

RESOLUTION 2015-06

RESOLUTION DETERMINING THAT THERE IS A NEED TO CONTINUE THE DECLARATION OF EMERGENCY MADE BY THE ASSISTANT EXECUTIVE DIRECTOR ON DECEMBER 5, 2014 FOR NECESSARY AND IMMEDIATE REPAIRS TO THE ADMINISTRATION BUILDING ANNEX ROOF AND ADMINISTRATION BUILDING SKYLIGHT LOCATED AT 3165 PACIFIC HIGHWAY TO PROVIDE FOR CONTINUATION OF ESSENTIAL PUBLIC SERVICES AND MITIGATION OF FUTURE DAMAGES TO DISTRICT FACILITIES, AND DIRECTING STAFF TO ENGAGE THE SERVICES OF A CONTRACTOR TO PROCEED WITH FACILITY REPAIRS WITHOUT ADOPTING PLANS, SPECIFICATIONS, OR GIVING NOTICE FOR BIDS TO LET THE CONTRACT

WHEREAS, the San Diego Unified Port District (District) is a public corporation created by the legislature in 1962 pursuant to Harbors and Navigation Code Appendix 1, (Port Act); and

WHEREAS, on October 6, 1981, the Board of Port Commissioners (BPC) adopted Resolution 81-328, establishing BPC Policy No. 110, (as amended), governing the processing and administration of public projects, consulting and service agreements, the purchasing of supplies, materials, and equipment, and grants; and

WHEREAS, January 11, 2000, the BPC adopted Resolution 2000-03, pursuant to California Public Contracting Code Section 22050, establishing contracting procedures in the event of an emergency or disaster allowing contracts without bids, and empowering the Executive Director of the District to waive normal bidding procedures, enter into any necessary contract and commit District funds without first obtaining BPC approval; and

WHEREAS, on July 25, 2014, the BPC adopted Resolution 2014-148, authorizing the Assistant Executive Director to perform the duties of the Executive Director, when the Executive Director is unable to perform those duties, and authorizing the Assistant Executive Director to act as the District's Acting President and Acting Chief Executive Officer while performing those duties; and

WHEREAS, the Administration Building was constructed in 1942 and the Administration Building Annex was constructed in 1960, and the District took possession of the facilities in the 1970s; and

WHEREAS, since that time, the Administration Building Annex roof has been repaired several times, most recently in 2010; and

WHEREAS, an inspection was conducted, however, the extent of the structure's capability to prevent leakages was not known until the recent record rainfall events which occurred on December 2, 2014 and December 3, 2014; and

WHEREAS, District staff has been addressing roof leaks through temporary repairs that have minimized leakage and reduced water infiltration; and

WHEREAS, temporary repair activities have included epoxy injection installed at pipe penetrations, wall-to-roof connection points, and at joints in the concrete panels, which provided short-term mitigation, but it is now evident that a more permanent roof repair solution is required; and

WHEREAS, the Administration Building Annex is a one-story concrete building connected to the second floor of the Administration Building by a pedestrian bridge leading to a walkable roof deck area on the roof of the Annex Building; and

WHEREAS, the roof is approximately 65% covered by concrete panels that create the deck and multi-use area; and

WHEREAS, the remaining portion of the roof system is a low slope "built-up roof" that utilizes alternating layers of asphalt and felt to create a water resistant membrane; and

WHEREAS, the Administration Building roof is a structural deck constructed of cast-in-place concrete, with a felt backed single-ply polyvinyl chloride (PVC) roof applied over the roof deck; and

WHEREAS, during the rainstorm events which occurred on December 2, 2014 and December 3, 2014, water penetrated the Administration Building Annex roof and Administration Building skylight, located at 3165 Pacific Highway, San Diego, CA 92101; and

WHEREAS, the condition caused damage to the interior ceiling panels, interior walls, displaced essential services personnel and threatens future damage to essential services equipment; and

WHEREAS, District staff took appropriate measures to reduce further damage including removing standing water, removing ponded water trapped between the waterproofing membrane and the roof deck, and removing damaged ceiling tiles; and

WHEREAS, due to the threat of pending storms, District staff immediately placed plastic sheeting over a portion of the roof, sealed the joints between the concrete panels, and removed portions of the waterproofing membrane where water was trapped; and

WHEREAS, despite the efforts by District staff, water continues to leak in the Administration Building Annex during rainstorms; and

WHEREAS, District staff has recommended the complete removal and replacement of the roof system consisting of a waterproof membrane overlaid with a gravel top or concrete panels; and

WHEREAS, the eight-inch concrete deck underneath the roof system will be inspected and sealed as needed to prevent water intrusion; and

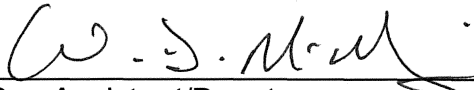
WHEREAS, the replacement project will install a new roof system consisting of a waterproof membrane covered with a walkable surface over the Annex Building, and the replacement of the skylight in the Administration Building will be included in the Annex roof replacement project; and

WHEREAS, implementation of the roofing project will allow interior ceiling panels, carpeting, and interior finishes to be repaired without risk of future water damage and additional maintenance costs; permit essential services personnel to return to their previous work stations; and significantly reduce the potential for future damage (and related costs of repair) to essential services equipment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Port Commissioners of the San Diego Unified Port District, hereby finds that there is substantial evidence that water which penetrated the administration building annex roof and administration building skylight, located at 3165 Pacific Highway, San Diego, CA 92101, is an emergency that will not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency; and hereby determines that there is a need to continue the declaration of emergency made by the Assistant Executive Director on December 5, 2014 for necessary and immediate repairs to the administration building annex roof and administration building skylight located at 3165 Pacific Highway to provide for continuation of essential public services and mitigation of future damages to District facilities; and directing staff to engage the services of a contractor to proceed with facility repairs without adopting plans, specifications, or giving notice for bids to let the contract.

2015-06

APPROVED AS TO FORM AND LEGALITY:
GENERAL COUNSEL


By: Assistant/Deputy

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 13th day of January 2015, by the following vote:

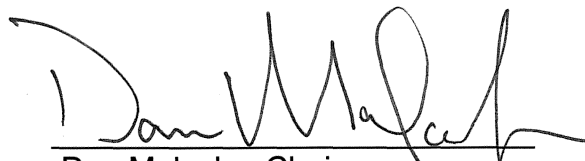
AYES: Bonelli, Castellanos, Malcolm, Merrifield, Moore, Nelson, and Valderrama.

NAYS: None.

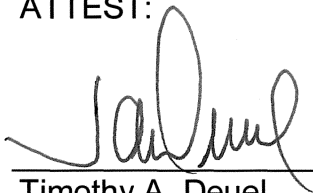
EXCUSED: None.

ABSENT: None.

ABSTAIN: None.


Dan Malcolm, Chairman
Board of Port Commissioners

ATTEST:


Timothy A. Deuel
District Clerk

(Seal)