



# County of San Mateo

## Inter-Departmental Correspondence

---

**Department:** PUBLIC WORKS

**File #:** 19-259

Board Meeting Date: 3/26/2019

---

**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors  
**From:** James C. Porter, Director of Public Works  
**Subject:** **Measure K:** Emergency Agreement with Faragon Restoration LTD. for the Serenity House Foundation Water Leak

### **RECOMMENDATION:**

**Measure K:** Adopt a resolution authorizing:

- A) An emergency agreement with Faragon Restoration LTD., for the removal, remediation and mitigation of water intrusion at the Serenity House facility for the term of February 1, 2019 to June 30, 2019, in an amount not to exceed \$122,800; and
- B) The waiver of a formal bid process.

### **BACKGROUND:**

The Serenity House provides a safe environment for individuals experiencing mental health issues that do not require treatment at the San Mateo Medical Center or the Cordilleras facility. The building that houses Serenity house was recently renovated to accommodate its new function. During the design phase and throughout construction, there was no indication of water intrusion issues into the building from the floor slab. However, during the recent rain events, the Department of Public Works (Department) discovered water percolating up through the concrete foundation and flooring which requires immediate remediation to prevent further damage to the facility and potential health concerns for clients and staff.

The Department worked with the County's Procurement Manager to execute emergency purchase orders totaling \$100,128 for water removal and remediation allowing services provided by Behavior Health and Recovery Services at Serenity House to continue uninterrupted. Initial response included water removal, wet/dry vacuums, dehumidifiers, air movers, and initial sealing of the concrete slabs and perimeter of facility. This immediate approach and efforts have resolved the water intrusion for the short-term.

To complete the remediation and mitigation work necessary to prevent further damage to the facility,

the Department requests approval from your Board for an agreement with Faragon Restoration LTD., and a waiver of the formal Request for Proposal (RFP) process.

**DISCUSSION:**

The Department recommends executing an agreement with Faragon Restoration LTD., to complete remediation work necessary to prevent further damage of the facility and prevent and/or remediate mold growth. Services under this proposed agreement include: specialized foam injections into the concrete foundation to seal and close penetrations, voids, and pathways in which water was entering the basement, and creating a vapor barrier to prevent further moisture from intruding through the concrete slab. As a permanent solution, the Department will issue an RFP to engage a consultant to design and install a drainage system around the exterior of the building to divert groundwater away from the building.

County Counsel has approved this resolution and agreement as to form.

This resolution contributes to the Shared Vision 2025 outcome of a Healthy Community by maintaining safe facilities for use by the community and employees.

**FISCAL IMPACT:**

The Department has issued emergency purchase orders in the amount of \$100,128 for initial response, water removal, and partial remediation services. The Department requires an additional \$122,800 of **Measure K** funds to complete the remediation work. The term of the proposed agreement is February 1, 2019 to June 30, 2019, and **Measure K** funding to support this agreement is included in the FY 2018-19 Capital Projects Adopted Budget.

There is no impact to the General Fund.