

CCC Board of Education – Topic Summary	
Topic:	Pneumatic Controls Conversions
Date:	August 13, 2025
Presenter:	Ron Prince - Dean of Campus Services
Division/Department:	Campus Services
RECOMMENDATION:	Approval of Resolution R25/26-07, Authorizing contracted services with Clima-Tech Corporation in the amount of \$259,097 for the pneumatics controls conversions at Barlow, old section of Wacheno Welcome Center, McLoughlin Bookstore, Pauling A and Randall.

REASON FOR BOARD CONSIDERATION:

Contracts over \$250,000 require Board of Education approval.

BACKGROUND:

The Oregon City Campus has several buildings that are still utilizing obsolete pneumatic controls systems to regulate the HVAC systems. These buildings include Barlow, Pauling A, the old section of Wacheno Welcome Center, the McLoughlin Bookstore and Randall. These systems are unreliable and do not promote energy savings like modern digital control systems. This project will convert these last five buildings into full alignment with the rest of the campus, providing energy savings, minimal maintenance requirements and enhanced user comfort.

Clima-Tech Corporation is the college's vendor, and exclusive regional contractor, for all digital building controls utilizing Automated Logic (AL) software and controls platform. It is vital that a unified controls system continues to be utilized campus wide. This project will integrate the remaining 5 buildings/areas into the AL platform. With the completion of this project all the College's buildings on all campuses will be on a singular automated platform. For this reason, Clima-Tech has provided the college with an acceptable sole-source proposal for this scope of work totaling \$259,097.

To support the completion of the project, the college will utilize three additional smaller agreements as follows: Yadon Mechanical in the amount \$87,880 for changing out valves, Lear Electric Co. in the amount of \$7,261 for electrical connections in Pauling A, and Johnson Barrow in the amount of \$13,156.76 for parts required. These three agreements are below the board approval threshold.

BUDGET IMPACT/SOURCE OF FUNDS:

This project will be funded from the 2024 General Obligation Bond funds. In addition, this project will qualify for Energy Trust of Oregon incentives of \$160,984.91 which will offset a large portion of the project cost.