

EWEB Board Consent Calendar Request

For Contract Awards, Renewals, and Increases

The Board is being asked to approve a new services contract with Trane US Inc. for scheduled maintenance of various brands of chillers at HQ and ROC.

Board Meeting Date: 6/4/2019

Project Name/Contract #: Scheduled Maintenance Program for Chillers (HQ &ROC) / SC 19-2763

Primary Contact: Rod Price Ext. 7122

Contract Amount:

Original Contract Amount: \$231,000 over five years

Additional \$ Previously Approved: \$0

Invoices over last approval: \$0

Percentage over last approval: 0%

Amount this Request: \$231,000 over five years

Resulting Cumulative Total: \$231,000 over five years

Contracting Method:

Method of Solicitation: Direct Negotiation, Sole Source

If applicable, basis for exemption: EWEB Rule 3-0275, Sole Source Exemption

Term of Agreement: 5 Years

Option to Renew? Yes

Approval for purchases "as needed" for the life of the Contract Yes No

Proposals/Bids Received (Range): N/A, Direct Negotiation

Selection Basis: Direct Negotiation, Sole Source

Narrative:

Operational Requirement and Alignment with Strategic Plan

EWEB currently has eight (8) chillers located at HQ and ROC (consisting of Trane, Motivar, Multistack and York units). Trane US is the sole provider of maintenance and service on Trane chillers, and is also an authorized service provider for the other three chiller manufacturers. Trane's technical personnel are trained and certified on all of these units for scheduled maintenance and service. The goal in obtaining Trane's maintenance program is to reduce breakdowns, maintain optimum efficiency, and reduce operating costs. Staff would like to purchase a maintenance agreement from Trane for all chillers in hopes of avoiding major overhaul or replacement.

Contracted Goods or Services

Scheduled maintenance of chillers (HVAC), and repairs when necessary.

Prior Contract Activities

Previous five year contracts have been negotiated with Trane US.

Purchasing Process

EWEB has negotiated an Agreement with Trane US for HVAC maintenance and repairs. Terms of the Agreement include five year fixed pricing, comprehensive inspections and maintenance, and discounted labor rates for additional repairs, as needed.

Bidder/Proposer Information

Trane U.S. Inc.

Bidder/Proposer Location

Portland, OR

Competitive Fair Price (If less than 3 responses received)

Trane US Inc. is the sole source authorized warranty agent for the Trane Company in Trane Oregon's territory. Their ability to inspect and service equipment from the other chiller manufacturers provides a cost savings by eliminating the need for multiple contracts, and scheduling multiple service appointments.

ACTION REQUESTED:

Management requests the Board approve a services contract with Trane US Inc. for scheduled maintenance of chillers at HQ and ROC. Approximately \$50,000 annually was planned for these goods or services in the Electric Division 2019 budget of \$37 million. Variances will be managed within the budget process and Board policy.