



Legislation Text

File #: 19-686, Version: 1

Approve a Notice of Completion for Sheriff Hot Water Replacement Project, Phase 1, Mechanical Room Improvements at 500 Union Avenue constructed by Division 5-15, Inc. of Gold River; and Authorize the Clerk of the Board to record the executed Notice of Completion

Published Notice Required? Yes ☐ No ☒

Public Hearing Required? Yes ☐ No ☒

DEPARTMENTAL RECOMMENDATION:

The Department of General Services recommends that the Board of Supervisors:

1. Approve a Notice of Completion for Sheriff Hot Water Replacement Project, Phase 1, Mechanical Room Improvements at 500 Union Avenue constructed by Division 5-15, Inc. of Gold River; and
2. Authorize the Clerk of the Board to record the executed Notice of Completion.

SUMMARY:

On November 13, 2018, the Board awarded a construction contract to Division 5-15, Inc. of Gold River to provide improvements to the Sheriff Hot Water Replacement Project, Phase 1 - Mechanical Room Improvements project located at 500 Union Avenue in Fairfield. During the course of the construction, the quality of work met the requirements of the construction documents and has been deemed code compliant. The Department of General Services is requesting that the Board approve the Notice of Completion for the Project and authorize the Clerk of the Board to record the document in order to release retention funds held by the County.

FINANCIAL IMPACT:

The Board approved \$5,023,006 from a combination of Capital Renewal and Accumulated Capital Outlay (Budget Unit 1799) to address domestic water plumbing deficiencies throughout the facility. Phase 1 construction contract with Division 5-15, Inc was \$489,515 and two contract change orders were issued in the amount of \$40,621, resulting in a final construction contract expense of \$530,136. The total project cost including design fees, permits, project management, and other miscellaneous costs was \$761,620. Remaining project funds of \$4,261,386 will be used to fund Phase 2, now under design. The Project budget and expenses are summarized in Attachment B.

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