

May 19, 2005

05-088

ACCEPT BID/AWARD CONTRACT FOR BOILER
MAINTENANCE 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 boiler maintenance services; consisting of testing, inspections and preventative and replacement maintenance as needed, to three (3) campuses and two (2) 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 four (4) vendors registered on the State of Oregon MWESB web site, two (2) of those vendors downloaded the ITB, but only one (1) submitted a bid. In all, twenty one (21) vendors downloaded the ITB, and of those only four (4) submitted bids.

The award is to be based on the lowest submitted hourly rates. The following four (4) vendors submitted bids by the due date of April 22, 2005:

<u>Vendor's:</u>	<u>Hourly Rates: (Reg. & Overtime)</u>
Tom Stevens	
Emergency Service	\$ 105.00 / 157.50
Maintenance Service	105.00 / 157.50
Diagnostic Service	105.00 / 157.50
Warranty Service	0 / 52.50
R-Stamp Related Work	95.00 / 142.50

McDonald-Miller

Emergency Service	\$ 84.00 / 84.00
Maintenance Service	84.00 / 147.00
Diagnostic Service	84.00 / 147.00
Warranty Service	0 / 0
R-Stamp Related Work	98.00 / 147.00

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
R-Stamp Related Work	74.00 / 111.00

McKinstry

Emergency Service	\$ 69.00 / 98.00
Maintenance Service	67.00 / 96.00
Diagnostic Service	69.00 / 98.00
Warranty Service	0 / 0
R-Stamp Related Work	72.00 / 98.00

Note: Tom Stevens Boilers is the only certified MWESB firm that submitted an ITB.

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 Boiler 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 \$150,000 for the total five (5) year term. The funds for this project will be from the 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.