

May 19, 2005

05-087

ACCEPT BID/AWARD CONTRACT FOR HVAC &
PLUMBING SERVICES

PREPARED BY: Sandy Wanner, Buyer/Contract Specialist

FINANCIAL
RESPONSIBILITY: Steve Sivage, Director, Physical Plant

APPROVED BY: Randy McEwen, Vice-President, Administrative Services
Dr. Preston Pulliams, District President

REPORT: The College needs to continue to contract for HVAC & Plumbing Services consisting of maintenance repairs and/or new installations as necessary at three (3) campuses and three (3) centers.

An Invitation to Bid (ITB) was advertised and issued on March 23, 2005. The ITB was advertised in the Daily Journal of Commerce, on the State of Oregon's ORPIN system, in the Portland Observer Newspaper and on the PCC web site. In addition to advertising, faxes were sent to five (5) vendors registered on the State of Oregon MWESB web site, one (1) of those vendors downloaded the ITB and none of the contacted MWESB vendors submitted an ITB. In all, fifteen (15) vendors downloaded the ITB and seven (7) submitted bids.

The award is to be based on the lowest submitted hourly rates. The following seven (7) vendors submitted bids by the due date of April 22, 2005:

<u>Vendor's:</u>	<u>Hourly Rates: (Reg. & Overtime)</u>
DeTemple	
Emergency Service	\$ 79.00 / 118.50
Maintenance Service	74.00 / 111.00
Diagnostic Service	74.00 / 111.00
Warranty Service	74.00 / 111.00

Markman, Inc.

Emergency Service	\$ 92.00 / 147.00
Maintenance Service	92.00 / 147.00
Diagnostic Service	92.00 / 147.00
Warranty Service	92.00 / 147.00

Lynch Company

Emergency Service	\$ 88.88 / 122.55
Maintenance Service	88.88 / 122.55
Diagnostic Service	88.88 / 122.55
Warranty Service	88.88 / 122.55

McDonald-Miller

Emergency Service	\$ 84.00 / 84.00
Maintenance Service	84.00 / 84.00
Diagnostic Service	84.00 / 84.00
Warranty Service	0 / 0

Portland Mechanical

Emergency Service	\$ 85.00 / 127.50
Maintenance Service	85.00 / 127.50
Diagnostic Service	85.00 / 127.50
Warranty Service	85.00 / 127.50

Control Contractors

Emergency Service	\$ 85.00 / 120.00
Maintenance Service	85.00 / 120.00
Diagnostic Service	85.00 / 120.00
Warranty Service	85.00 / 120.00

McKinstry

Emergency Service	\$ 69.00 / 98.00
Maintenance Service	67.00 / 96.00
Diagnostic Service	69.00 / 98.00
Warranty Service	0 / 0

Note: None of the vendors that submitted ITB's are certified MWESB firms.

McKinstry Company clearly bid the lowest hourly rates for all types of service, and for both regular and overtime rates.

RECOMMENDATION:

That the Board of Directors accept the low, responsive bid from the McKinstry Company based on their submitted hourly rates for HVAC & Plumbing Services. The initial contract will be valid for three (3) years, and includes a provision that the College has an option to renew for two (2) additional one (1) year periods, for a maximum five (5) years total term. The expenditures for the contract will be for a not-to-exceed \$1,750,000 for the total five (5) year term. The funds for this project will be from General Fund, Capital Fund and Bond Fund.

Director Margolin moved to approve Resolutions 05-082 through 05-091 by consent agenda and it passed unanimously.