



RESOLUTION NO. 6932

A RESOLUTION OF THE ALBANY CITY COUNCIL, ACTING AS THE LOCAL CONTRACT REVIEW BOARD, AWARDING A SOLE-SOURCE CONTRACT TO TRANE OF OREGON TO PROCURE HVAC SOFTWARE CONTROLS

WHEREAS, Oregon Revised Statutes 279B.075 and Oregon Administrative Rule 137-047-0275 allow the City Council, acting as the local contract review board, to award a contract for goods and services without competition by sole-source procurement if it is determined that the goods or services are available from only one source; and

WHEREAS, such authorization must be based on written findings submitted by the department seeking the exception that describes the circumstances that support the sourcing selection and use of a sole-source procurement as set forth below; and

WHEREAS, City Facilities Maintenance has identified the existing HVAC control system needs immediate maintenance services; and

WHEREAS, the existing software control system is no longer supported by the manufacturer and requires an upgraded control system; and

WHEREAS, it is necessary to quickly procure a control system to reduce the likelihood the software controls fail and City Hall is without heat for a period of time; and

WHEREAS, Trane representatives evaluated the current HVAC system and provided the City with a quote which includes energy incentives from the Energy Trust of Oregon that will offset the cost to acquire an upgraded control system; and

WHEREAS, the Energy Trust of Oregon incentive program provides substantial cost savings to the City; and

WHEREAS, the current HVAC system at City Hall was purchased from Trane and requires compatible software controls that are proprietary to operate the heating and air conditioning system; and

WHEREAS, there is no other vendor that can provide the required control system needed to work with the Trane products and equipment.

NOW, THEREFORE, BE IT RESOLVED BY THE ALBANY CITY COUNCIL, ACTING AS THE LOCAL CONTRACT REVIEW BOARD:

SECTION 1. Adopts the following findings:

1. The current HVAC control system has limited support services and requires an upgraded software control system.
2. The Trane HVAC requires proprietary software controls to efficiently operate the heating and air conditioning system and is the only vendor that can provide the required controls for the existing system.
3. The Energy Trust of Oregon is currently providing incentives to agencies purchasing qualifying products that result in energy efficiencies.
4. Trane of Oregon representatives have evaluated the City Hall HVAC system and determined the equipment needed and applicable Energy Trust of Oregon energy incentives.
5. Prompt action should be taken to avoid the current software control system failing resulting in a loss of heat over the winter months at City Hall.

6. The use of a sole-source procurement process is necessary to procure the required propriety control system and to contract quickly with Trane to purchase the needed software controls.
7. The cost of the controls is \$41,407. Trane will reduce the cost by the Energy Trust of Oregon incentives, a savings of \$34,516.48, resulting in a net balance of \$6,890.52 to purchase the controls.

SECTION 2. Notwithstanding the provisions of City Code Section 2.66.060, the Parks & Recreation Director is authorized and directed to use a sole-source procurement method to procure an HVAC software control system from Trane of Oregon.

SECTION 3. The Parks & Recreation Director is hereby directed to negotiate and award a sole-source contract to Trane of Oregon for an HVAC software control system after the City has given public notice for seven days of its intent to award a contract, per Oregon Administrative Rules 137-047-0275 and ORS 279B.075.

DATED AND EFFECTIVE THIS 14TH DAY OF OCTOBER 2020.



Mayor

ATTEST:



City Clerk

