

Revision to Chaffey College Governing Board Meeting

Agenda

**MARCH 29, 2018
REGULAR SESSION**

		Page Nos.
	AGENDA	2
IV.F.3.d	EMERGENCY REPAIR OF CENTRAL PLANT CLOSED WATER LOOP	46



AGENDA
**MEETINGS OF THE GOVERNING BOARD
CHAFFEY COMMUNITY COLLEGE DISTRICT**

Thursday, March 29, 2018
City Hall Council Chambers
City of Fontana

- I. **REGULAR SESSION**
 - A. CALL TO ORDER (2:00 p.m.)
- II. **CLOSED SESSION**
 - A. PUBLIC COMMENTS ON CLOSED SESSION AGENDA
 - B. RECESS TO CLOSED SESSION
- III. **STUDY SESSION**
 - A. CONVENE IN OPEN SESSION
 - B. AGENDA
 - 1. Classified Senate Highlights
 - 2. Fontana Campus Monitoring Report
 - 3. Online Community College Proposal
- IV. **REGULAR SESSION**
 - A. RECONVENE IN REGULAR SESSION
 - 1. Pledge of Allegiance
 - B. PUBLIC COMMENTS
 - C. COMMUNITY LINKAGES
 - 1. Governing Board
 - 2. Legislative Update
 - 3. Presentations
 - 4. Foundation
 - D. REPORTS
 - 1. Closed Session Actions
 - 2. Monitoring
 - a. Economic Development and Workforce Preparation Monitoring Report
 - b. Fontana Campus Monitoring Report
 - c. Grant Development and Management Office Monitoring Report
 - E. PUBLIC HEARINGS
 - 1. Human Resources
 - a. Public Hearing Joint Proposal/Preliminary Agreement of the California School Employees Association (CSEA), Chapter 431 and Chaffey Community College District
 - b. Joint Proposal/Preliminary Agreement of the California School Employees Association (CSEA), Chapter 431 and Chaffey Community College District

F. CONSENT AGENDA

1. Governance Process
 - a. Approval of Minutes, February 22, 2018
 - b. Approval of Minutes, January 26, 2018 Special Meeting
 - c. California Community College Trustees Board of Directors Election – 2018
 - d. Resolution – Compensation for Trustee When Absent
2. Academic Affairs
 - a. Curriculum
3. Business/Fiscal Affairs
 - a. 2017-2018 Quality Rating and Improvement System (QRIS) County Grant (CSPP)
 - b. Budget Changes – Restrict General Fund
 - c. Disposal of District Property: Electronic Equipment and Miscellaneous Materials
 - ~~d. Emergency Repair of Central Plant Closed Water Loop~~
 - e. Measure L Citizens' Oversight Committee Membership
 - f. Memorandum of Understanding between the Chaffey Joint Union High School District and Members of the West End Corridor, Chaffey Regional Adult Education Consortium – 2017-2018 Allocation Increase
 - g. Proposition 39 Clean Energy Workforce Program Mini-Grant Agreement
4. Human Resources
 - a. Interjurisdictional Exchange Agreement
 - b. Management Personnel Plan/Employment Contract

G. ACTION AGENDA

1. Business/Fiscal Affairs
 - a. Contract, Purchase Order, and Warrant Lists
 - b. Emergency Repair of Central Plant Closed Water Loop

H. CEO/STAFF REPORTS

1. Superintendent/President
2. Faculty Senate
3. Classified Senate
4. California School Employees Association (CSEA)
5. Chaffey College Faculty Association (CCFA)
6. Child Development Center Faculty Association (CDCFA)

I. BOARD COMMENTS, REQUESTS, AND FUTURE AGENDA ITEMS

V. **ADJOURNMENT**

The next regular meeting of the Governing Board will be Thursday, April 26, 2018.

AGENDA ITEM

Chaffey Community College District

GOVERNING BOARD

March 29, 2018

Board Meeting Date

TOPIC **EMERGENCY REPAIR OF CENTRAL PLANT CLOSED WATER LOOP**

Communication No. ~~IV.F.3.d~~ IV.G.1.b

SUPPORTS BOARD POLICIES

Supports and Complies with Policies: 2710 Conflict of Interest, 6100 Delegation of Authority, 6330 Purchasing, 6340 Contracts, and 6600 Capital Construction.

