



**CITY of NOVI CITY COUNCIL**  
**Agenda Item F**  
**May 6, 2019**

**SUBJECT:** Approval to award a Sidewalk Trip Hazard Elimination project to Precision Concrete Inc., a sole source service provider, in the estimated amount of \$53,950.

**SUBMITTING DEPARTMENT:** Department of Public Works, Field Operations Division

**CITY MANAGER APPROVAL:** *[Signature]*

<b>EXPENDITURE REQUIRED</b>	<b>\$ 53,950.00</b>
<b>AMOUNT BUDGETED</b>	<b>\$ 88,465</b>
<b>APPROPRIATION REQUIRED</b>	<b>\$0</b>
<b>LINE ITEM NUMBER</b>	<b>204-204.00-866.085</b>

**BACKGROUND INFORMATION:**

Recently, staff approached Precision Concrete Inc., who provide services to inventory and identify potential hazards along concrete non-motorized segments. As part of this process, the vendor recommends maintenance options to bring each segment into ADA compliance. One option is to cut deflections between 1.5" and .375"; maintaining the structural integrity of the panel and an aesthetically pleasing surface for adjacent homeowners and sidewalk users. An added benefit to the inventory is the identification of panels too degraded for cutting; requiring replacement. By doing so, it allows the City to better budget for any necessary removal and replacements.

Because this is a new maintenance process for our community, staff reached out to one neighborhood, Greenwood Oaks, inquiring if the HOA(s) would be interested in trying this new technology their non-motorized network. After explaining the process and showing HOA Leadership what the results look like first hand, we received immediate support and were asked to perform the task.

Based on the GPS inspection performed by Precision Concrete Inc., it is estimated \$291,000 worth of repairs would need to be made using the remove and replacement technique to bring Greenwood Oaks walkways into ADA compliance. By cutting the deflections, rather than removing and replacing each section, it is estimated to cost the City approximately \$54,000.

The inspection yielded 86 panels that fell outside of the scope of cutting work; requiring removal and replacement. The repair of these panels is anticipated to be addressed by the HOA separately, with no cost to the City.

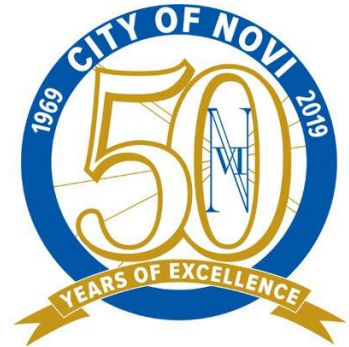
**RECOMMENDED ACTION:** Approval to award a Sidewalk Trip Hazard Elimination project to Precision Concrete Inc., a sole source service provider, in the estimated amount of \$53,950.



March 5, 2019

**City of Novi**  
Attn: Dean Reid  
26300 Lee Begole Dr  
Novi, MI

Phone: 248.735.5640 Cell: 248.379.2290 Email: dreid@cityofnovi.org



**Subject: SIDEWALK TRIP HAZARD ELIMINATION, Proposal for City of Novi Greenwood Oaks Subdivision**

Dean,

We appreciate the opportunity to submit this proposal for Greenwood Oaks Subdivision. Total cost for this **project is estimated to be \$53,950** based on an agreed scope and job rate. Upon your review and acceptance of this proposal, **please sign and return** (or submit a valid purchase order referencing this proposal) via FAX to (616) 582-5951 or email us at **info@PCCMich.com**.

We will provide a W-9 for your files and have our proof of insurance (an ACORD) faxed directly to your attention by our insurance provider. Let us know if any additional information or documents are required before we begin work. We appreciate the opportunity to provide our service.

**Precision Concrete Cutting**

Precision Concrete Cutting (PCC) has been removing trip hazards from uneven sidewalks and other concrete walkways across the nation for over 25 years. As the industry leader in technology and price, PCC can reduce liability associated with uneven sidewalk and help meet ADA compliance with a method more effective and less expensive than alternatives. PCC utilizes its patented tools and processes that it has developed and refined for trip hazard removal. Not only is trip hazard removal the specialty of PCC... it's the only thing we do. PCC has dozens of locations across the country. Precision Concrete, Inc. is the locally licensed business unit serving Michigan and Indiana that leverages the proven tools, process, and training to provide this service.

