



Legislation Details (With Text)

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Title:	Report regarding a resolution determining the existence of an emergency and the need to make emergency repairs in response to the February 2023 flooding event at the Roberta Cerri Teglia Center, and authorizing the City Manager to enter into an agreement for said work. (Greg Mediati, Director of Parks and Recreation)		

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Report regarding a resolution determining the existence of an emergency and the need to make emergency repairs in response to the February 2023 flooding event at the Roberta Cerri Teglia Center, and authorizing the City Manager to enter into an agreement for said work. *(Greg Mediati, Director of Parks and Recreation)*

RECOMMENDATION

It is recommended that the City Council adopt a resolution determining the existence of an emergency and the need to complete emergency repairs in response to the February 2023 flooding event at the Roberta Cerri Teglia Center, and authorizing the City Manager to enter into an agreement with ServePro of South San Francisco for emergency facility restoration work in an amount not to exceed \$83,708.17.

BACKGROUND/DISCUSSION

At approximately 6:45 p.m. on February 9, 2023, a toilet valve broke on the third floor, which resulted in significant flooding of the Roberta Cerri Teglia Center. When the valve catastrophically failed, a pressurized potable water line sent thousands of gallons of fresh water into all three floors of the center in a matter of minutes.

Maintenance staff were present and were able to shut off water to the building with the assistance of the Fire Department. Recreation programs were also being held on the second floor during the flooding event. Program participants and staff were quickly and safely evacuated without injuries.

Once the water was shut off, Building Maintenance Division and Fire Department staff worked to remove standing water from the building. Despite their quick and arduous efforts, water damage was incurred, including damage to ceiling tiles, the fire alarm system, carpeting, and hardwood and tile floors.

Understanding the emergent need to remove water as quickly as possible and the specialized equipment required to prevent further damage to the facility and development of mold, a local restoration vendor, ServPro

of South San Francisco, was immediately called.

Work to extract water from floors, ceilings, and walls began late that night and continued into the early morning hours. Contractors deployed 88 air movers, 6 thermal heat panels, 12 dehumidifiers, and several floor water extractors. Water was removed from flooring, sheetrock, and ceilings using the least invasive means possible. Equipment and restoration work continued through February 29.

Due to the emergent nature of the work, restoration was performed on a time and materials basis. Work totaled \$83,708.17. All task reports and billing statements have been audited by staff for completeness and accuracy based on time and materials. A claim is being submitted to the City's insurance provider, PLAN JPA. Staff anticipates that all expenses other than the \$10,000 deductible will be reimbursed to the City.

Programs, to the maximum extent feasible, have been relocated to alternate facilities. Due to licensing constraints, Adult Day Care remains closed as no alternative licensable facility is currently available.

Additional work, such as painting walls, replacing carpet, flooring and baseboards, ceiling repairs, and fire alarm repairs are being coordinated presently. It is expected that the facility will be reopened in phases starting in May. Additional details on the project schedule will be shared as they are confirmed.

At the time of authorizing restoration work, the site was in a fragile and hazardous condition. Without the emergency declaration, the additional time that it takes to create bid documents, solicit public bids, and locate a responsive contractor willing to undertake the project would prolong the dangerous and hazardous condition created by the flood and the rapid and permanent deterioration of the Teglia Center.

As required by Public Contract Code section 22050(c)(1), this emergency work will require approval by the City Council with a four-fifths vote. Given this work is complete, and the contract is being issued retroactively, the emergency declaration will end after the issuance of the contract. No continuation of the emergency declaration will be required for the subsequent repairs to the facility as this work will be solicited via bids consistent with uniform public bidding procedures.

FISCAL IMPACT

As part of the fiscal year 2022-23 mid-year budget, funding in the amount of \$350,000 was authorized for repairs. No additional budget is necessary at this time. Staff anticipates that all expenses other than the \$10,000 deductible will be reimbursed to the City from PLAN JPA, the City's pooled insurance provider.

RELATIONSHIP TO STRATEGIC PLAN

This item before the City Council supports the City's public safety goal by authorizing work to make the Roberta Cerri Teglia Center safe for the public to re-enter, and to protect the property from continued flood related damage.

CONCLUSION

It is recommended that the City Council approve a resolution and adopt findings that confirm the existence of an emergency and the need to complete emergency repairs in response to the February 2023 flooding event at the Roberta Cerri Teglia Center, and authorize the City Manager to enter into an agreement with ServePro of South San Francisco for emergency facility restoration work in an amount not to exceed \$83,708.17.