



CITY OF MILPITAS AGENDA REPORT (AR)

Item Title:	Adopt a Resolution Granting Acceptance of Soil Vapor Intrusion Mitigation Measures for Sal Cracolice Building, Project No. 3406, Authorizing the City Engineer to File a Notice of Completion, and Authorize Him to Issue a Notice of Final Acceptance
Category:	Consent Calendar-Community Services and Sustainable Infrastructure
Meeting Date:	11/10/2020
Staff Contact:	Steve Erickson, City Engineer, 408-586-3301
Recommendation:	Adopt a resolution granting acceptance of Soil Vapor Intrusion Mitigation Measures for Sal Cracolice Building, Project No. 3406, authorizing the City Engineer to file a Notice of Completion, and authorize him to issue a Notice of Final Acceptance after the one-year warranty.

Background:

The City's Sal Cracolice community center building, located at 791 Garden Street, was constructed with a subgrade and foundation ventilation system to mitigate build-up of soil vapor gases below the foundation that are considered harmful. In May of 2019, the Regional Water Quality Control Board (RWQCB) requested the City modify the existing "passive" foundation ventilation system with the addition of an electric fan. The addition of the fan provides continuous positive ventilation of the system.

Project No. 3406, Building Improvements was used to fund the necessary changes to the Sal Cracolice foundation venting system ("Project"). The City contracted with the original designer of the building's foundation ventilation system to design the Project. On May 15, 2020, the City contracted with Ron Paris Construction, Inc., for \$35,984 to perform the Project including installing the foundation depressurization system fan, air sampling port, alarm, electrical connection, and battery backup system. The new equipment that was installed as part of the Project is in the building's southeast storage room.

Analysis:

The Project was successfully completed on time and within budget. Staff recommends the City Council adopt a resolution granting acceptance of the Project and authorizing the City Engineer to file a Notice of Completion in accordance with the provisions of Section 9204 of the Civil Code. Staff also recommends the City Council authorize the City Engineer to issue a notice of final acceptance after the one-year warranty period without further City Council action, provided that all warranty work is completed to the satisfaction of the City Engineer.

Policy Alternative:

Alternative: Do not adopt resolution and deny Project acceptance, deny filing a notice of completion and not begin the one-year warranty.

Pros: None

Cons: A denial would result in the City being unable to commence the one-year warranty, release the retention to the Contractor and release any funds remaining back into the Project budget.

Reason not Recommended: Denial would result in the City being unable to close out the Project and release any funds remaining back into the Project budget.

Fiscal Impact:

The Project was completed on time and within budget and no additional funding is required.

California Environmental Quality Act:

The Project has an approved Mitigated Negative Declaration.

Recommendation:

Adopt a resolution granting acceptance of the Project, authorizing the City Engineer to file a Notice of Completion, and to authorize him to issue a Notice of Final Acceptance after the one-year warranty.

Attachment:

Resolution