**The Advantage**

The Precision Concrete Cutting (PCC) service removes the entire trip hazard from side to side on the entire sidewalk while other methods of repair often leave a portion of the trip hazard. Not only can PCC reach the edges of every sidewalk, we can remove trip hazards from virtually any angle and at any location. Trip hazards caused by cracked concrete or located in hard-to-reach places such as in gutters or adjacent to a wall, post, or railing will be eliminated without any damage to nearby impediments. **There is no other process of trip hazard removal available with the quality, flexibility, and diversity as that of PCC.**



## Quality

The Precision Concrete Cutting (PCC) process involves the measurement of every sidewalk trip hazard identified. PCC inspects the sidewalks and takes specific measurements to identify and log each trip hazard size and location. These measurements are used to determine the size of repair that is required, and to guarantee that the repair is made to dimensional specifications.

The PCC finished repair is aesthetically pleasing, smooth, and of superior quality compared to alternatives. It does not leave grooves in the surface of the concrete, it is not uneven, and is left with an acceptable coefficient of friction to not create slip hazards.



## Environmental & Community Friendly

The Precision Concrete Cutting (PCC) process does not require heavy equipment in the work area. The PCC equipment is small and maneuvered about by individual employees. No damage is created to buildings, landscaping, irrigation systems, or the surrounding environment. Complete cleanup of the work area is performed and dust abatement systems minimize dust. All materials removed are properly recycled.

PCC utilizes a patented dust collection system to keep dust to a minimum while performing its work. This is a great benefit over other repair processes that leave the area covered in concrete dust or slurry. PCC also cleans up the removed concrete and debris created while performing the repairs and disposes (for recycle) of it as part of the service. Being a complete solution, no follow-on tasks are required of City of Novi staff. Sidewalks remain open with only minor disruption while PCC moves thru an area performing the trip hazard removals.

As a member of the U.S. Green Building Council (USGBC) we are proud of the fact that we reduce the impact to landfills and the environment as a result of our service. For example, **removing and replacing just 50 sidewalk panels would result in approximately 60,000 lbs of concrete being removed** (your average 5' x 5' panel weighs about 1,200 lbs). Using Precision Concrete Cutting, sidewalk trip hazard removal can be accomplished by removing about 400 lbs of concrete that will be recycled. No heavy equipment or hauling is required. Also, there is no damage to trees or adjoining landscape with Precision Concrete Cutting.



## Real Savings

Precision Concrete Cutting (PCC) leverages new technology and unique patented equipment to perform sidewalk repairs at a 70-80% cost savings compared to sidewalk replacement. It is estimated that this project will **save the City of Novi over \$291,000 on repairs**. The estimated savings is based on saving one panel per cut vs doing a removal/replacement that averages \$250 per panel.

## Professional Plan and Approach

Precision Concrete Cutting (PCC) will conduct a pre-construction planning meeting with the City of Novi designated contact(s) using a PCC Project Manager to establish priorities, a high-level schedule for each job site, review risks/constraints, and safety plans. The Project Manager will assure schedule, scope, and budget objectives are attained for the project. The PCC Delivery Manager will assure quality and safety objectives are attained during the onsite work phase of the project.

PCC will deploy a well-marked light-duty pickup truck/van and full logo trailer used to mobilize up to three (3) full sets of cutting equipment and operators. Safety cones are placed wherever the truck/van and trailer park and they are placed on the sidewalks in front of and behind the operator area to assure pedestrian safety during cutting. All PCC staff (including project manager) wears high-visibility safety vests whenever they are outside their vehicle.



### Scope and Cost

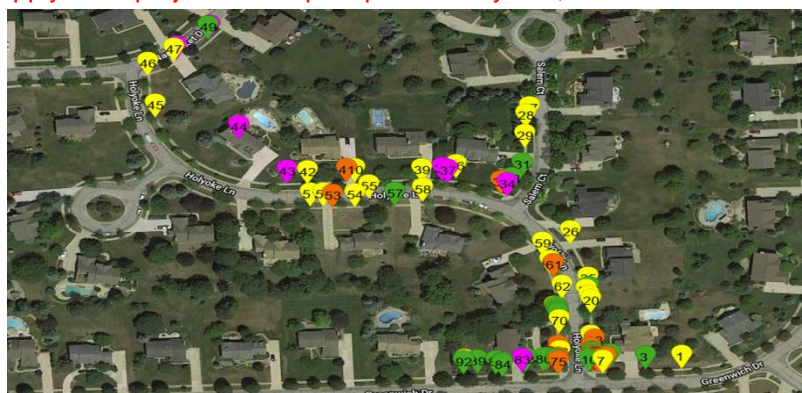
Precision Concrete Cutting (PCC) is proposing a SAW CUT solution (NOT GRINDING) for the City of Novi to remove sidewalk trip hazards on walkways located in Greenwood Oaks. PCC would typically bill for this project at the rate of \$42 per Inch Foot (defined as the average inch height of the trip hazard multiplied by linear feet of the hazard). The February, 2019 survey(s) identified/estimated about 1,686 Inch Feet of cutting for a total cost of **\$70,805**, however, with municipal discount for contiguous work pricing applied, **total net cost for this project is estimated to be \$53,950\***. The City will only be billed based on the actual work performed based on the City approved scope of work.

