

METROPOLITAN EXPOSITION RECREATION COMMISSION
Resolution No. 17-11

For the purpose of approving the contract amendment with Portland Mechanical Contractors (PMC) for "On-Call Plumbing Maintenance and Repair" at the Oregon Convention Center (OCC).

WHEREAS, OCC staff contacted an on-call contractor, PMC, to address pin-hole leaks in hot water piping on the south end of the building; and

WHEREAS, when on site, PMC discovered significant issues with the installed pipe-heating mechanism and recommended replacement of the faulty system; and

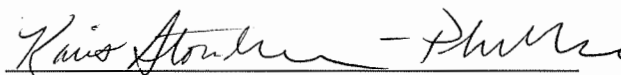
WHEREAS, the total of the repairs for this work exceed the available balance on the contract in an amount that requires approval of the Metropolitan Exposition and Recreation Commission and the contract amount will exceed \$150,000; and

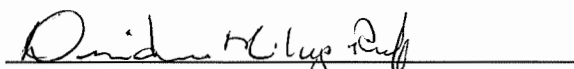
WHEREAS, OCC staff recommend that the contract be amended to add \$45,000 to the contract for the above-mentioned repairs for a total amount not to exceed \$195,000 in a form attached as Exhibit A.

BE IT THEREFORE RESOLVED that the Metropolitan Exposition Recreation Commission:

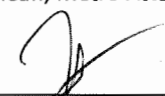
1. Approves amending the contract with PMC to increase the amount of the contract by \$45,000 for a total contract amount not to exceed \$195,000.
2. Authorizes the General Manager of Visitor Venues to execute the amendment on behalf of MERC.

Passed by the Commission on April 5, 2017.


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 approving the contract amendment for Portland Mechanical Contractors for the “OCC Plumbing project” at the Oregon Convention Center (OCC), and authorizing the General Manager of Visitor Venues to execute the contract.

Resolution No: 17-11

Presented by: Matt Pizzuti, Interim Executive Director

Date: April 5, 2017

Background & Analysis: In October 2016, OCC staff discovered a couple of pin-hole leaks in pipes on the north side of the building. The affected pipes included the hot water line that runs through both the plating kitchen on the second level, and Cucina Rossa, located directly below. The size of the holes and severity of the situation progressed with time.

OCC contacted on-call contractor Portland Mechanical Contractors (PMC) to assess the extent of the issue, estimating the cost would be \$30 – \$40,000. When onsite, PMC determined the current piping structure allowed electrolysis or a gap in connection between the heat tape and the pipe itself. OCC staff followed PMC’s recommendation to remove the piping with heat tape and install a recirculation loop, which would still meet the need of keeping water warm at sink, address the leak issues and prevent them from occurring again. OCC installed a recirculation loop on a separate hot water line, on the same end of the building. This change ensured the discontinuation of heat tape on this loop, preventing additional electrolysis and future damage. The additional copper piping and materials totaled to \$15,000, with the labor for insulation of pipes totaling to another \$8,000.

When replacing the pipes, PMC uncovered a failing water heater. The heater required an emergency replacement, adding \$7,000 to the initial estimated project cost. This unexpected work addressed a pressing issue and ultimately resulted in a much higher of quality product than previously in place. Because of OCC previous use of PMC, the organization has already used a large portion of the \$150,000 allotment. The contract amendment of \$45,000 will increase the contract to \$195,000, accommodating the payment for the emergency plumbing needs.

Fiscal Impact: The additional expense of this work will be provided through the existing operating budget and will require no additional funding source.

Recommendation: Staff recommends that the Metropolitan Exposition and Recreation Commission, by Resolution 17-11, approve the contract amendment (attached hereto) with Portland Mechanical Contractors in the amount not to exceed forty-five thousand and 00/00 dollars for a total contract amount not to exceed one-hundred ninety-five thousand and 00/100 dollars (\$195,000.00) for “Plumbing Maintenance and Repair” and delegate authority to the General Manager of Visitor Venues to amend the existing contract.

Amendment

AMENDMENT NO. 01

MERC CONTRACT NO. 205095

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

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

To allow for additional work within the original Scope of Work.

Contractor's billing invoices shall be sent to metroaccountspayable@oregonmetro.gov. The MERC contract number and Contractor name shall be referenced in the email subject line. MERC requests that contractors submit billing invoices for services within 10 business days of performance. Payment shall be made by MERC on a Net 30 day basis upon receipt of Contractor invoice.

MERC shall pay Contractor for services performed and materials delivered under this amendment in the amount not to exceed **FORTY FIVE THOUSAND AND NO/100THS DOLLARS (\$45,000.00)**, for a total contract amount not to exceed **ONE HUNDRED NINETY FIVE THOUSAND AND NO/100THS DOLLARS (\$195,000.00)**.

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 _____