

November 21, 2013

14-057

RATIFY AND CONFIRM CONTRACT WITH CHARTER  
MECHANICAL CONTRACTORS, INC. FOR EMERGENCY  
REPAIRS TO THE DOMESTIC HOT AND COLD WATER  
SYSTEM IN THE HT BUILDING

PREPARED BY: Denise Jeffords, Buyer/Contract Specialist

FINANCIAL  
RESPONSIBILITY: Keith Gregory, Interim Director, Facilities Management  
Services

APPROVED BY: Jim Langstraat, Associate Vice President, Finance  
Wing-Kit Chung, Vice President, Administrative Services  
Dr. Jeremy Brown, President

REPORT: The College had an immediate need to contract with a qualified company to replace all piping related to the hot and cold domestic water system in the HT Building at the Sylvania Campus.

The Division Dean of the Physical Education Facilities advised the Facilities Management Services (FMS) Department that they received a Complaint Investigation Report from Multnomah County Environmental Health (MCEH). MCEH had received complaints that there is no hot water in the locker rooms for showers. Their report stated that the facility has an old system and the pipes have been holding the flow from reaching the showers.

The urgency with needing this repair is three-fold. The first and greatest concern is that people are not showering before entering the pool, which means they are potentially bringing harmful bacteria into the pool for others to swim in. The second is the ability for people who are cold to warm up after getting out of the pool, or coming in from an outdoor PE class. The third is to continually create an opportunity for people not to follow the pool guidelines in showering before swimming, because the college cannot provide hot water.

The Oregon Health Authority (OHA), Public Health Division, is governed by Oregon Administrative Rules (OAR). OAR Chapter 333, Division 60 states under OAR 333-060-0170(7), Hot and cold or tempered water only shall be provided at all shower heads. The college is not in compliance with this OAR

and therefore is not providing a safe health environment for our faculty, staff and students. The OHA has stated that they will cite the college if the problem is not rectified.

The scope of this work includes, but is not limited to: replacing all piping related to the domestic hot and cold water system that serves primarily the showers in the HT Building; repacking the shower valves and installing new valve trim; new shower heads; installing four (4) new hot water heaters in the mechanical room and piped to the existing hot water storage tank; producing engineered drawings, and as built drawings for record at the end of the project. This work is expected to be completed no later than January 3, 2014.

As per PCC Board Policy #B 505, the Board of Directors must approve procurement contracts in excess of \$150,000. In instances where time delay will potentially cause harm to the college, procurement contracts in excess of \$150,000 may be authorized by the president and ratified by Board resolution.

**RECOMMENDATION:**

That the Board of Directors ratify and confirm the Contract with Charter Mechanical Contractors, Inc. for Emergency Repairs to the Domestic Hot and Cold Water System in the HT Building at the Sylvania Campus in an amount not to exceed \$214,800. Expenditures for this contract will come from the capital projects fund and the general fund.