



Legislation Text

File #: 23-0831, Version: 1

CITY MANAGER AUTHORITY PROCUREMENT AWARDS

ACTION REQUESTED:

Approve the award of JOC Procurement DPW-010-CY23.A, Municipal Center Lobby - 2nd Floor Carpet Replacement, to Robe Construction, Inc. for an amount not to exceed \$29,284 and a 5% contingency.

DEPARTMENT: Department of Public Works

SUBMITTED BY: Richard Dublinski, Director

BACKGROUND:

In February 2020, Council awarded the Job Order Contracting (JOC) services to Robe, Inc. JOC is an approved alternative procurement method to the more traditional bid process typically used in the procurement of government construction projects. In the JOC procurement method, the City and contractor work together to develop an overall scope of services. Project cost is determined by applying each item within the scope of services to a predetermined book price. The project is planned and negotiated through the JOC program.

The Department of Public Works - Public Buildings Operations Division (DPW-PBO) is responsible for the maintenance and repair of City facilities, including the flooring in municipal facilities. Due to age, use and environmental factors, many of the floor surfaces are showing wear and deterioration.

CIP Project MB-145, Flooring at Municipal Facilities, was established in 2017 to replace worn flooring. In 2018, the carpeting was replaced in Fire Stations 6, 8 and 9, and the tile was replaced in the PD lobby. Due to COVID-19, this program was deferred to 2022 when the carpeting in the City Council Chambers was replaced.

DISCUSSION:

The carpet on the second floor of the Municipal Center lobby is original to the building and showing significant wear. Extraction cleaning and routine vacuuming, while necessary, is contributing to the further deterioration of the fibers. The replacement project will consist of removing and disposing of the original carpeting, performing repairs and applying a floor leveling, and installing a commercial grade carpet suitable for this location. The work will also include the installation of a thermoplastic wall base.

Staff recommends this work be completed by the City's JOC contractor; Robe Construction Inc. Staff elected to use the JOC method for this project to value engineer the scope of work as well as expedite project completion. Robe Construction is capable, qualified, and available to perform the work immediately.

The work will begin August 14, 2023 and is anticipated be completed by November 17, 2023.

FISCAL IMPACT:

CIP: MB145

Carpet replacement on the second level of the Municipal Center Lobby is expensed to the Building Improvements account below. This project is related to MB145, Flooring at Municipal Facilities, for which \$50,000 has been budgeted for 2023. The requested award of \$29,284 is within the budgeted amount for this expense.

Account Number	Fund Description	Total Budget Amount
31342200-551500	Capital Projects Fund	\$3,742,000

*Per Council directive, contingency on construction projects is set at 3% on projects over and 5% on projects under \$500,000.