

The costs associated with preparing the agenda item are nominal and absorbed by the department's FY2019/20 Adopted Budget.

DISCUSSION:

Plumbing deficiencies were previously identified including hot and cold domestic water supply piping throughout the facility and the water heating, pumping and reserve storage equipment inside the main mechanical room. While full scale plumbing replacement throughout the facility is planned for Phase 2, replacement of critical mechanical room equipment was prioritized in Phase 1. Corresponding Phase 1 scope included removal and replacement of hot water heat exchangers, pumps and hot water reserve storage tanks that were at the end of their useful life. Failing isolation and backflow check valves were also replaced and reconfigured for more efficient operations. Remaining Phase 1 work under separate contract includes water flow analysis to balance the delivery of hot water.

ALTERNATIVES:

The Board could choose not to execute and record the Notice of Completion. This action is not recommended since Division 5-15, Inc. has successfully fulfilled the terms of the contract. Failure to adopt the Notice of Completion will prevent release of retention funds and payments to the General Contractor, which could result in adverse claims.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION