

# QLife Network

## QualityLife Intergovernmental Agency

**TO:** Qlife Board of Directors

**FROM:** Nolan Young, Administrator *Ny*

**DATE:** October 28, 2013

**SUBJECT:** Storage Rack and Organization Plan for Leased Space

The QLife Board had previously approved a lease that has been signed for a 418 feet in a three sided covered storage shed at the City's Public Works yard. At the time that was approved Aristo was instructed to prepare a plan for organizing and maximizing use of that space, and to bring it back to the Qlife Board for consideration.

Attached is the proposed plan submitted by Aristo. The plan includes an additional 140 feet (approximately 5 additional feet on one side of the leased space). The City is willing to lease the additional space if the Qlife Board approves an amendment.

**BUDGET IMPLICATIONS:** The estimated cost for this project including a 15% contingency is \$23,549.85. In addition, there would be an additional \$70/month for the additional leased space, if this plan is approved.

If the Board approves this plan, we will need a budget amendment, as we will need additional funds from the Capital Contingency. We currently have \$52,877 in that line item, adopting this plan at \$24,000 leaves us a contingency of \$28,877. We also have an additional \$17,388 in our beginning fund balance.

### **BOARD ALTERNATIVES:**

1. Approve the recommended storage plan including an amendment of the lease for the additional 140 feet, direct staff to proceed with the project, and bring back an amended lease and budget amendment.
2. Approve the storage space organization plan with 5 feet less space than identified in the plan and direct staff to proceed with the plan and prepare appropriate budget amendment.
3. Postpone action on this item to allow for additional research.

# Qlife

## Storage Racks and Organization Plan

Version 1.1

Developed By  
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Version 1.1  
10/24/13

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## Background

Qlife is currently in need of additional storage space for inventory and operations equipment. The current Qlife bay utilized at City Public Works is not being utilized in an efficient manner.

Aristo Networks considered multiple options, and has determined the best solution for Qlife to be the erection of a racking system that will withstand the weights and size requirements of Qlife's materials.

Due to the limitation of future storage expansion, these storage racks should be designed with both current requirements as well as future requirements in mind.

Currently the largest item Qlife stores is a 6' x 6' fiber optic reel. Estimated weight of this reel is approximate 2,000 – 2,500 lbs. In the future it is reasonable to assume that the largest reel Qlife may require storage of would be a 7'x7' fiber optic reel with an estimated weight of approximately 3,000 lbs. Thus storage racks were designed with this capability in mind.

Qlife is currently bursting at the seams in terms of storage space at City Hall as well. With the development of additional storage at Public Works, some of the items stored at City Hall could be moved to Public works and stored in plastic containers / shelving at Public Works.

## Challenges Ascertained

Upon starting research for this project, a number of challenges were determined:

1. Building permit is required
  - Engineering is required
  - Cement base is required
  - Level structure is required (forklift does not operate well at high levels on slope)
  - Setbacks are required
2. Maximum height of city forklift is 179"
3. Large fiber reels require larger than standard sized Pallets and Racks (the width of our 6 foot fiber spool is 42" while a standard pallet is only 40").
4. A fiber reel stored 16 feet high is very different than a flat structure stored at 16 feet.
  - An event such as an earthquake, vehicular crash, or even break down of a wood pallet can start a fiber spool into a slow roll, which at 16 feet in height could potentially be catastrophic for anybody below.
  - Special pallets are required
  - Additional tie downs are required.
5. A 6 or 7 foot Fiber optic Reel takes a much larger 3 dimensional footprint than normal stacked items. For example, our proposed racks are 48" (4 feet) in depth, however Qlife's 6 foot fiber spools will extend beyond the borders of the pallet rack by 12" on both the front and back side as the center of a spool is wider than the top or bottom. Thus we have to account for setbacks from walls and adjoining bays.

## The Plan

Qlife will hire Norlift of Oregon (assuming lowest bid as it appears now) to develop engineering per Aristo's requirements for purpose of Building Codes.

