



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council

Item No. _____

FROM: City Administrator

SUBJECT: Status Report on Emergency Work for the Modifications to the Veterans Park Fire Sprinkler System for Fire Certification and Insurance Coverage of the Building, and for Continued Authorization of Emergency Work

MEETING DATE: May 15, 2018

RECOMMENDATION:

To adopt Resolution (which needs to be passed by 4/5th vote) determining that there is a need to continue the actions authorized by Resolution No.18-34 for the emergency work for modifications to the Veterans Park Fire Sprinkler System for fire certification and insurance coverage of the building pursuant to Public Contract Code Section 22050.

ANALYSIS:

In 2017, Veterans Park Building went through complete environmental abatement work that included stripping the building completely and removing all the ceiling tiles. As a result of this work, many components of the existing fire extinguishing and sprinkler system was rendered ineffective and as such they do not meet the California state-mandated code and certification requirements.

California Health and Safety Code section 13195-13199 Fire code requires regular testing of the fire extinguishing systems. California Fire Code, Section 901.4, Installation (Title 24, CCR, Part 9 (2013) states: "Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered, or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards." Due to the modifications that were made to the building in 2017, the existing system no longer meets the Fire Codes and as such, the City was unable to receive its 5-year Fire Prevention Certification for the Veterans

Park Building, which expired at the end of 2017. Use and occupancy of the Veterans Park Building is prohibited until such certification is obtained in order to safeguard the public's safety. Further, the said certification is first required in order to continue the planned rehabilitation to the Veterans Park Building. Lack of such certification also may negatively impact the City's continued insurance coverage.

On March 20th, 2018, the City Council adopted Resolution No. 18-34 for the emergency work for modifications to the Veterans Park Fire Sprinkler System for fire certification and insurance coverage of the building pursuant to Public Contract Code Section 22050.

Resolution No. 18-34 also authorized the City Administrator, or his or her designee, the authority to order any action necessary to make the necessary repairs, and/or "take any directly related and immediate action required by that emergency, and procure necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts." (PCC §§ 22050(a)(1); 22050(b)(1)).

Public Contract Code Section 22050(c) requires that the City Council to review the emergency action at its next regularly scheduled meeting following the adoption of Resolution No. 18-34 to determine, by a four-fifths vote, that there is a need to continue the action and take similar action at each regularly scheduled meeting thereafter until the emergency is terminated.

As of May 9th, 2018, the contractor is on site working and installing required fire sprinkler adjustments and improvements. The contractor will continue with the installation work, and process necessary inspections and approvals to achieve the required 5-year certification. While the majority of the field work is anticipated to be completed within approximately 2 weeks, it is anticipated the final approval and acceptance process, and project close-out after the field work completion may take approximately 1 to 2 months.

It is recommended that City Council, adopt a Resolution determining that there is a need to continue the actions authorized by Resolution No.18-34 for the emergency work for modifications to the Veterans Park Fire Sprinkler System for the 5-year certification and insurance coverage of the building pursuant to Public Contract Code Section 22050.

OPTIONS:

1. Approve staff recommendation, by passing the attached Resolution, pursuant to 4/5^{ths} vote.
2. Disapprove staff recommendation.
3. Provide further direction to staff.

FISCAL IMPACT:

None.

RELATIONSHIP TO STRATEGIC GOALS:

The issue before the Council is consistent with the Strategic Action Plan Guiding Principal “Maintain and prioritize improvements to city facilities and infrastructure in accordance with adopted master planning documents including the Green Zone Action Plan to accomplish achievable annual and long-term goals.”

ATTACHMENT(S): 1) Resolution.

Prepared by: Maryam Babaki, Director of Public Works and Development Services
Approved by: Maryam Babaki, Director of Public Works and Development Services
Reviewed by: Vilko Domic, Finance Director
Approved as to form: Norma Copado, City Attorney
Respectfully submitted: Edgar P. Cisneros, City Administrator