



AOC Facilities Management Project Profile

		Facility Modification, Priority 3	
County/Location	SWO#	Budget/Estimate	Actual Cost
Sacramento/Gordon Schaber Courthouse	1021629	\$9,000.00	\$8,020.55
Sacramento/Gordon Schaber Courthouse	1030016	\$16,000.00	\$10,178.02

Original Description	Project Summary
<p>“Remove gum from entry in preparation for sandblasting”</p> <p>and</p> <p>“Safe walking surface needed for exterior concrete sidewalks”</p>	<p>Background: The two work orders addressed a slip-and-fall hazard in the slick walking area in front of the Schaber Courthouse, as well as a security issue related to the glare off the slick concrete. In the past, county maintenance workers had applied a coating in certain areas to prevent the slickness; however, the product had a short life cycle, requiring continued reapplication. In addition, the county had not addressed an excessive build-up of gum and filth caused by feces, urine, and dirt. During hot weather, employees and thousands of weekly court visitors were tracking gum and other substances into the court and ruining carpet and tiled areas.</p> <p>Scope: The project consisted of two phases. First, before the glare and slip hazard could be addressed, the area needed to be thoroughly pressure-washed and steam-cleaned. The removal of gum, feces, urine, and dirt in an area of 51,565 square feet was done by a specialty subcontractor and required six days, three workers, and two steam-cleaning units. The area encompassed a half-city block, including walkways, two large entries, and a central plaza. The second phase included sandblasting (bead-blasting) a 3,200-square-foot area by another subcontractor (who furnished a lower bid) to remove the glare and slick surface. Work had to be performed outside of normal business hours.</p> <p>Review: The AOC audited the work, which came in under budget and within industry-standard costs for similar work, and recommended that the service provider find ways in the future to perform similar work more quickly. The court was satisfied with the work, and no slip-and-fall incidents have been reported in the area where the bead-blasting was performed.</p> <p>Date completed: September 2009</p>
<p>Court Involvement: Court facilities liaison was involved throughout the project:</p> <ul style="list-style-type: none"> • Court staff initiated the project and reviewed options, cost estimates, and products with AOC before scope of work was finalized. • Court staff reviewed and approved results of test area of sandblast before full project undertaken. • Court staff attended final job walk with AOC and approved work as satisfactory. 	