



CITY OF MILPITAS AGENDA REPORT (AR)

Item Title:	Receive a Report on Emergency Remediation Work at Police/Public Works Building and Authorize Payment of Invoices in the Amount of \$33,399.50 to Indoor Restore Environmental Services and S B Construction
Category:	Consent Calendar-Community Services and Sustainable Infrastructure
Meeting Date:	8/13/2019
Staff Contact:	Tony Ndah, 408-586-2602
Recommendation:	<ol style="list-style-type: none">1. Receive a report from the Public Works Director for the emergency remediation work at the Police/Public Works Building.2. Authorize staff to pay invoices from Indoor Restore Environmental Services and S B Construction, for a total amount of \$33,399.50.

Background:

In early June 2019, Public Works staff, in coordination with the Police Department, initiated an investigation into the conditions of walls, offices, and other features that had previously been impacted by window and exterior wall leaks. Upon opening up a section of wall, a visual inspection found what appeared to be fungal growth in exterior walls and interior cavities. Public Works took immediate action and contracted with Indoor Restore Environmental Services to perform testing of the apparent fungal growth.

Indoor Restore Environmental Services performed air testing and swatch sampling in Police/Public Works Building offices. The laboratory report found varying levels of multiple species of molds in some areas in the Police/Public Works Building; hence, staff moved to perform remediation work in the building.

Analysis:

Pursuant to Public Contract Code section 22050 and Council Resolution No. 7779, the Director of Public Works is authorized to engage a contractor to perform emergency work and let emergency contracts without engaging in competitive bidding. Public Contract Code section 22050 requires the Public Works Director to provide the City Council with a report at a regularly scheduled meeting until the action is terminated, to determine, by a four-fifths vote, that there is a need to continue the action.

Public Works contracted with Indoor Restore Environmental Services and S B Construction for the emergency mold remediation and restoration services in the amount of \$19,899.50 and \$13,500 respectively. The emergency remediation work required the replacement of interior walls, dry wall, insulation, baseboard, carpet/linoleum, as well as interior fixtures such as cabinetry and plumbing. As part of the remediation process, Indoor Restore Environmental Services provided high-efficiency particulate air purification, kept office spaces under reverse pressurization, and applied chemical treatment and mold resistant paint to prevent further growth.

Fiscal Impact:

The cost to remediate the mold and restore the walls in the Police/Public Works Building is \$33,399.50. There are sufficient funds in the FY 2019-20 Public Works Facilities Maintenance operating budget to pay for this work.

California Environmental Quality Act:

By the definition provided in the California Environmental Quality Act (CEQA) Guidelines Section 15378, this action does not qualify as a "project" for the purpose of CEQA as this action has no potential to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

Recommendation:

1. Receive a report from the Public Works Director for the emergency mold remediation of the Police/Public Works Building.
2. Authorize staff to pay invoices in the amount of \$33,399.50.

Attachments:

None