The sidewalk trip hazards to be eliminated are defined as differentials in the walkway of .375" high up to (including) 1.5" high. Trip hazards will be eliminated leaving a maximum running slope (ramp) of 1:8 as permitted to meet ADA requirements. Only 86 locations were out of scope for cutting that may need replacement work. **For this project, PCC will correct about 1,383 trip hazards** requiring over 1,686 Inch Feet (or 4,907+ lineal feet) of cutting;

Job No. (Area)	Location	RR (Remove and Replace) or out of scope	# of Trip Hazards Cut	Linear Feet	Inch Feet	Cost
1	Warrington Ct	2	102	369.0	132.06	\$5,546.63
2	Warrington Dr	4	17	67.5	25.34	\$1,064.44
3	Lynwood Dr.	17	168	549.7	200.74	\$8,431.05
4	Holyoke Ln	7	85	298.0	102.81	\$4,318.13
5	Wellesley Ct	3	51	189.5	76.31	\$3,205.13
6	Nantucket Dr Estimate	16	300	1073.0	358.93	\$15,075.14
7	Rochester Dr Estimate	3	60	214.6	71.79	\$3,015.03
8	Holyoke Ct Estimate	2	36	128.8	43.07	\$1,809.02
9	Greenwich Dr Estimate	24	444	1588.1	531.22	\$22,311.21
10	Cider Mill Blvd Estimate	2	36	128.8	43.07	\$1,809.02
11	Salem Ct Estimate	5	84	300.5	100.50	\$4,221.04
	<b>Totals</b>	<b>86</b>	<b>1383</b>	<b>4907.5</b>	<b>1685.85</b>	<b>\$70,805.81</b>
					Additional Services:	\$0.00
					Travel and Expenses:	\$0.00
					Discount* :	-\$16,858.53
					<b>Net Proposed Total:</b>	<b>\$53,947.28</b>

\*Municipal contiguous work discount will apply if the project is accepted prior to May 10<sup>th</sup>, 2019 and completed by June 30<sup>th</sup>, 2019.

**MAP:** Aerial view of buildings and walkways showing a portion of the work area and approximate location of surveyed trip hazards.



**Sole Source Status**

The technology that Precision Concrete Cutting uses to remove trip hazards has been developed and patented by Precision Concrete Cutting based in Provo, UT. Precision Concrete Cutting and its local branches are the only companies authorized to use the patented equipment and method for removing sidewalk trip hazards as described by the following patent numbers:

U.S. Patent No. 6,827,074  
U.S. Patent No. 6,896,604  
U.S. Patent No. 7,000,606

U.S. Patent No. 7,143,760  
U.S. Patent No. 7,201,644  
U.S. Patent No. 7,402,095

These patent numbers and the Precision Concrete Cutting (PCC) licensing agreement make Precision Concrete, Inc. a sole source for trip hazard removal in Indiana using this technology.

**Invoicing**

A Precision Concrete Cutting (PCC) invoice will be issued for work completed at the conclusion of the project. Payment terms are net 15 days from the date work is completed unless contract states otherwise. PCC will not charge City of Novi any additional fees for mobilization, setup, cleanup, or travel / expenses. All such fees are included in the proposed price.

An itemized invoice listing the location of each trip hazard resolved will be listed and can be provided in hard copy or soft copy as required by City of Novi. This itemized list provides the City of Novi with a completely auditable summary of the work performed by PCC. It is also a document that can support the fact that your organization has a proactive sidewalk maintenance program in place.

**Summary**

Precision Concrete Cutting is very interested in working with City of Novi to deliver a proactive and cost-effective sidewalk maintenance program to help with the efforts of ADA compliance and reduce liabilities associated with sidewalk trip hazards. Our goal is to develop a long term relationship in which we can help City of Novi achieve its annual sidewalk maintenance objectives.



**Thank you for your consideration. Signature and date below confirms your acceptance of this proposal.**

**Ben Johnson**, Business Dev Mgr, SE Michigan  
*and Mark Bonkowski (President)*

**Precision Concrete, Inc.**  
1896 Goldeneye Drive  
Holland MI 49424

**(248) 606-9161** Cell

(616) 403-1140 Office  
(616) 582-5951 Fax

Federal ID #: 80-0183496

\_\_\_\_\_ customer

\_\_\_\_\_ authorized signature / date

\_\_\_\_\_ printed name / title