



CITY COUNCIL ACTION REPORT

January 12, 2009

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
Cathleen A. Russ, Library Director

SUBJECT: Library Café Space Renovation

Background

- Steamers Café closed in August 2008, and the contract with the owners was rescinded by City Council on August 25, 2008. (Resolution 2008-08-263-E5)
- After discussions with City staff and the Library Advisory Board, it was decided to convert the café space into a vending café and informal meeting space.
- Due to the removal of café equipment, as well as general wear and tear on the space, some renovations are necessary, in order to use the space for the proposed purpose.
- The Library Advisory Board, at their January 8, 2009 meeting, supported the proposed renovations to the café area.
- Building Operations personnel will perform most of the labor for the project.
- The total cost of the project is estimated at \$47,000.00.

Financial Considerations

- Funds are available in the Library capital account for general repairs, 401.790.7975.900

Legal Considerations

- There are no legal considerations associated with this item.

Policy Considerations

- Troy adds value to properties through maintenance or upgrades of infrastructure and quality of life venues. (Outcome Statement II)

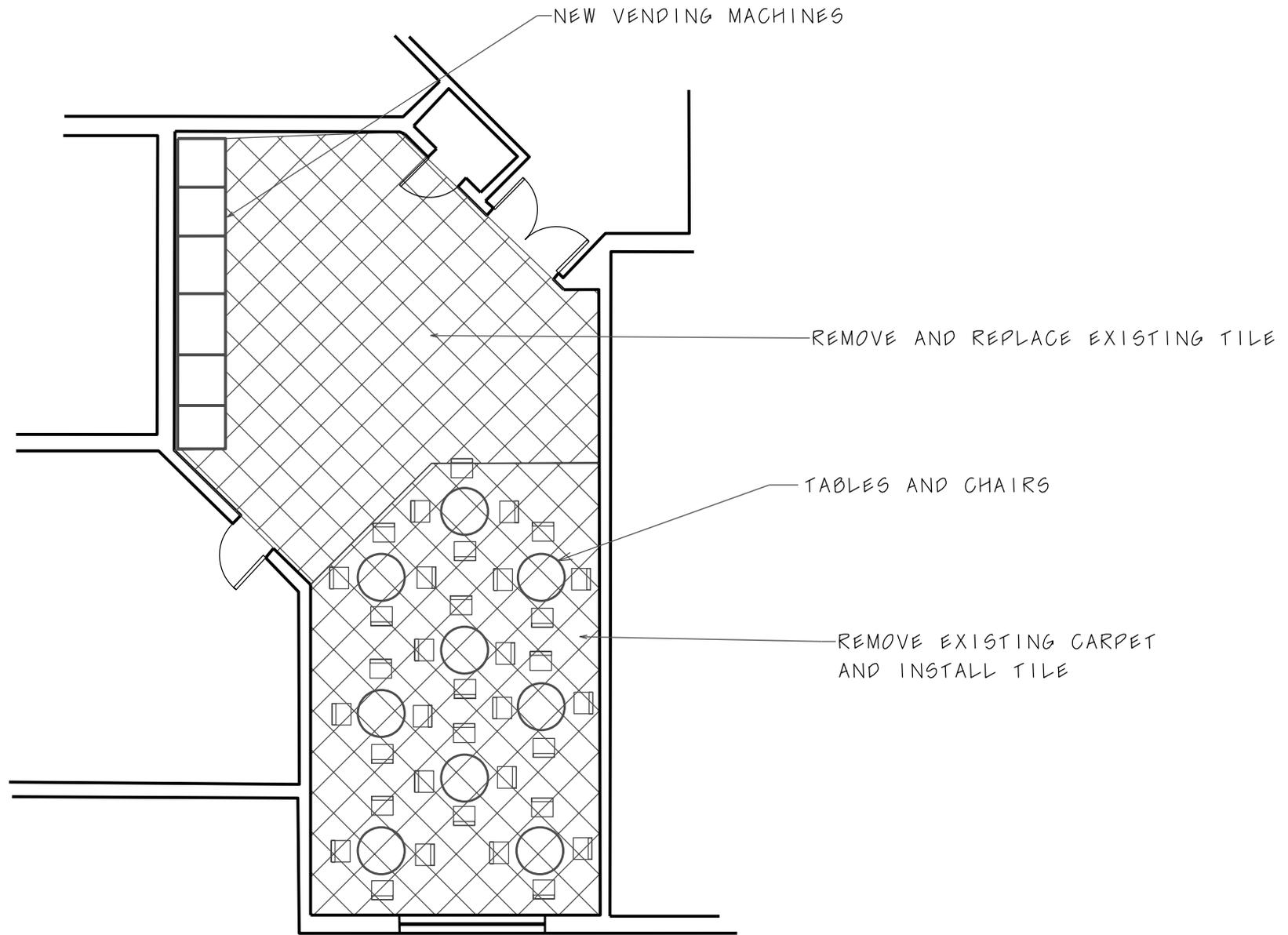
Options

- City management requests authorization to renovate the café space formerly occupied by Steamers Café, in order to convert the area into a space that will be usable and available to the public, for a total estimated project cost of \$47,000.00, as detailed on Appendix A.

APPENDIX A

**Library Café Space Renovation
Estimated Detailed Costs**

	Price
Base Cove	\$500.00
Ceramic tile demo and install new (By Others)	\$6,600.00
Ceiling Grid	\$750.00
Ceiling Tiles	\$1,200.00
Vertical Blinds	\$750.00
Drywall includes complete wall construction	\$2,200.00
