix I.

APPENDIX I

Detailed Pricing:

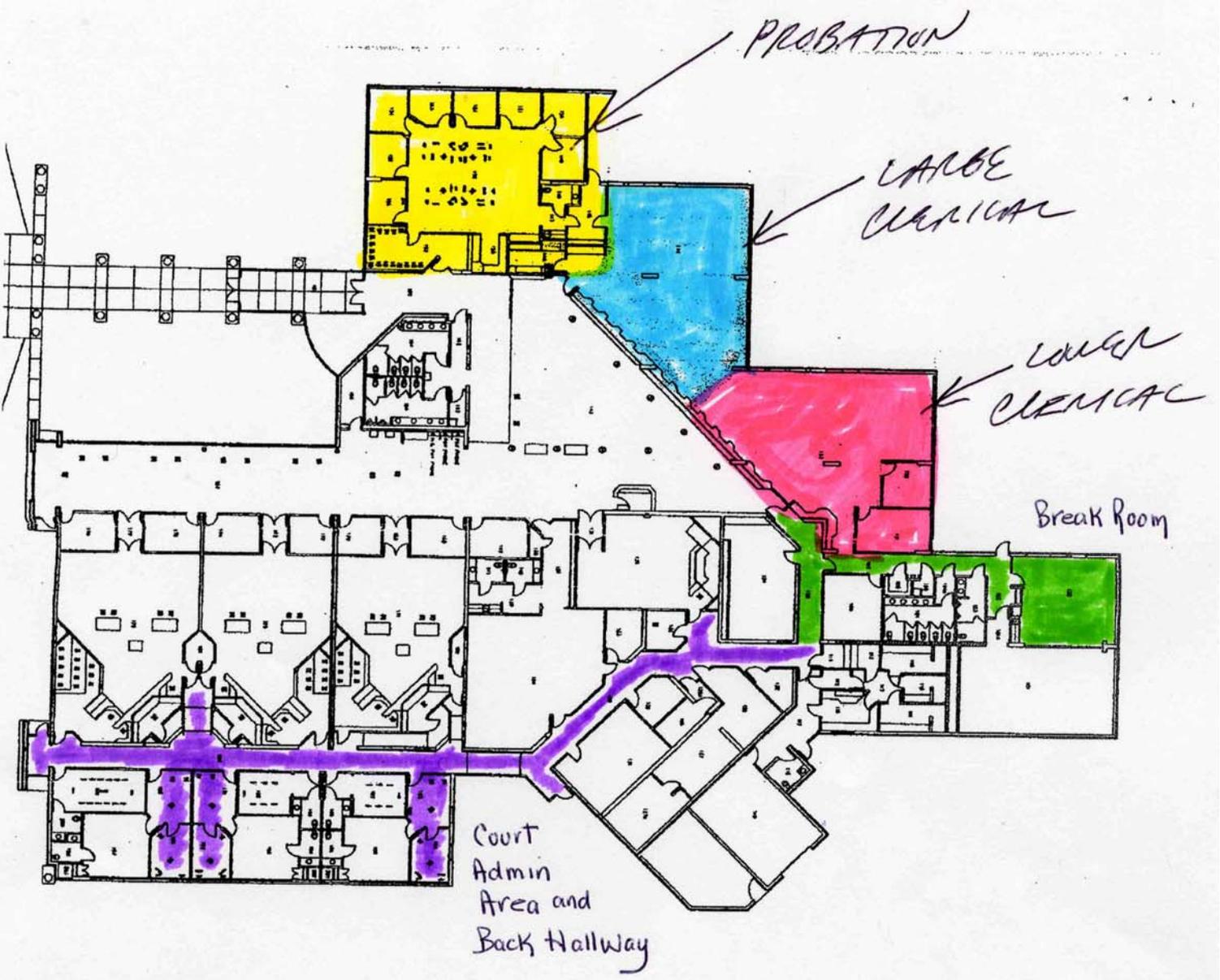
PROBATION, CLERICAL AREA, LARGE OPEN CLERICAL AREA, SIDE HALLWAYS AND BREAK ROOM

847.28	Square yards of Carpeting	\$ 31,561.18
10	Pails of Carpet Adhesive	Included
4	Bags concrete floor patch	76.00
1489	Linear feet of wall cove base	2,190.40
19	Tubes of wall base adhesive	Included
72	Linear feet of metal floor transition strip	111.60
847.28	Demo of existing broadloom carpet and wall base	1,906.38
4	Hours floor preparation	195.00
93	Hours remove existing furniture	4,533.75
50	Hours breakdown (10) private offices and reinstall	<u>2,437.50</u>
	TOTAL OF ABOVE AREAS	\$ 43,011.81

THREE COURT ADMINISTRATION AREAS AND JUDGES BACK HALLWAYS

413.67	Square yards of Carpeting	\$ 11,913.70
14	Pails of Carpet Adhesive	Included
2	Bags concrete floor patch	38.00
920	Linear feet of wall cove base	1,361.60
12	Tubes of wall base adhesive	Included
413.67	Demo of existing broadloom carpet and wall base	930.76
2	Hours floor preparation	97.50
48	Hours breakdown, move-out and reinstall furniture	<u>2,340.00</u>
	TOTAL OF ABOVE AREAS	\$ 16,681.56

ESTIMATED TOTAL COST **\$ 59,693.37**



PROJECT TITLE
 10 - TROY DISTRICT COURT 52-4

OBJECT TITLE
 FIRST FLOOR PLAN

JOB ORDER NUMBER

WORK CENTER OR
 COURT CENTER
 OPERATION NUMBER

ISSUED FOR DATE

PRELIMINARY

BOOKING

CONSTRUCTION

AS BUILT

REVISION DATE

Oakland County
 Department of
 Facilities
 Management

Facilities
 Maintenance
 & Operations
 Division

Facilities
 Engineering
 Division

Facilities
 Planning
 Group

On Public Works Date
 Worksheet Modified
 4/22/08
 (481) 888-2412