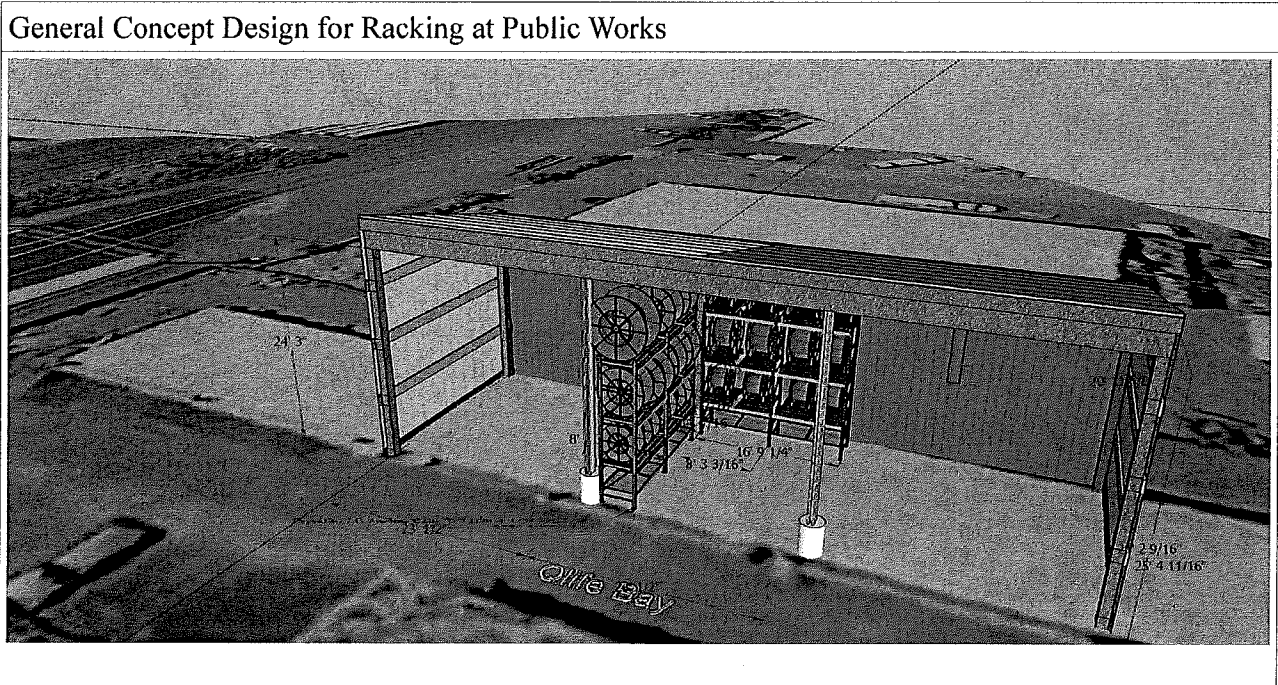
Qlife will hire City of The Dalles (public works employees) to help with the following items:

1. Relocation of all items in Qlife's bay to a temporary holding location
2. Removal of existing asphalt from current bay
3. Installation of required rock / cement per engineering specifications
4. Physical building of racks
5. Relocation of all items to new locations on new racks

