| | |
|---|---|
| **From:** | Torres, Marco |
| **To:** | Minor, Derin |
| **Cc:** | Paschall, Kris |
| **Subject:** | Weekly Report 2/5/2014 |
| **Date:** | Wednesday, February 05, 2014 6:04:00 PM |

---

Derin,

This is my weekly report:

## Main Library

- **Boilers:** Mei already has CPO#2014008146 with Diablo Boiler issued by Purchasing for $350,000 (1 year) for boiler replacement at the Main Library. According to Mei, Greg can start work. Quote is for $301,824 and so we have $48K for contingencies. I need to confirm with Greg on asbestos abatement costs as this was not included on Diablo Boiler's scope of work. . Update: project on hold as you might need to take this to Council. No change

- **Elevator:** After replacing the tension springs on the commentator, correcting the arching in the hoist way motor, Dream Ride continues troubleshooting problems with this elevator. They also installed voltage monitors as they thought a phase on the incoming AC voltage to generator was intermittently dropping causing elevator to fail. The vendor is still experiencing elevator shutdowns and is now thinking that the main controller is defective. The vendor has another main controller and which was scheduled to be changed on 1/15/14. Once the controller is replaced the vendor will have to calibrate the elevator to work with the new controller. Dream Ride technician are still troubleshooting the problem. Elevator still not working after they replaced the controller. Elevator is operating intermittently. Greg is looking into replacing Dream Ride due to poor service.

- **Door lock hardware:** Greg has received all of the new cylinders and keys and will start to replace the old cylinders and door hardware next week. Update: we have not set the schedule for replacement as of yet, because some of the cylinders do not work with the vendor provided keys. We are working with the vendor to correct the problem. No change

- **Exterior Lighting:** The Library is requesting new exterior lighting on all four corners of the building. Greg will schedule a walk through with them to look at the areas in question. Greg is working with Library staff on getting correct LED lights for the area.

- **Exterior – paint:** Library is requesting painting of the exterior of the Main Library. Greg will get the request together to forward to Steve Curiel so he can get bids for the work. No change.

## Police Administration Building

- **PAB Boilers:** Working with Comfort Air Mechanical Systems to see if we can get a CO-OP with them for replacing the boilers at PAB. Comfort Air has been approved as an iSupplier and Greg should be getting paperwork to Mei to finish 3 bid process. No change

- **1st floor ADA access for wheel chair:** Arnel is still working on getting a quote to for proper ADA access to lady (Latent print employee) riding a wheelchair/scooter, through outside door (temporary door stop installed by Hector) and also for elevator access.

Update: McMillan Security visited PAB to provide estimate for door operator on 1st floor (Washington St. side). I still need to follow up on this.

- **Elevator:** California State Elevator Inspector stated elevator state#083511 had failed the mandated load test requirement. The elevator in question has been red tagged and taken out of service. Arnel contacted Dream Ride Elevator for a repair quote their repair requirements include replacing the pump due to age and being determined obsolete. Update: Dream Ride elevator is assembling the motor and pump in their shop and it will be installed- still in progress.

- **6th floor boiler room-leak detector:** Jim Mitchell from Department of Information Technology installed a phone line for the flood detector auto dialer on the sixth floor mechanical room. Installation of power for auto-dialer is complete. Arnel is now working configuring this unit. Work has been completed, sensor is now operational.

- **Fire Alarm:** We have two quotes (Tyco Simplex Grinnell and Cosco Fire Protection) and waiting on an updated estimate from Bay Alarm. We received new estimate.

.

- **3rd floor roof:** Fidelity Roofing Company visited PAB to provide Arnel a estimate for repairs to the 3rd floor. Estimate is for $37,000. Waiting for further instructions from Derin regarding this quote.

