

December 16, 2010  
\*\*\*CORRECTED\*\*\*

11-054-corrected

ACCEPT BID/AWARD CONTRACT FOR PLUMBING SERVICES

PREPARED BY: Denise Jeffords, Buyer/Contract Specialist

FINANCIAL RESPONSIBILITY: Tim Donahue, Director, Facilities Management Services

APPROVED BY: Cherie Chevalier, Associate Vice President, Finance;  
Wing-Kit Chung, Vice President, Administrative Services;  
Dr. Preston Pulliams, District President

REPORT: The College has a need to contract with a qualified firm to provide Plumbing Services at various PCC District locations.

The scope of this contract includes, but is not limited to: plumbing system diagnostics, maintenance repairs, and new installation as necessary. Contractor's bidding on these services must have a minimum of three (3) years commercial experience working with plumbing systems typically found on a college campus dating from the mid 1960's to present day.

An Invitation to Bid (ITB) for Plumbing Services was issued on November 8, 2010. The ITB was advertised on the College's Purchasing Website on November 8, 2010, and in the Daily Journal of Commerce on November 9, 2010. Fourteen (14) ITB documents were downloaded from the College's Purchasing Website, of which three (3) were downloaded by prime Contractors, one (1) of which is an MWESB, seven (7) plan centers, one (1) of which is an MWESB firm, and four (4) were downloaded by interested parties. Three (3) bids were received by the due date of December 1, 2010. Bids were received from the following contractors:

<u>Contractor</u>	<u>Total Point Value</u>
Heinz Mechanical Inc.	248
Endeavor Plumbing & Contractors Inc.*	317
McKinstry Company	324

Note: \*Oregon certified MWESB.

The award is made to the company whose bid results in the lowest overall ownership cost or "best value" as it is determined by ORS 279.015(5), and based upon the evaluation criteria listed below:

- Qualifications of project team
- Experience with projects of similar scope and size
- Professional certifications held by company
- Professional certifications held by employees
- Resources and ability to meet deadlines
- Warranty(ies)
- Ability to respond to emergency needs
- Cost

RECOMMENDATION: That the Board of Directors accept the bid and award the contract to McKinstry Company in the amount of \$405,000 (based on an annual estimate of \$135,000), with an option for the college to renew the contract on an annual basis for an additional two (2) years. The contract shall not exceed five (5) years. Expenditures for this contract will come from the capital projects fund, the general fund, **and the bond fund.**

Correction authorized by Randy McEwen

<u>Contractor</u>	<u>Total Point Value</u>
McKinstry Company	367
TraneOregon	417
Macdonald-Miller	377
Heinz Mechanical Service, LLC	320

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- Professional certifications held by employees
- Resources and ability to meet deadlines
- Warranty(ies)
- Ability to respond to emergency needs
- Cost

Note: No MWESB companies submitted bids.

**RECOMMENDATION:** That the Board of Directors accept the bid and award the contract to TraneOregon for HVAC Services in the amount of \$1,860,000 (based on an annual estimate of \$620,000), with an option for the college to renew the contract on an annual basis for two additional one (1) year periods. The contract shall not exceed five (5) years. Expenditures for this contract will come from the capital projects fund and the general fund.

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*See Revision*

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**RECOMMENDATION:**

That the Board of Directors accept the bid and award the contract to McKinstry Company in the amount of \$405,000 (based on an annual estimate of \$135,000), with an option for the college to renew the contract on an annual basis for an additional two (2) years. The contract shall not exceed five (5) years. Expenditures for this contract will come from the capital projects fund and the general fund.