

Board of Trustees Regular Meeting (VI.AB)

Meeting	August 16, 2022
Agenda Item	Other Items (VI.AB)
Subject	Other Items Resolution No. 05-22/23 - Approving Emergency Remediation and Restoration Associated with July 21, 2022 Water Damage at Moreno Valley Welcome Center
College/District	Moreno Valley College
Funding	Self-Insurance Fund
Recommended Action	Recommend approving Resolution No. 05-22/23 - Approving Emergency Remediation and Restoration Associated with July 21, 2022 Water Damage at Moreno Valley Welcome Center that declares an emergency exists and authorizes entering into an agreement with ATI Restoration Inc. to perform water intrusion remediation and restoration services.

Background Narrative:

The Moreno Valley Welcome Center suffered a significant water intrusion when the water main outside of the building broke on July 21, 2022. Water entered the building through the exterior door, and large areas of the first floor of the building were impacted. Various building materials, such as drywall, carpet tiles, fixtures, etc. suffered water damage that requires remediation and/or replacement. The cost for remediation and/or replacement is estimated at \$250,000.

Wet building materials are prone to mold growth if the material remains wet for an extended period of time. Indoor mold growth can lead to increased health risks. Per Environmental Protection Agency (EPA) guidance, Mold Remediation in Schools and Commercial Buildings Guide, mold remediation should start as soon as possible, preferably within 48 hours. The recent water intrusion event created an urgent need of remediation and/or replacement of the water damaged materials. The District retained ATI restoration, Inc., to respond to the emergency situation.

The costs of the remediation and restoration will be covered under the District's property insurance policy, excluding the insurance deductible of \$75,000. Furthermore, our insurance carriers have filed a subrogation claim against the gutter and roof contractors.

Prepared By: Aaron S. Brown, Vice Chancellor, Business and Financial Services
Beiwei Tu, Director, Risk Management

RIVERSIDE COMMUNITY COLLEGE DISTRICT

RESOLUTION NO. 5-22/23

**RESOLUTION TO APPROVE EMERGENCY REMEDIATION AND RESTORATION
ASSOCIATED WITH JULY 21, 2022 WATER DAMAGE AT MORENO VALLEY
COLLEGE WELCOME CENTER**

WHEREAS, Riverside Community College District (RCCD) is the owner of three accredited colleges: Riverside City College, Norco College, and Moreno Valley College; and

WHEREAS, Moreno Valley College Welcome Center suffered a significant water intrusion when the water main outside of the building broke on July 21, 2022; and

WHEREAS, the estimated cost of repairs will exceed State bid requirements; and

WHEREAS, the Board of Trustees of the Riverside Community College District has determined that the above condition constitutes a danger to life and property; and

WHEREAS, Public Contract Code Section 20654 (a) (1) authorizes community colleges, with the approval of the County Superintendent of Schools, to make contracts on behalf of the District for the performance of labor and furnishing of materials or supplies without advertising for inviting bids in the event of an emergency in order to avoid danger to life and property;

NOW, THEREFORE, IT IS RESOLVED THAT,

Section 1: The Board of Trustees of the Riverside Community College District hereby declares that a danger to life and property exists at Norco College.

Section 2: The Vice Chancellor, Business and Financial Services of RCCD, or designee, is authorized to seek the approval of the Riverside County Superintendent of Schools to make the necessary contracts to avoid danger to life and property from this condition without advertising or inviting bids.

ADOPTED this 16th day of August 2022.



Bill Hedrick
President of the Board of Trustees
Riverside Community College District