



Recommendation for Action

File #: 20-1514, **Agenda Item #:** 6.

3/26/2020

Posting Language

Authorize negotiation and execution of a professional services agreement with the following five staff recommended firms (or other qualified responders) for Request for Qualifications Solicitation No. CLMP275: Nodal Partners, LLC D/B/A Bee (MBE), Jasmine Engineering, Inc., TEESI D/B/A Texas Energy Engineering Services, Inc. (MBE), Page Southerland Page, Inc., and Goodwin Engineering, Inc. for building commissioning services for the 2020 Building Commissioning (CX) Services Rotation List in an amount not to exceed \$3,750,000.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program). No goals were established for this solicitation.]

Lead Department

Capital Contracting Office

Managing Department

Public Works Department

Fiscal Note

Funding is available in the Fiscal Year 2019-2020 Capital or Operating Budget of the Public Works Department.

Purchasing Language:

Staff recommendation is selection of the five most qualified firms out of 17 firms evaluated through the City's qualification-based selection process.

Prior Council Action:

N/A

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov <<mailto:AgendaOffice@austintexas.gov>>.

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Beverly Mendez, 512-974-3596, or the Project Manager, Peter Davis, 512-974-7267.

Council Committee, Boards and Commission Action:

N/A

Additional Backup Information:

As a standard business practice, the City routinely engages the services of professional engineering firms to perform analysis, design and support services associated with construction or improvement of City capital assets. Rotation List contracting allows the City to always have a group of qualified consultants available to

perform a specific type of recurring work in a timely manner to meet the project and operational needs of the City.

Prior to issuing, this solicitation was reviewed by the City's Rotation List Advisory Committee, which is made up of staff from the Capital Contracting Office, Small and Minority Business Resource Department, Public Works Department, and other user departments. The total authorization amount, the number of firms to be recommended for selection, and the authorization amount per firm were discussed and reviewed by the Committee. The Capital Contracting Office expects that user departments will require these services to meet current and future building commissioning service needs.

Building commissioning is a quality assurance process to confirm, prior to occupancy, that a newly constructed building's systems are installed and operating as specified and intended. Existing buildings can also be inspected through a similar process that checks systems in operation and would highlight inefficiencies, incorrect settings and failures that have accumulated over time. The process optimizes the building's energy performance. The commissioning authority is a qualified professional hired independent of the design and construction team. The building systems include heating, ventilation, air-conditioning, electrical lighting solar systems and water heating. These systems can have costly issues remaining undetected without the commissioning process of acceptance. These services coordinate with the construction phase of the project or for existing buildings, will be done without any significant interruption of city facility operations.

Building commissioning has increased in priority and value as buildings have become more reliant on energy using systems for the internal environmental control. The rotation list was established in 2014 due in part to the Leadership in Energy and Environmental Design (LEED) green building requirement for municipal facilities and the need for independent professionals dedicated to the task of LEED work. Three selected firms were allocated an authority of \$500,000 each for a contract period of three years. The rotation list was renewed in 2017, again with three firms selected. Individual capital improvement projects range in scale, however one project may consume all of one firm's authority. Therefore, an increased authority and the number of consultants has been included for this 2020 Rotation List.

This request allows for the development of a professional services agreement with each of the five recommended firms until financial authorization is expended. Initial project assignments will be based on the firm's final ranking as determined during the Request for Qualifications evaluation (highest to lowest), the maximum cumulative contracted amount in comparison to the estimated task budget for that firm, and the firm's qualifications and availability of expertise at time of project need. Per firm authorizations may be increased or decreased, through the life of the contract, based on the needs of a particular assignment and will follow the established rotation list policies and procedures. If the City is unsuccessful in negotiating a satisfactory agreement with a recommended firm(s), if a selected firm ceases practice during the contract period, or if the City elects to terminate its agreement with one of the selected firms, the remaining assignments will be assigned to the remaining firm(s) for the duration of the contract period.

RECOMMENDED FIRMS:

Nodal Partners, LLC D/B/A Bee is located in Austin, TX (MBE/MA)
Jasmine Engineering, Inc. is located in Austin, TX
TEESI D/B/A Texas Energy Engineering Services, Inc. is located in Austin, TX (MBE/MA)
Page Southerland Page, Inc. is located in Austin, TX
Goodwin Engineering, Inc. is located in Taylor, TX

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