Electrical if needed for vending area circuits	\$750.00
Fire Suppression (By others remove and relocate with concealed heads)	\$3,500.00
HVAC	\$900.00
Lighting	\$2,000.00
Paint (2) coats with primer	\$1,000.00
Subtotal of above	\$20,150.00
Labor cost estimated 360 hrs X 3 men X \$24.90 per hr = \$26,892.00	
Labor price includes demo	\$26,892.00
Estimated total cost for the entire project	\$47,042.00



LIBRARY CAFE RENOVATIONS

NO SCALE

PUBLIC COMMENT: Limited to Items Not on the Agenda

REGULAR BUSINESS:

E-5 Library Café Space Recommendation

Resolution #2008-08-263
Moved by Eisenbacher
Seconded by Beltramini

WHEREAS, On December 3, 2007, a one-year contract for Library Café Services based upon new terms and conditions was approved to Zeyn Francis of Troy, MI, (Resolution # 2007-12-345-F17); and

WHEREAS, Zeyn Francis has defaulted on the contract due to closing the café without notice prior to the contract expiration of December 31, 2008;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **RESCINDS** with prejudice the contract for Library Café Services from Zeyn Francis.

Yes: Fleming, Kerwin, Schilling, Beltramini, Broomfield, Eisenbacher
No: None
Absent: Howrylak

MOTION CARRIED

E-1 Appointments to Boards and Committees: a) Mayoral Appointments: None b) City Council Appointments: Parks & Recreation Board

(b) City Council Appointments

Resolution #2008-08-264
Moved by Kerwin
Seconded by Eisenbacher

RESOLVED, That Troy City Council hereby **APPOINTS** the following persons to serve on the Boards and Committees as indicated:

Parks & Recreation Board

Appointed by City Council (7-Regular: 3-Year Terms) (1-Troy School Board: 1-Year Term)
(1-Troy Daze Committee: 1-Year Term) (1-Adv. Comm. for Sr. Citizens: 1-Year Term)

Gary Hauff – Troy School District Representative Term Expires 07/31/09

Yes: Kerwin, Schilling, Beltramini, Broomfield, Eisenbacher, Fleming
No: None
Absent: Howrylak

MOTION CARRIED