

Date: June 24, 2015

To: Board of Directors

From: Neil McFarlane *Neil McFarlane*

Subject: RESOLUTION 15-06-32 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH HYDRO-TEMP MECHANICAL, INC. TO SUPPLY AND INSTALL A REPLACEMENT RADIANT HEATING SYSTEM FOR THE CENTER STREET MAINTENANCE FACILITY

1. Purpose of Item

The purpose of this item is to request that the TriMet Board of Directors (“Board”) authorize the General Manager to execute a contract with Hydro-Temp Mechanical, Inc. to supply and install a replacement radiant heating system for the Center Street maintenance facility.

2. Type of Agenda Item

- Initial Contract
- Contract Modification
- Other _____

3. Reason for Board Action

Board approval is required for all goods and services contracts obligating TriMet to pay in excess of \$500,000.

4. Type of Action:

- Resolution
- Ordinance 1st Reading
- Ordinance 2nd Reading
- Other _____

5. Background

TriMet’s Center street bus maintenance facility was constructed in 1979, and its existing radiant shop heating system is original to the building. The heating system is at end-of-life, and needs to be replaced. TriMet’s Facilities Management department evaluated alternatives for replacing the heating system for the Center garage that will have the lowest life cycle cost while still meeting the heating requirements of the space. It was determined that the lowest life cycle cost will be achieved by replacing the existing system with a new high intensity gas fired infrared heating system. This project will provide lower maintenance and energy costs

to TriMet, while providing more comfortable working conditions in the bus maintenance shop.

6. Procurement Process

A single-step Invitation to Bid (“ITB”) was issued May 1, 2015. Five qualified firms submitted bids on the May 27, 2015 due date. One bid was determined to be non-responsive for failing to submit all required bid materials.

The four firms that submitted responsive bids, and the respective bid amounts, are:

Hydro Temp-Mechanical, Inc.	\$ 884,800
HVAC Incorporated	\$ 954,900
Total Mechanical, Inc.	\$ 978,497
Portland Mechanical Contractors	\$1,009,761

The lowest responsive and responsible bid was submitted by Hydro-Temp Mechanical, Inc. It compares favorably to staff’s independents cost estimate, which was \$927,530.

The nature of this work, which is electrical and mechanical remodeling in tight quarters in a busy maintenance shop, is expected to necessitate revisions, additions and changes during execution of the work. Staff estimates such risks at approximately 20%, and accordingly, authorization is requested by the attached Resolution for future change orders to the contract as required, but not to exceed a total of \$176,960.

7. Diversity

Hydro-Temp Mechanical, Inc. will self-perform the majority of the work. Hydro-Temp Mechanical, Inc. indicated in its bid that it will utilize a DBE electrical services subcontractor for approximately 16% of the work.

8. Financial/Budget Impact

Funding for the proposed contract is budgeted under the capital programs budget of TriMet’s FY2016 Adopted Budget.

9. Impact if Not Approved

If not approved, TriMet will continue to have higher maintenance costs and more disruption to the shop floor to perform unscheduled maintenance to the existing shop heating system, and will also incur higher utility bills.

RESOLUTION 15-06-32

RESOLUTION OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH HYDRO-TEMP MECHANICAL, INC. TO SUPPLY AND INSTALL A REPLACEMENT RADIANT HEATING SYSTEM FOR THE CENTER STREET MAINTENANCE FACILITY

WHEREAS, TriMet has authority under ORS 267.200 to enter into a contract with Hydro-Temp Mechanical, Inc. to supply and install a replacement radiant heating system for the Center Street maintenance facility ("Contract"); and

WHEREAS, the total amount of the Contract shall exceed \$500,000; and

WHEREAS, the TriMet Board of Directors (Board), by Resolution dated November 25, 2009, adopted a Statement of Policies requiring the Board to approve goods and services contracts obligating TriMet to pay in excess of \$500,000;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Contract shall be in conformance with applicable laws.
2. That the General Manager is authorized to execute the Contract.
3. That the General Manager or his designee is authorized to execute change orders to the Contract, in a total amount not to exceed \$176,960.

Dated: June 24, 2015

Presiding Officer

Attest:

Recording Secretary

Approved as to Legal Sufficiency:



Legal Department