

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: The Honorable City Council

FROM: Jeremy Laurentowski, Landscape/Parks Maintenance ^{SL}
Superintendent

DATE: October 11, 2010 (CC Meeting of November 3, 2010)

SUBJECT: Consider Eradicating the Drywood and Subterranean Termites in the City Hall Modular Buildings; Repairing the Damage Caused by the Termite Infestation; Repairing the Overhead Shade Structures at the City Hall Administration Building; Replacing the HVAC Units at the City Hall Administration Building and Resolution Amending the Fiscal Year 2010/11 Budget

BACKGROUND

During the mold remediation and reconstruction project recently completed in the Annex I modular building, the reconstruction contractor (Belfor Property Restoration, Inc.) brought to staff's attention an area of termite activity in the plywood sub-floor. The area was discovered once the carpet was removed during the process to replace the interior paneling. Staff contacted several pest control companies that specialize in termite infestations and has obtained inspection reports for all three modular buildings and accompanying overhead shade structures. The inspection reports confirm both drywood and subterranean termite activity in the Annex I and the overhead shade structure between the City Hall Administration Building and the three modular buildings. During the investigation process, staff discovered previous termite and dryrot damage affecting the structural integrity of the overhead shade structures adjacent to the north and south sides of the City Hall Administration Building. In addition, the overhead shade structure installed at the entrance to the conference room that is located at the front of the Administration Building has become damaged and recently, several of the original Heating, Ventilation and Air Conditioning (HVAC) Systems that serve the Administration Building have started to fail and are in need of replacement.

DISCUSSION

Staff has contacted three pest control companies (Gold Coast Pest Control, Inc., M&M Termite and Pest Control, Inc. and Western Exterminator Company) that specialize in termite infestations and has obtained several inspection reports for the recent termite activity discovered in the Annex I modular building. The inspection reports confirm the presence of both drywood and subterranean termite activity in the Annex I modular building and the overhead wood shade structure connecting the City Hall Administration Building and the three modular buildings (Annex I, Annex II and the City Hall modular building). All three pest control companies recommend treating the perimeter sub-area around the three modular buildings for subterranean termites and fumigating the modular buildings and overhead wood shade structure for drywood termites, as they are all interconnected by the wood deck and overhead shade structure. The City Hall Administration Building was fumigated in 2007 and although the fumigation has surpassed the three-year warranty, there is no evidence of current termite activity and all three pest control experts agree that the fumigation generally exceeds the chemical warranty. In addition, the termite activity has caused visible damage to the wood framework and skirting that surrounds the Annex I modular building. The skirting is necessary to discourage rodents and small animals from accessing the areas under the buildings and causing damage to wiring and communication cables.

During the inspection process, staff discovered that many of the wood posts that provide structural integrity to the overhead shade structures adjacent to the south and north sides of the City Hall Administration Building, exhibit extensive dryrot wood damage from prior termite activity and water intrusion. The shade structure between the Community Center and the Administration Building was also treated for termites in 2007 and the recent inspection reports do not identify current termite activity. However, staff has verified with the City's Building Official that all of the damaged posts should be removed and replaced to maintain the structural integrity of the structures. A total of twenty-two (22) posts have been identified as needing replacement. Staff also discovered several minor areas of dryrot damage to the plywood flooring and framework in the outside patio deck and break area. The cause of the dryrot damage seems to be water intrusion and staff recommends repairing the damage before it becomes a safety hazard.

Staff has also discovered that one of the beam members that supports the covered shade structure at the entrance to the City Hall Administration Building Conference Room has twisted over time and has broken out of the structural bracket at the post connection. Staff has also reviewed this damage with the City's Building Official and has received confirmation that the beam and post should be replaced to maintain the structural integrity of the structure.

In addition, the three (3) original HVAC units installed to serve the City Hall Administration Building in 1988 have started to fail and are in need of replacement. In January, 2010, the City had an HVAC Energy Efficiency Analysis prepared by the Ventura County Regional Energy Alliance (VCREA). The analysis confirms that the existing HVAC systems are all beyond their expected service lives and are in need of replacement. According to the VCREA analysis, replacing the units would save the City approximately \$5,780 a year in direct energy costs. In FY 2009/10, the City spent approximately \$1,853 to repair and maintain these units and staff anticipates a substantial increase in FY 2010/11.

