

November 19, 2009

10-032

ACCEPT PROPOSAL AND AWARD CONTRACT FOR
THE ENERGY MANAGEMENT SYSTEM SERVICES TO
MCDONALD MILLER FACILITY SOLUTIONS

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FINANCIAL
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REPORT:

The College has a need to contract with a company to provide and install a new energy management system (EMS). The College intends to upgrade the existing multi-campus EMS transforming it into an open protocol, internet enabled, facilities management and control system. This project will replace all existing HVAC Direct Digital Control components that use proprietary software, with those using a Lon Works open protocol. The existing equipment is outdated and some of the specific building control hardware is no longer manufactured. Additionally, replacement parts are becoming harder to find. This project aligns with E6 NetZero and the Climate Action Plan.

On June 24, 2009, the RFP was advertised in the Daily Journal of Commerce, State of Oregon ORPIN Vendor System. The RFP document was accessible by registering on the PCC Purchasing website. A total of twenty (20) vendors registered (including one MWESB firm) and three (3) plan centers. At the 2:00 P.M. deadline on July 24, 2009 the College had received four (4) proposals. The proposals were reviewed by a committee of four (4) College technical staff and one (1) consultant. The proposals were evaluated based on the following criteria: proposed solution; organization and staff experience; product and services warranty; system support; training; and cost. The award will be made for the proposal with the highest evaluation points. Below is

the list of proposals received and their final evaluation points.

Proposer's Name	Total evaluation points
Building Logix / Trane Oregon	752
Control Contractors Inc.	744
Honeywell Building Solutions	704
MacDonald Miller Facility Solutions	830

Note: None of the proposers are MWESB firms

After careful review the committee recommended accepting the proposal and awarding the contract to MacDonald Miller because they: 1) offered the most comprehensive solution including replacement of all existing components along with all wiring and temperature sensors; 2) have experience in Niagara AX that far exceeds other proposers and have installed over 200 building systems in the Northwest ; 3) have fifteen (15) factory certified technicians; 4) will be using controls hardware available to no fewer than four (4) other independent suppliers in the Portland area that will allow for cost competition on future remodeling and for system maintenance.

RECOMMENDATION: That the Board of Directors accepts the proposal and award the contract to MacDonald Miller Facility Solutions to provide Energy Management System Services. The contract will be valid through December 31, 2011, for a not to exceed amount of \$1,900,000. Funding will be from Capital Project Funds.