

Government Center Flooding Repair Update

August 28, 2018



Flooding Incident Progress

- ▶ Regarding Flooding Incident #1, the Government Center is currently open 9th Floor and below for Public Access. 10th and 11th Floors will continue be off limits until the floors have been repaired.
- ▶ Regarding Flooding Incident #2, the 4th, 3rd and 2nd floors are open for citizens and will be operational even as repairs commence.
- ▶ To nullify air concerns, Air Quality Testing for mold was performed in the Government Center Tower and Wings. No Black Mold was found.

Working Situations



Working Situations

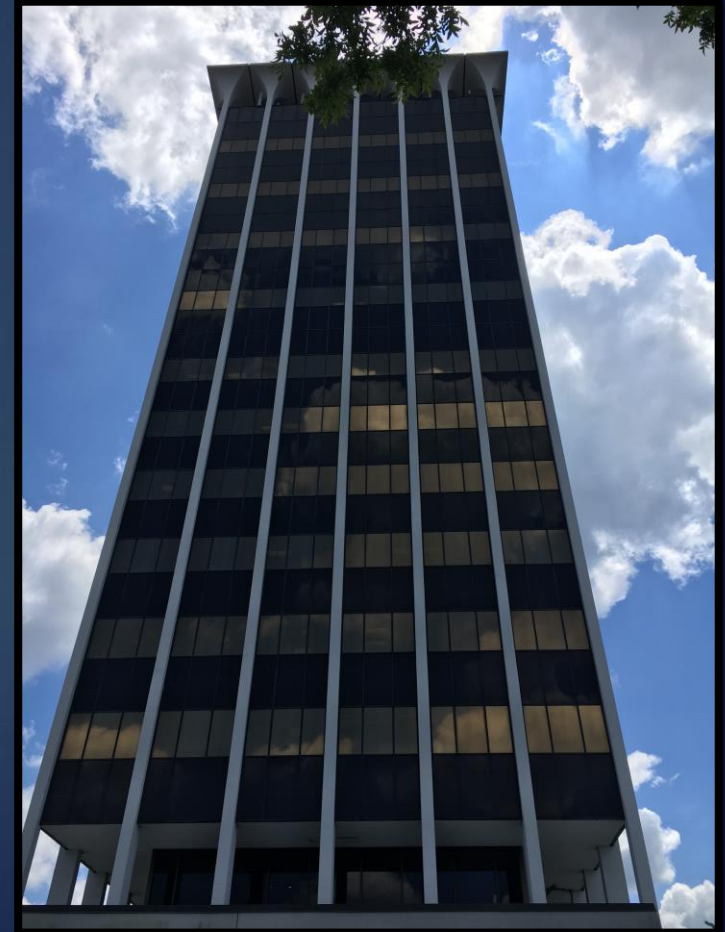


Working Situations



Insurance Claim Progress

- ▶ All claims have been sent to the Insurance company and negotiations are ongoing. The claims have been divided into sections:
- ▶ ServPro
- ▶ Building
- ▶ Contents
- ▶ Labor
- ▶ Utilities



ServPro

- ▶ ServPro has finished all clean up work in the building.
- ▶ ServPro fence in the breezeway has been replaced by Public Works installed fence.
- ▶ Will be back to perform cleaning of contents as required.



Building

- ▶ All electrical, mechanical, low voltage, and camera work has been accepted and approved by insurance.
- ▶ Total for MEP Claim #1 (Floors 11 – 5):
\$ 271,215.00
- ▶ Total for MEP Claim #2 (Floors 4 – 2):
\$ 34,071.00



Building

- ▶ A general contractor is in talks with building adjuster and is providing numbers to repair walls, install carpeting and other miscellaneous repairs.
- ▶ Once numbers are finalized we will bring to Council for approval.



Contents

- ▶ Contents refers to all physical items in the building (furniture, bookcases, computers, etc.) Contents adjuster has completed their work on site.
- ▶ Moving contents out and back into the building has been approved by Insurance. That cost will be **\$16,039.00**



Labor

- ▶ All departments involved (Sheriff, Risk Management, Public Works, IT, Engineering and Inspections & Code) are keeping track of hours and personnel usage to submit as a part of the final claim to insurance.



Utilities

- ▶ The release of water from the flooding and electricity from the fans and humidifiers added additional cost to the utility bills.
- ▶ Finance is researching and talking with Public Works about the utility bills to also add to the claim.



Next Steps

- ▶ Complete negotiations with insurance company on building claims. Meeting scheduled to finalize numbers is on Wednesday.
- ▶ Bring proposal to Council to authorize contractor to perform work September 2018. Contractor projects a 120 Day (4 month) timeline to complete.
- ▶ January / February 2019 – Government Center back to normal operations.

City Insurance Claims

Building	Incident Occurred	Work Authorized by Council
CCG Annex	June 2011	March 2012
Comer Gym	September 2011	April 2012
Fire Station #11	November 2015	April 2017

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