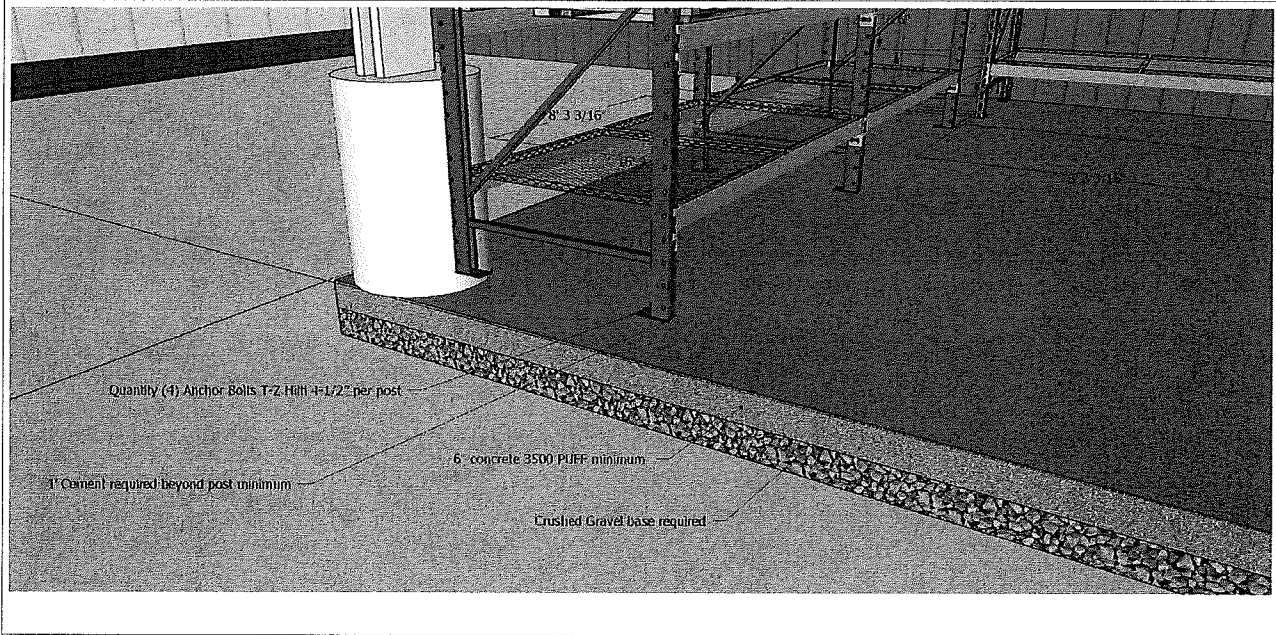
Aristo Networks and City of The Dalles (public works) will organize Qlife materials utilizing new structures.

# Pictures and Concepts

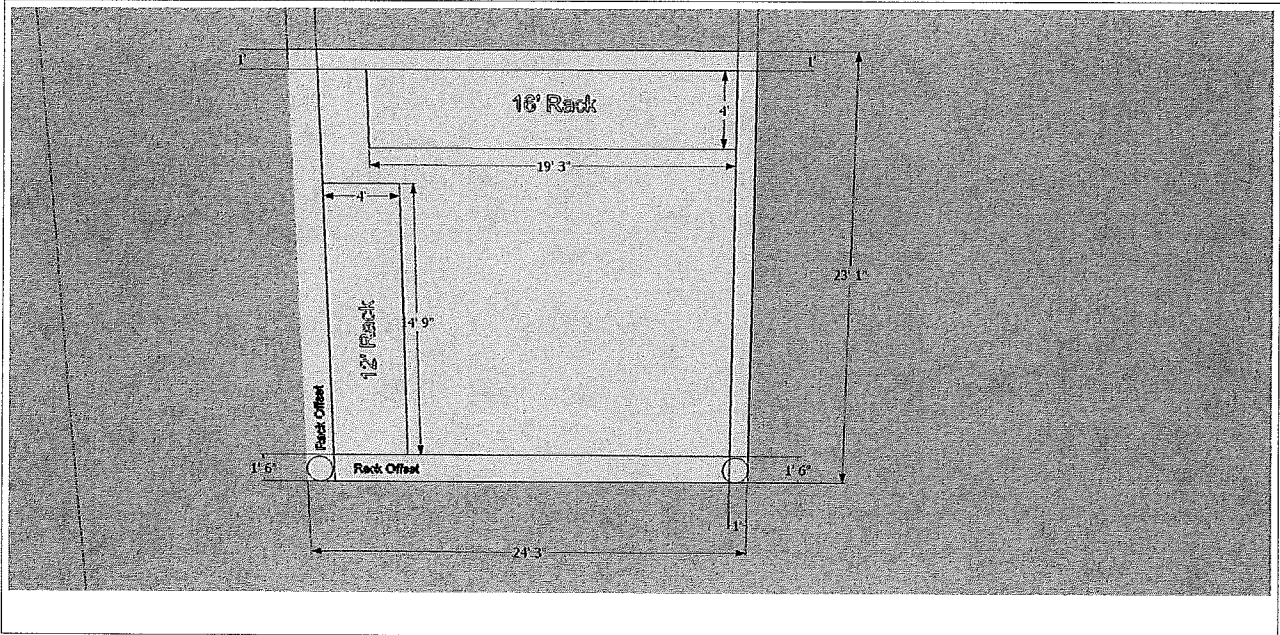
Notice that 3D pictures below are for general concept only. They have not been updated with recent plans (yet, until Qlife authorizes full project). 2D plans show actual current footprint.



