

Molalla River School District Board Action Item: Sole Source Selection of Climatech for HVAC controls contractor.

Date: Presenter: Andy Campbell, Chief Financial Officer

Action Requested: Approve Climatech as the sole source provider for HVAC Control system work and award the contracts accordingly.

Background

In accordance with the District's policy on **Exemptions from Competitive Bidding (DJC-AR)** and as authorized by **ORS 279C.335(2)**, the District is seeking approval to designate **Climatech** as a sole source vendor for HVAC Controls.

Climatech provides specialized expertise and proprietary integration services for HVAC building automation and control systems. Climatech is the current provider of the District's HVAC control systems, and continuing with Climatech ensures **full compatibility and efficient utilization** of the existing building infrastructure.

Findings Supporting Sole Source Selection

Based on the policy exemptions and the analysis below, the District has determined that competitive bidding is not required for this procurement:

- 1. Efficient Utilization of Existing Systems**

Climatech's services and products are directly compatible with the District's existing HVAC control infrastructure. Climatech installed and maintains these systems, making them the only vendor capable of providing seamless integration and system optimization.

- 2. Specialized Expertise and Technical Complexity**

HVAC control systems are complex and require specialized integration expertise. Climatech's familiarity with the District's current setup ensures proper configuration, minimal disruption, and optimized performance.

- 3. Market Availability**

District staff have determined through market research that no other providers can supply the required proprietary Climatech control system components and integration services, which are essential for ongoing maintenance and expansion.

4. **Public Safety and Risk Reduction**

Utilizing Climatech mitigates risk to the District by ensuring HVAC systems operate safely and efficiently. Any improper or incompatible modifications could jeopardize building safety, indoor air quality, and system longevity.

5. **Cost and Time Savings**

Working with Climatech avoids significant costs and risks that would be associated with replacing or modifying HVAC control systems to accommodate a different vendor's products. This ensures substantial cost savings and operational reliability.

Conclusion

Based on these findings, it is unlikely that selecting Climatech as a sole source vendor will encourage favoritism or substantially diminish competition. Instead, it will result in substantial cost savings and operational benefits for the District, consistent with the exemptions outlined in ORS 279C.335 and District policy.