

MEMORANDUM

Public Works Department



DATE: April 8, 2022

TO: Mayor and Council

THROUGH: Steve McHarris, City Manager *Steve McHarris*

FROM: Tony Ndah, Public Works Director

SUBJECT: Emergency Replacement of Boilers at the Police/Public Works Building

The purpose of this memorandum is to provide Council with a report on the emergency repair of the failed boilers at the Police/Public Works Department building, which the Public Works Director authorized on Friday April 1, 2022, pursuant to Public Contract Code section 22050 and Council Resolution No. 7779. Further, per the contract code and the City's resolution, staff is required to report any emergency authorization to the City Council not later than seven days after the action, or at its next regularly scheduled meeting if that meeting will occur not later than 14 days after the action. This information memorandum fulfills the initial reporting requirement.

Background

The Public Works and Police Department building, located at 1265 and 1275 North Milpitas Boulevard, is equipped with two (2) RayPak boilers that provide redundancy for the heating of the building. The boilers are original to the building and were installed in 1991. The typical life expectancy of a boiler is 10 to 15 years, and the current boilers are 31 years old. However, due to adherence to manufacturer recommended preventative maintenance, staff was able to extend the boilers useful life.

In November 2021, one of the boilers had a catastrophic failure due to an internal water leak causing damage to the flame sensor/igniter. Multiple repairs were attempted but were unsuccessful; therefore, the unit was deemed inoperable and taken offline, while the other RayPak boiler remained online and provided heating to the buildings. Based on the boiler's condition in November, staff planned to seek funding for replacement as part of the FY 2022-23 budget process; however, on April 1, 2022, the last remaining boiler failed to turn on. After an initial assessment, it became clear that the unit is irreparable.

Emergency Repair Authorization

Following the failure of the boiler, staff began working with the City's heating, ventilation and air conditioning (HVAC) maintenance contractor to implement a repair and replacement plan for the boilers. The cost to replace the two (2) boilers will be \$135,248, which includes all work required for the removal and installation of new boilers. The lead time for the delivery of the boilers is 10-12 weeks, which would leave the buildings without a heating system until mid-June 2022.

To maintain essential services in these buildings, staff also authorized the installation of a temporary heating system for the buildings. The costs for the temporary heating system is

\$73,720, which includes the rental of the boiler for 3-months and all the work required to connect to the existing system to continue heating the building. The rented boiler will be placed on the sidewalk in the back-parking lot of the Police Department with minimal impact to Police Department operations. The total cost of this repair project is \$208,968 and the installation of the temporary heating system is now underway.

Next Steps

Staff will provide a status report and bring forward an emergency repair contract for Council approval and funding actions, as necessary, as part of the April 19, 2022 City Council meeting. Following the approval of the emergency repair contract, staff will continue to provide updates to Council as part of the regularly scheduled City Council meetings. Per the State contract code and resolution, staff will bring forward for Council review the emergency action and determination, by a four-fifths vote, that there is a need to continue the emergency action, unless the emergency action is terminated prior to the City Council reviewing the emergency action.