

September 20, 2018

19-027

AUTHORIZATION TO UTILIZE JOINT COOPERATIVE
CONTRACTS TO TRANE U.S. INC AND DAIKIN
APPLIED TO PROVIDE HVAC SERVICES

PREPARED BY: Tina Parkvold, Buyer/Contract Specialist, Procurement

FINANCIAL
RESPONSIBILITY: Tony Ichsan, Director, Facilities Management Services

APPROVED BY: Jim Langstraat, Vice President, Finance and Administration
Mark Mitsui, College President

REPORT: Portland Community College has a need to contract with multiple qualified vendors to provide HVAC maintenance services to include maintenance, minor repair, and installation for operations, small tenant improvements, emergency services, specialty/capital projects, and public improvements district-wide. The estimated cost for these services will exceed the \$150,000.00 threshold, which requires Board Approval.

After careful review, the department staff selected two contractors, Trane U.S. Inc. and Daikin Applied.

These firms will provide HVAC services and project work, based on joint cooperative contracts with US Communities and TCPN, respectively.

US Communities, Joint Cooperative Contract # 15-JLP-023, which has a competitively priced contract with Trane U.S. Inc. for providing these services.

This contract expires 09/30/2020.

National Intergovernmental Purchasing Alliance - TCPN, Joint Cooperative Contract# R150505, which has a competitively priced contract with Daikin Applied, for providing these services. This contract expires 09/30/2019, with an additional one-year renewal.

College Procurement rule, PCC-46-0420, allows the use of joint cooperative procurements for goods or services or public improvements.

RECOMMENDATION: That the Board of Directors authorize the use of a joint cooperative contract for the provision of HVAC Services and award two contracts.

Award a contract to Trane U.S. Inc. in the amount of \$1,300,000.00 (based on an annual estimate of \$650,000.00) through September 30, 2020. Award a contract to Daikin Applied Americas Inc., dba Daikin Applied in the amount of \$1,300,000.00 (based on an annual estimate of \$650,000.00) through September 30, 2020.

Total cost for these contracts are not to exceed \$2,600,000.00. Expenditures for these contracts will come from the general and capital fund.