

April 16, 2015

15-100

ACCEPT BIDS/AWARD CONTRACT TO
SSM MECHANICAL SERVICES FOR HVAC SERVICES

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REPORT: The College has the need to contract with a qualified contractor to provide HVAC services for general maintenance repairs and for new installation, as necessary.

The HVAC systems to be serviced include, but are not limited to, refrigeration systems, hydronic systems (both heating water and chilled water), air systems, solar hot water systems, and electric heating systems.

An Invitation to Bid (ITB) for these services was issued and made available to all interested contractors on January 28, 2015. The ITB was advertised in the Daily Journal of Commerce, on the State of Oregon Procurement Network (ORPIN), and on the PCC Solicitation website. A total of twenty-two (22) vendors, which included contractors, consultants, plan centers, and other interested parties (two indicated MWESB status), registered and downloaded a copy of the bid document.

The ITB stipulated that the award will be made to the bidder 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. The evaluation may result in the award being made other than to the lowest priced bid.

A total of nine (9) bids were received by the due date of March 19, 2015, in response to the ITB.

An evaluation committee of five (5) PCC employees reviewed and rated the bids. The committee used the following criteria for its vendor evaluation: qualifications of project team; experience with projects of similar scope and size; professional certifications held by the vendor; professional certifications held by its employees; resources and ability to meet deadlines; warranties, cost and ability to respond to emergency needs.

Bids were received from the following companies:

<u>Company</u>	<u>Points</u>
SSM Mechanical Services	663.5
McKinstry	630
Charter Mechanical	598
Northwest Control Company	595
HVAC Inc.	589
Alliant Systems*	- 0 -
Daikin Applied Americas Inc*	- 0 -
Arctic Sheet Metal*	- 0 -
Portland Mechanical Contractors*	- 0 -

* These bids were deemed non-responsive, as they were incomplete.

Note: No bids were received from M/W/ESB firms.

The evaluation committee recommends awarding the contract to SSM Mechanical Services.

RECOMMENDATION:

That the Board of Directors accept the bid from, and award a contract to SSM Mechanical Services, to provide HVAC Services. The total annual expenditure for these services is estimated at \$650,000. The initial contract period will commence April 17, 2015 (or as soon as possible thereafter) and end April 30, 2018 subject to renewal on an annual basis, beginning May 1, 2018 through April 30, 2020. The contract shall not exceed five (5) years or a total of \$3,250,000. Expenditures for these services will be from the General and Capital Funds.