

June 27, 2019

19-127

AWARD CONTRACT FOR DISTRICT WIDE HVAC
CONTROLS UPGRADE

PREPARED BY: John MacLean, Finance and Procurement Manager,
Planning and Capital Construction

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Planning and Capital Construction

APPROVED BY: Sylvia Kelley, Executive Vice President
Mark Mitsui, College President

REPORT: The College has standardized its Heating, Ventilation and Air Conditioning (HVAC) controls to use either Honeywell or Distech controllers running an open-source software package called Tridium.

The existing controls are aging and cannot run the latest version of the Tridium software. Replacement of the controls is required. This replacement includes upgrading to the latest software and moving the servers into the College Data Center.

On April 23rd, 2019 the Request for Proposals (RFP) was advertised in the Daily Journal of Commerce, State of Oregon (ORPIN), Portland Observer, and the PCC solicitation website. Notice of the proposal was also sent all appropriate COBID firms. A total of seven (7) firms registered and received a copy of the RFP document along with eight (8) plan centers. Of these one (1) plan center was COBID certified. Five (5) firms attended the mandatory pre-proposal meeting. At the proposal closing time of 2:00 PM May 15th, 2019, the College received three (3) proposals. The contractor proposals were evaluated based on experience, overall project and schedule, social responsibility approach and fee structure. Review committee member scores were added together, averaged and then the points for price were added to reach a final score with a maximum of 100 points.

Contractor:	Points:
Northwest Control Company	88
MacDonald Miller	70
Hunter Davison	65

Despite outreach efforts by P&CC staff no COBID firms submitted a proposal. The successful vendor (NCC) intends to self-perform all the work with no sub-contractors.

The total cost of District Wide Controls Contract, including a 10% contingency, is \$569,545

RECOMMENDATION: That the Board of Directors authorize PCC to negotiate a contract for District Wide HVAC Controls Upgrade with Northwest Control Company. Funding will be from 2017 Bond Funds.