



MEMORANDUM

To: Administration/Public Works Committee Members

From: Julian M.D. Jacquin, Economic Development Manager

Date: January 8, 2019

Re: City Hall Foundation Repair Update

Following the construction of Wildwood City Hall in 2013, there have been consistent problems with building leaks in the first floor, namely in the women's bathroom, the police storage room and the janitor's closet. The first-floor of City Hall is physically larger in size than the second floor. As a result, these rooms are situated below grade on the south side of the City Hall building, below the sidewalk and pergola lining the exterior.

Since 2013, the City has made several attempts to repair these leaks and correct the issue. These attempts have consisted of the following work:

1. Injections/patches in the physical cracks (on the interior wall) to prevent further water from intruding (completed by 'The Crack Team'); and,
2. Installing additional caulk and insulation to the exterior sidewalks and support columns on the south side of the building to prevent water from seeping through these areas (completed by Gaele Contracting, most recently in 2018).

Neither of these efforts corrected the issue, and water continues to leak in these three rooms. There have been comments at recent meetings regarding this issue and the urgent need to fix the leak. In response, former City Administrator Ryan Thomas met with a representative of Woods Basement Systems prior to his departure to discuss a potential solution. Following that visit, we discussed a need to solicit cost estimates from several companies prior to pursuing any contract. In response, I reviewed several online resources and contacted five (5) other local experts to solicit quotes for this project. As of January 8, we have met with the following companies:

1. Woods Basement Systems (11/29/18)
2. High & Dry Foundation Repair (12/5/18)
3. AdvantaClean of West County (12/7/18)
4. Foundation Doctor (12/11/18)
5. Stratum Structural Systems (12/13/18)
6. Atlas Foundation Solutions (12/18/18)

As of January 7, we have received proposals back from four (4) of the six (6) companies. Four companies recommended a similar solution to fix the leak (including both interior/exterior work), and one company recommended a different approach. Cost estimates for this work range from \$9,350 – \$58,769. Due to the estimated cost, I presented this project to the City's Director of Public Works and Finance Officer, and they

recommended that the City formally bid out this project. This bid process would allow any company to respond, instead of the City selecting from one (1) of the companies listed above. Following the January 8 Committee meeting, we will take the necessary steps to post this project for bids and present this Committee with the results at the next best opportunity.

I will be available for any comments or questions at the January 8, 2019 Meeting of the Administration/Public Works Committee.

JMDJ