

METROPOLITAN EXPOSITION RECREATION COMMISSION

Resolution No. 13-24

For the purpose of authorizing the General Manager to execute an amendment to the contract with Plumbing & Mechanical Contractors Group for the Oregon Convention Center - Victaulic Coupling Replacement Project.

WHEREAS, many of the Oregon Convention Center's originally installed heating water couplings have failed and are in need of replacement; and

WHEREAS, a contract in the amount of \$90,000 was originally issued to complete the project; and

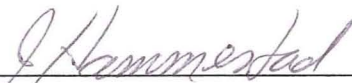
WHEREAS, further work is required that will cost an additional \$30,000 that requires a contract amendment of over 20% of the value of the original contract; and

WHEREAS, Section 8 of the Metropolitan Exposition Recreation Commission's ("the Commission") Contracting and Purchasing Rules, requires Commission approval for contract amendments that are over 20% of the original contract amount.

BE IT THEREFORE RESOLVED that the Metropolitan Exposition Recreation Commission:

Approves the contract amendment with Plumbing & Mechanical Contractors Group in the form substantially similar to the attached Exhibit A and authorizes the General Manager to execute the contract amendment on behalf of the Commission.

Passed by the Commission on September 4, 2013.



Chair



Secretary/Treasurer

Approved As to Form:
Alison R. Kean, Metro Attorney

By: 

Nathan A. S. Sykes
Deputy Metro Attorney

MERC Staff Report

Agenda Item/Issue: For the purpose of authorizing the General Manager to execute an amendment to the contract with Plumbing & Mechanical Contractors Group for the Oregon Convention Center – Victaulic Coupling Replacement Project.

Resolution No: 13-24

Presented by: Scott Cruickshank

Date: September 4, 2013

Background and Analysis: OCC has been operating its boilers and hot water system year round due to water leaks that have occurred at the Victaulic couplers when the boilers are off and the loop is cooled. Leaks typically occur when the water loop cools below 140 degrees. Rather than repair the leaks as they occurred, the boilers were turned back on and lines heated back up to stop the leaking. Heating the boilers during the summer season is inefficient and problematic due to the simultaneous efforts of heating and cooling of the building.

OCC's natural gas usage has been reviewed and scrutinized multiple times through the Retro Commissioning Project with Glumac Engineering. It is also a focus of our newly developed Strategic Energy Management Plan. Reducing our natural gas usage should raise our Energy Star rating which is a component in determining LEED credit points. A higher Energy Star rating has the potential to increase OCC's position in the buildings LEED re-certification effort when the project is submitted in the coming months.

Turning the boilers off during the summer months has been identified as one of the biggest ways to reduce natural gas usage and save money. OCC spends on average \$10k a month from June-September running the boilers unnecessarily. In addition to the natural gas savings that will be attained through shutting the boilers off, The Energy Trust of Oregon will provide OCC cash incentives for energy reduction through the ETO Strategic Energy Management Program.

The project to replace the failing Victaulic gaskets and couplers identified by OCC staff began in June, 2013. After the first group of gaskets and couplers were replaced, OCC began to refill the system one section at a time to check for leaks. Quickly it was discovered that multiple valves and additional Victaulic gaskets had developed leaks. Some of this was due to the gasket material being in one state for many years and shrinking when they reached a lower temperature. Other leaks were due to movement in the piping while replacing, causing the gasket nearby to unseat which caused leaks. Many shut-off valves that had not been exercised for many years developed leaks as well. We continued to find additional leaks when recharging the system. Through this process, OCC and the contractor identified that most of the leaks were occurring at the 90 or 45 degree angles in the pipe where movement had taken place. OCC directed the contractor to replace the adjacent 90 degree gaskets and couplers where failed gaskets have been replaced.

Previously, a contract for \$90,000 had been executed however the project cost is likely to be \$120,000. OCC seeks approval to amend the current contract to \$120,000. This amendment increases the contract over 20 percent and puts the amount over \$100,000 requiring commission approval.

The OCC operating budget has enough appropriation to cover this expense. This work is necessary to keep the boilers off for the remainder of this summer and future summers.

Fiscal Impact: The FY 2013-14 approved budget for the Oregon Convention Center includes appropriation for a \$30,000 contract amendment. This expense will be funded through the Operations Department. The original \$90,000 contract expenditure was funded in FY 2012-13.

Recommendation: Staff recommends that the Metropolitan Exposition and Recreation Commission, by Resolution No.13-24, approve the amendment to the contract with Plumbing & Mechanical Contractors Group, for the amount of One hundred twenty thousand, & 00/100 (\$120,000.00) for the Oregon Convention Center – Victaulic Coupling Replacement and delegate authority to the General Manager of Visitor Venues to execute the contract.

Change Order

CHANGE ORDER NO. 01

MERC CONTRACT NO. 303045

This Amendment hereby amends the above titled contract between Metropolitan Exposition Recreation Commission (MERC), an appointed commission of Metro, and Plumbing & Mechanical Contractors Group, hereinafter referred to as "Contractor."

This amendment is a change order to the original Scope of Work as follows:

The original scope of work has not changed; OCC is simply replacing more fittings than originally thought.

Once repairs to the Victaulic fittings, known to leak have been repaired, the line is then charged with water again. Many times this has resulted in additional couplings needing to be replaced. Through this process OCC and the contractor have identified that most of the leaks are occurring at the 90 or 45 degree angles in the pipe where movement has taken place. OCC has directed the contractor to replace the adjacent 90 degree gasket and coupler when a failed gasket has been replaced. This has seemed to work better and is the plan moving forward.

The contract expiration date is extended from June 30, 2013 to September 30, 2013 to accommodate execution and billing of the additional work. Contractor shall ensure that the current Certificate of Insurance on file with MERC covers this time extension.

MERC shall pay Contractor for services performed and materials delivered under this amendment in the amount not to exceed THIRTY THOUSAND AND NO/100THS DOLLARS (\$30,000.00), for a total contract amount not to exceed ONE HUNDRED TWENTY THOUSAND AND NO/100THS DOLLARS (\$120,000.00).

Except for the above, all other conditions and covenants remain in full force and effect.

IN WITNESS TO THE ABOVE, the following duly authorized representatives of the parties referenced have executed this Amendment.

CONTRACTOR

METROPOLITAN EXPOSITION RECREATION
COMMISSION

By _____

By _____

Print Name _____

Print Name _____

Date _____

Date _____

