

Board of Trustees Regular Meeting (VI.M)

Meeting	September 20, 2022
Agenda Item	Other Items (VI.M)
Subject	Other Items Resolution No. 08-22/23 - Emergency Rental of a Temporary Chiller for Riverside City College Nursing Building and the Math and Science Building
College/District	Riverside City College
Funding	General Funds
Recommended Action	Recommend approving Resolution No. 08-22/23 declaring that an emergency exists and authorize entering into an agreement with Southland Industries to provide for the rental of a temporary chiller for the Riverside City College Nursing Building and the Math and Science Building.

Background Narrative:

RCC's Nursing Building and Math & Science Building are air conditioned by a series of air handlers that distribute cold air provided by two, 300-ton chillers. Two chillers are necessary as they are designed to operate together to air condition the buildings and, if one fails, the other will continue to cool the buildings until repair or replacement occurs.

Chiller #2 is not operable and attempts to repair it have failed. Over the past several months, internal parts of chiller #2 have been rebuilt, electrical parts have been replaced, and piping has been refilled with refrigerant. However, all attempts to restart the chiller have failed. The most recent diagnostic tests show that the alternative frequency drive (AFD) has failed and requires replacement. The lead time for this part is approximately 20 weeks with an estimated cost of \$120,000 but it is unknown if this will extend the life of the chiller for any appreciable amount of time. In addition, it is expected that the chiller would need an overhaul and include a 5 year preventative maintenance program that would cost up to \$200,000 in addition to a new ADF.

The RCC Facilities Department is currently working with the District Office of Facilities Planning & Development and an external vendor to assess the cost versus benefits of replacing the AFD or purchasing a new chiller.

It became necessary to provide a temporary backup chiller during the Fall 2022 term to ensure the safety of employees and students, and that instruction would not be adversely impacted, during periods of high temperature. The estimated cost of providing the temporary chiller is \$178,000 through December 2022, including installation, programming, and maintenance.

Therefore, it is recommend that the Board of Trustees resolve that an emergency situation existed and ratify entering into an agreement with Southland Industries to provide a temporary rented chiller for RCC's Nursing Building and Math & Science Building.

Prepared By: Aaron S. Brown, Vice Chancellor, Business and Financial Services
Robert Beebe, Director, Facilities, Riverside City College
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RIVERSIDE COMMUNITY COLLEGE DISTRICT

RESOLUTION NO. 08-22/23

RESOLUTION TO DECLARE AN EMERGENCY EXISTS AND APPROVE THE RENTAL OF A TEMPORARY CHILLER FOR RIVERSIDE CITY COLLEGE'S NURSING BUILDING AND MATH & SCIENCE BUILDING

WHEREAS, Riverside Community College District (District) operates three accredited colleges: Riverside City College, Norco College and Moreno Valley College; and

WHEREAS, Riverside City College's (RCC) Nursing Building and Math & Science Building require two, 300-ton chillers to air condition the buildings; and

WHEREAS, RCC experienced a failure of one of the two chillers and attempts to repair the chiller were unsuccessful; and

WHEREAS, it is necessary to provide a temporary backup chiller to provide air conditioning to the buildings to ensure the safety of employees and students, and that instruction during the Fall 2022 term is not adversely impacted; and

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

WHEREAS, the Board of Trustees has determined that the above condition constitutes an emergency and a danger to life and property; and

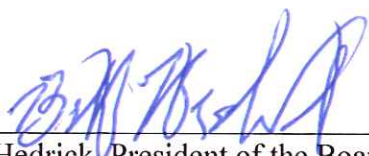
WHEREAS, Public Contract Code Section 20654 (a) (1) authorizes community colleges, with the approval of the County Superintendent of Schools, to make contracts on behalf of the District for the performance of labor and furnishing of materials or supplies without advertising for or inviting bids in the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

Section 2: The Vice Chancellor, Business and Financial Services, 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 20th day of September 2022.



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