Requirements for groundwork within bay. Removal of current asphalt and installation of cement as per below specifications.



Two dimensional footprint of actual space requirements within bay





# Budget

Budget for the project is approximately \$23k.

Item Category	Item	Quantity	Price	Description	Subtotals	Totals	Vendor
Pallet Racks		6	\$166.44	16x96x46 Starter Kit – 5" beams		\$998.64	Norlift
		48	\$1.67	16x96x48 Add On – 5" beams		\$80.16	Norlift
		12	\$33.19	5" x 8' Heavy Duty Beam		\$398.28	Norlift
		12	\$34.02	4' safety Support for decking		\$408.24	Norlift
		8	\$17.73	48x16 Wire Mesh Decking		\$141.84	Norlift
		12	\$16.00	Quantity 50 3x5 label holders		\$192.00	Norlift
		12	\$19.50			\$234.00	Norlift
		4	\$19.50			\$78.00	Norlift
		56	\$8.18			\$458.08	Norlift
		Shipping	1	\$1,100.00			\$1,100.00
					<b>\$4,089.24</b>		
Engineering		1	\$1,000.00	Warehouse Drawing Rack Layout.		\$1,000.00	
		1	\$600.00	Anchor bolt testing at install 1-phase		\$800.00	
		1	\$1,200.00	Seismic Engineering. 2 – Design system. Kit for the city review/permit.		\$1,200.00	
Storage Cabinets	HAC3624Y	1	\$918.00	36 x 24 x 78" cabinet with multiple storage bins		\$918.00	norlift
	Shipping	1	\$212.00			\$212.00	
					<b>\$1,130.00</b>		
Storage Bins	19282R06	3	\$41.82	Sterilite 16.5-Gallon (66-Quart) Latch Storage Box, Set of 6		\$125.46	walmart
	FG2643-60	2	\$49.97	Rubbermaid Commercial Products BRUTE 44 gal. Gray Trash Container with Venting Channels		\$99.94	homedepot
	Shipping	0					
					<b>\$225.40</b>		
Pallets	SQ4848-RRB	20	\$70.81	48" x 48" Plastic Pallet – 4,000# dynamic weight capacity		\$1,416.20	Nelson
	Shipping	1	\$515.69			\$515.69	
					<b>\$1,931.89</b>		
Lumber	392124	20	\$8.57	4 in. x 4 in. x 8 ft. Premium Pressure-Treated Timber (blocks to keep fiber on pallets)		\$171.40	homedepot
					<b>\$171.40</b>		
Straps	4622	20	\$13.96	Keeper 27 ft. x 2 in. x 10,000 lbs. Heavy-Duty Ratchet Tie-Down		\$279.20	homedepot
					<b>\$279.20</b>		
Permits	Permit application	1	\$150.00	Application for Building Permit		\$150.00	
					<b>\$150.00</b>		
Installation	City Employees	88	\$34.00	\$272 (\$34*8) / worker / day (2 workers for 5 1/2 days)		\$2,992.00	
	Equip Rental	1	\$500.00	excavator and dump truck rental + saw cut		\$500.00	
	Cement	1	\$1,272.00			\$1,272.00	
	Rebar / ties	1	\$482.00			\$482.00	
					<b>\$5,246.00</b>		
Oversite/Planning	Aristo Oversite	65	\$67.00	Oversite and Coordination of project		\$4,355.00	
					<b>\$4,355.00</b>		
Other	Garbage Services	1	\$100.00	Dump un-needed items		\$100.00	
					<b>\$100.00</b>		
Subtotal	Contingency	1	\$3,071.72	15% Contingency		\$20,478.13	
						<b>\$3,071.72</b>	
<b>Total Project</b>						<b>\$23,549.85</b>	