

Memorandum



Date: March 3, 2009

To: Honorable Chairman Dennis C. Moss
And Members, Board of County Commissioners

Supplement to
Agenda Item No. 801G

From: George M. Burgess
County Manager

Subject: Supplemental Information on Contract 0591-Carpet (Purchase and Installation)

At the December 9, 2008 Budget and Finance Committee meeting, Commissioner Joe A. Martinez requested additional information regarding the increased allocation for the Miami-Dade Aviation Department (MDAD) to purchase carpet and related flooring material. Specifically, he inquired as to the justification for the MDAD allocation given the use of other flooring options in the new terminals. He also requested a pricing comparison between the contract pricing and retail pricing.

Miami International Airport (MIA) must maintain a safe and aesthetically pleasing environment for travelers, 24 hours per day and seven days a week. This schedule causes significant wear and tear on flooring surfaces. MIA has approximately 113,103 square yards (1,017,928 square feet) of terrazzo covered floor areas, and 196,093 square yards of carpeting in the terminal and concourses areas. The terminal and concourses areas include the areas occupied by airline tenants inside the terminal, seating/holding areas within the concourses, and staff office areas. They also include the hotel, conference areas, restaurant, and auditorium, among other facilities.

In addition to the areas listed above, MDAD is also responsible for replacement of worn or damaged carpeting for most of the leased space that it manages outside of the terminal and concourses areas. The leased space contains approximately 117,470 square yards of carpet. The lease agreements require replacement of carpet every five years. As illustrated in the table below, 73% of all flooring is carpeted and must be maintained at a level befitting a world class airport.

Terrazzo	113,103 square yards	Located in various areas throughout the terminal
Carpet (terminal and concourse areas)	196,093 square yards	Located in terminal and concourse areas
Carpet (all leased space for outside of the terminal and concourse area)	117,470 square yards	Five-year replacement for all leased space outside of the terminal and concourse areas

The requested allocation is based on these amounts, as well as unforeseen emergencies such as damage caused by roof leaks, hurricanes, and plumbing leakage.

The proposed contract provides the option of purchasing carpet directly from manufacturers, instead of doing so through a third party. It also provides pre-qualified local County vendors the opportunity to compete for the installation of the carpet.

Regarding the competitiveness of the prices in the proposed contract as compared to commercial prices, staff contacted three local commercial carpet companies. Of the three, two firms responded. The proposed contract provides for purchase of new carpet with or without installation. For purposes of comparison, we sought prices for mid-grade and up-graded carpet, with and without installation. Installation includes the new carpet product, removal of existing carpet or flooring, floor preparation and leveling, carpet adhesive, expansion joints, transitions, vinyl base boards, furniture removal and replacement, and overage and waste disposal. The table below reflects the prices submitted by the two responding companies.

Market Research for Price Comparisons

Carpet Grade	Don Bailey Carpet Only	Americarpet, Inc. Carpet Only	Proposed Contract Carpet Only	Price difference and potential savings
	Per Sq yd	Per Sq yd	Per Sq yd	Per Sq yd
Mid-Grade (Shaw)	\$30.00	\$39.00	\$22.00	\$8.00
Up-Graded Shaw Commercial/ Shaw Patcraft	\$40.00	\$54.00	\$29.00	\$11.00
Carpet Grade	Don Bailey Installed	Americarpet, Inc. Installed	Proposed Contract Including Carpet and Installation	
Mid-Grade (Shaw)	\$60.00	\$65.00	\$40.00	\$20.00
Up-Graded Shaw Commercial/ Shaw Patcraft	\$70.00	\$80.00	\$50.00	\$20.00

Note: 1. The prices submitted by Don Bailey Carpet, Inc. do not include floor preparation and leveling. Additionally, although Americarpet did provide a price for carpet and installation separately, it is important to note that all sales include installation.

These findings confirm that the County will receive good value if the proposed contract is approved by the Board. Should you have any questions, please do not hesitate to contact Miriam Singer, Director DPM, or Max Fajardo, Deputy Director, MDAD.


 Assistant County Manager