FISCAL IMPACT

Staff has obtained quotes from several vendors and has determined that the total cost for the repairs is \$49,514. The following is a brief summary:

Termite Eradication:

<u>Subterranean and drywood termite fumigation</u>	<u>\$8,950</u>
Sub-Total	\$8,950
15% Contingency	\$1,343
Total Termite Eradication	\$10,293

City Hall Repairs:

Annex I skirting (NTE 210 linear feet at \$52/linear foot)	\$10,920
Shade structures wood post replacement	\$5,335
Outside patio & break area dryrot	\$1,145
<u>Administration Building shade structure beam replacement</u>	<u>\$5,815</u>
Sub-Total	\$23,215
15% Contingency	\$3,482
Total City Hall Repairs	\$26,697

Administration Building HVAC Replacement:

<u>Three (3) 13 SEER Split System 3-Phase Heat Pumps</u>	<u>\$10,890</u>
Sub-Total	\$10,890
15% Contingency	\$1,634
Total Administration Building HVAC Replacement	\$12,524
Total	\$49,514

Based on the current energy usage and repair costs associated with the existing HVAC units, staff anticipates a total annual savings of \$7,633 (\$5,780 annual energy savings and \$1,853 annual repair costs) and a 1.6 year return on investment by replacing the units with efficient 13 SEER systems.

Staff is requesting an additional appropriation from the General Fund Reserve (1000) in the amount of \$49,514.00 to the Facilities Division (7620).

STAFF RECOMMENDATION Roll Call Vote

1. Approve eradicating the drywood and subterranean termites in the City Hall modular buildings; repairing the damage caused by the termite infestation; repairing the wood posts that secure the overhead shade structures at the City Hall Administration Building; repairing the overhead shade structure at the entrance to the City Hall Administration Building's Conference Room; replacing the HVAC units at the City Hall Administration Building; and
2. Adopt Resolution No. 2010 - __ amending the FY 2010/11 budget to appropriate \$49,514 from the General Fund Reserve (1000) to the Facilities Division (7620).

Attachment: Resolution 2010 -

RESOLUTION NO. 2010 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, AMENDING THE FISCAL YEAR 2010/11 BUDGET TO ALLOCATE \$49,514 FROM THE GENERAL FUND (1000) TO THE FACILITIES DIVISION (7620) FOR THE CITY HALL REPAIRS

WHEREAS, on June 16, 2010, the City Council adopted the Operating and Capital Improvement Budget for Fiscal Year 2010/11; and

WHEREAS, a staff report has been presented to City Council discussing the termite infestation and damage discovered in the Annex I Building and adjacent shade structures, the damage discovered to the overhead shade structures adjacent to the City Hall Administration Building and the failing original HVAC units at the City Hall Administration Building and recommends treating the perimeter of all three modular buildings (Annex I, Annex II and the City Hall modular building) and accompanying wood shade structures and deck for subterranean and drywood termites, repairing the damaged caused by the recent termite infestation and prior damage found to the twenty-two (22) overhead shade structure posts, repairing the damaged beam and post in the overhead structure adjacent to the small conference room at the City Hall Administration Building and replacing the three (3) failing HVAC units at the City Hall Administration Building in the amount of \$49,514.00; and

WHEREAS, an additional appropriation of \$49,514 is requested from the General Fund (1000) to the Facilities Division (7620) to fund this project, and

WHEREAS, Exhibit "A" hereof describes said budget amendment and its resultant impact to the budget line items.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. A budget amendment allocating \$49,514 from the General Fund (1000) for eradicating the termite infestation and damage discovered in the Annex I Building and adjacent shade structures, the damage discovered to the overhead shade structures adjacent to the City Hall Administration Building and the failing original HVAC units at the City Hall Administration Building more particularly described in Exhibit "A" attached hereto is hereby approved.

SECTION 2. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

Honorable City Council
November 3, 2010
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PASSED AND ADOPTED this 3rd day of November, 2010.

Janice S. Parvin, Mayor

ATTEST:

Maureen Benson, Assistant City Clerk

Attachment: Exhibit A – Budget Amendment

EXHIBIT A

BUDGET AMENDMENT FOR THE GENERAL FUND FOR ERADICATING THE DRYWOOD AND SUBTERRANEAN TERMITES IN THE CITY HALL MODULAR BUILDINGS; REPAIRING THE DAMAGE CAUSED BY THE TERMITE INFESTATION; REPAIRING THE OVERHEAD SHADE STRUCTURES AT THE CITY HALL ADMINISTRATION BUILDING; AND REPLACING THE HVAC UNITS AT THE CITY HALL ADMINISTRATION BUILDING.

FY 2010/11

FUND ALLOCATION FROM:

Fund Title	Fund Account Number	Amount
General Fund	1000-5500	\$49,514
Total		\$49,514

DISTRIBUTION OF APPROPRIATION TO EXPENSE ACCOUNTS:

BUDGET NUMBER	CURRENT BUDGET	REVISION	ADJUSTED BUDGET
1000.7620.0000.9252	\$67,774	\$36,990	\$104,764
1000.7620.0000.9504	\$ -	\$12,524	\$12,524
Total	\$ 67,774	\$49,514	\$117,288

Finance approval: 