PROPOSAL

It is recommended that the Governing Board of the District ratify the existence of emergency conditions threatening public health, safety and welfare and the continuance of classes resulting from Central Plant closed water loop leaks at five locations on the Rancho Cucamonga Campus, and the award of a contract to Southland Industries of Garden Grove, CA for repairs necessary to remediate the same for a total cost of \$465,080. The emergency repairs were conducted at the following locations:

1. West of Chemistry Building (Myrtle Drive 2 separate locations)
2. South of Chemistry Building
3. Southeast of Vocational and Student Support Building
4. North of Berz Excellence Building (east of pedestrian bridge)
5. North of Berz Excellence Building (west of pedestrian bridge)

BACKGROUND

On January 26, 2012, the Chaffey College Governing Board adopted Resolution 12612, delegating the authority to enter into emergency contracts to the superintendent/president, or his or her designee, according to Public Contract Code section 22050, which sets forth the emergency contracting procedures that the District must comply with. Pursuant to Public Contract Code sections 20654 and 22050, the District may waive statutory competitive bidding requirements in an emergency when any repairs, alterations, work, or improvement is necessary to any facility of the college, or to permit the continuance of existing college classes, or to avoid danger to life or property. When the superintendent/president chooses to take action in the event of an emergency, he must report why the emergency did not permit the delay caused by a bidding process and seek ratification of the decision by the Governing Board by four-fifths vote.

- Over the course of the past few years, the Governing Board has been provided updates (via memos and most recently via the Maintenance and Operations monitoring report presented to the Governing Board on September 21, 2017) related to current pipe conditions and failures of what appears to be a poorly installed and compromised underground closed loop water system. The underground system is connected to the Central Plant located at the Rancho Cucamonga Campus.
- The following forms of technology have been used over the past few years in an attempt to locate the purported underground leaks: thermographic aerial survey, ground penetrating radar, static pressure testing, acoustic survey and leak correlation, and trace gas testing of the existing underground hot water system campus-wide.
- Thus far, underground pipe leaks have only been discovered once they have surfaced and become visible, which has occurred at the following locations:
 - North of Theatre
 - North of Library
 - South of Language Arts Building
 - West of Central Plant (30 feet west of cooling towers)
 - West of Central Plant (near College Drive)
 - West of Chemistry Building (Myrtle Drive 2 separate locations)
 - South of Chemistry Building
 - Southeast of Vocational and Student Support Building
 - North of Berz Excellence Building (east of pedestrian bridge)
 - North of Berz Excellence Building (west of pedestrian bridge)

EMERGENCY REPAIR OF CENTRAL PLANT CLOSED WATER LOOP

March 29, 2018

Page 2

Repairs for areas north of Theater, north of Library, south of Language Arts Building, west of Central Plant (30 feet west of cooling towers), and west of Central Plant (near College Drive) were completed previously under separate contracts.

- All of the discovered leaks have been treated as emergency repairs (health and safety) to ensure adequate heating and cooling was provided to office and classroom spaces, and also out of concern for the large amounts of water loss and potential for sink holes.
- All of the repairs have required special order replacement valves, pipe, and gaskets, which have had 4-6 week lead times, resulting in multiple responses by the piping contractor when parts or personnel became available. Required pipe modifications were made so active leaks were bypassed and water was restored and the Central Plant chiller and boiler systems were brought back into full-service. Additionally, repair timelines were extended to align with scheduled breaks in the academic calendar so that required shutdown(s) of Central Plant would not impact students, faculty, and staff.
- Piping contractors hired to make the recent repairs to the underground pipe have reported that the initial pipe installations (in their professional opinion) were not performed to industry standards, and pipe and valve failures are the unfortunate result. Piping contractors are concerned that the entire underground loop system is compromised and future and ongoing leaks are inevitable.

BUDGET IMPLICATIONS

Funding Source – Capital Projects Fund

Current Status of Funds – Funds of \$465,080 for this service are included in the 2017–2018 adopted capital projects fund budget.

Future Implications – N/A

RECOMMENDATION

It is recommended the Governing Board, by a four-fifths vote, ratify the existence of emergency conditions threatening public health, safety and welfare and the continuance of classes resulting from Central Plant closed water loop leaks at five locations on the Rancho Cucamonga Campus and the award of a contract to Southland Industries of Garden Grove, CA for repairs necessary to remediate the same for a total cost of \$465,080.

Prepared by:	Kim Erickson, Executive Director, Business Services
Reviewed by:	Lisa Bailey, Associate Superintendent, Business Services and Economic Development
Recommended by:	Henry D. Shannon, Superintendent/President