- **Mechanical room B-41 (Fan# 3 and Fan#4 and Return#1 are housed in this room)**: Mike Miller (custodian) reported noise of running water coming from this mechanical room to John Mendes early this morning. Arnel found this mechanical room flooded with 5-7 inches of water. At around 6:15 am Arnel shut the water main to building in order to stop leak. He found the discharge side of the pump (a 2" nipple that goes from pump to check valve which is about 6" long) had snapped at the thread. John Mendes provided initial assistance to Arnel in putting a new check valve in place and then Roy Getwood joined around 7:00 am and then proceed with repairs. Two new valves were installed (suction and discharge) to isolate pipe while materials are on order to install pump discharge again. Staff also worked on vacuuming water off floors. Repairs are expected to be completed tomorrow, Thursday 1/30. Since pipe is now isolated (two new valves) there is no need to shut the water down to building to conduct these repairs. Update: Repairs have not been completed, still waiting for parts. Also, new sump pumps have been ordered (Pace Supply) to replace existing (not working due to corrosion and age).

**Eastmont Substation**

- **Lobby ceiling:** Rick started vacuuming ceiling to remove accumulated dust. Work is not finished yet. This request was made by OPD and was included in the walk-thru that took place with Ms. Brown on 1/16/2014 because of dust falling down on staff (counter) when lobby doors are opened. Work not complete yet.

- **Elevator:** one of the elevators went out of service. Dream Ride was called but they informed Arnel they were not equipped to diagnose the elevator control (proprietary to Northern control). Arnel contacted Thyssenn-Krupp and Star Elevator to quote controller.

**Henry J. Kaiser**

- The perimeter fencing has been installed and also the "No Trespassing" signage. On 2/3/14 OPD conducted training in the facility with their K-9 units. No intruders were found during the building sweep done with their dogs. Greg's crew installed hasps on all exterior doors that cannot be chained.

- Exploring possibility of providing power to a mobile security office (trailer). There are 2 lighting panels near the proposed trailer location (120/208 volt 300 amp panels which have spare circuits). Engineers still need to test and check for safety and reliability before installation.

**Dalziel Building**

- Excavation for the repair of the leaking chilled water line started Wednesday 1/23/2014. Repair procedures re-evaluated, physical conditions require additional trenching and concrete cap removal to allow for successful repair. The pipes to the failed connector are not square to one another and requires a solution that allows for good alignment. Piping repairs have been completed. Repairs met the static pressure tests. After concrete thrust block is cast the piping will be tested under pumped pressure. Piping will then be insulated, hole will be back filled and pavers re-installed. Depending on paving contractor and weather, project should be completed by 2/14.

**City Hall**

- Boiler: punch list work for boiler project continues with manufacturer's rep scheduled to complete controller replacement on #3 boiler and gas/air fine tuning on all boilers this week. Contractor to complete final clean-up on 2/10 & 2/11.

**AAMLO**

- Bradley Blemker will survey to see what repair work will be needed to restore window sills and frames to original. No update

**Civic Center**

- Fire Sprinkler system: Annual Inspection of 150, 250 and City Hall scheduled from Monday 2/10 thru Friday 2/14. Battalion One Fire Protection will be conducting inspection. Contractor will need access to all areas in these buildings. Jim is arranging key access. Notification needs to be sent out by no later than Friday 2/7/14 to all building tenants regarding inspection; I will work on this tomorrow.

- Jim met with Cummins Service to get proposals for annual diesel generator and fire pump service. No change

- Custodial challenges: Custodial Supervisor has been out week due to family illness, plus continuous staff shortages have negatively impacted custodial services throughout Civic Center. Staffed have been asked to cover more floor and areas resulting in poor cleaning quality as they concentrate in at least covering the basics: restrooms and trash removal. We are still facing same conditions. Custodial Supervisor is expected to be back on Monday 2/10/14.

**Marco Torres**
**Facilities Complex Manager**
City of Oakland | 250 Frank H. Ogawa Plaza, Suite 1329 | Oakland, CA 94612
(510) 238-6355 | (510) 238-7363 FAX
mtorres2@oaklandnet.com | http://www2.oaklandnet.com/