

EWEB Board Consent Calendar Request

For Contract Awards, Renewals, and Increases

The Board is being asked to approve a new contract with **Trane US Inc.** for **Maintenance and As-Needed Repair of Chillers at ROC.**

Board Meeting Date: July 9, 2024
Project Name/Contract #: Maintenance and Repair Services for Trane & Multistack Chillers/24-116-S
Manager: Scott Milovich Ext. 7408
Executive Officer: Karen Kelley Ext. 7153

Contract Amount:

Original Contract Amount: \$205,000
Additional \$ Previously Approved: \$0
Spend over last approval: \$0
Amount this Request: \$205,000
% Increase over last approval: NA
Resulting Cumulative Total: **\$205,000 (over 5 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": Yes No
Proposals/Bids Received (Range): NA, Direct Negotiation
Selection Basis: Direct Negotiation, Sole Source
Narrative:

Operational Requirement and Alignment with Strategic Plan

These services will provide resiliency and efficiencies by maintaining critical system infrastructure that supports operational and equipment needs located throughout the Roosevelt Operations Center campus. Trane US is the sole provider of maintenance and service on Trane chillers and is also an authorized service provider for the other chiller manufacturers. The goal in obtaining Trane's maintenance program is to reduce breakdowns, maintain optimum efficiency, and reduce operating costs.

Contracted Goods or Services

If approved, Trane US Inc. will provide scheduled maintenance services for ROC chillers (HVAC) and as-needed repairs. Total cost of maintenance services is approximately \$105,000 over 5 years, with an additional budget of \$100,000 for as-needed repairs and parts during the 5-year Contract term.

Purchasing Process

EWEB has negotiated a Contract with Trane US for Scheduled Maintenance and as-needed repairs. Terms of the Contract include five-year pricing, comprehensive inspections and maintenance, and discounted labor rates for additional repairs, as needed.

Proposals/Bids Received

NA

Competitive Fair Price (If less than 3 responses received)

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

Prior Contract Activities

| EWEB Contract | Project Name (Description) | Board Approved | Project Duration (Start to Close) | Original Amount | Approved/Amended Amount to Date (Total) | Reason Code |
|--|--|----------------|-----------------------------------|-----------------|---|-------------|
| 19-2763 | Scheduled Maintenance Program for Chillers | \$231,000 | 6/4/19-4/30/24 | \$231,000 | \$231,000 | |
| Reason Code: AM = Additional Materials, AW = Additional Work, EW= Emergency Work, SD = Staff Directed, UC = Unforeseen Conditions, Other | | | | | | |

ACTION REQUESTED:

Management requests the Board approve a contract with Trane US Inc. for maintenance and as-needed repair of various chillers at ROC. Approximately \$41,000 was planned for these services in the Facility Maintenance 2024 budget of \$2.7 million. Approximately \$41,000 will be planned for these services in the Facility Maintenance 2025-2028 annual budget cycles. Variances will be managed within the budget process and Board policy.