



Recommendation for Action

File #: 22-3321, Agenda Item #: 14.

11/15/2022

Posting Language

Authorize negotiation and execution of a professional services agreement with the following nine staff recommended firms (or other qualified respondents) for Request for Qualifications Solicitation No. CLMP337: Nodal Partners, LLC; Page Southerland Page, Inc.; Command Commissioning, LLC; Goodwin Engineering, Inc.; Texas Energy Engineering Services, Inc.; Energy Engineering Associates, Inc. d/b/a EEA Consulting Engineers; Sebesta, Inc. d/b/a NV5; Jasmine Engineering, Inc.; and LLCx, LLC for commissioning services for the 2022 Building Commissioning (CX) Services Rotation List in a total amount not to exceed \$10,000,000.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program). The City's Small and Minority Business Resources Department has determined that no goals are appropriate for this solicitation].

Lead Department

Financial Services Department.

Managing Department

Public Works Department.

Fiscal Note

Funding is available in the Capital Budget of the Public Works Department.

Purchasing Language:

Staff recommendation is based on the nine most qualified firms out of 15 firms evaluated through the City's qualification-based selection process.

For More Information:

Direct inquiries to Rolando Fernandez, 512-974-7749, Rick Wilson, 512-974-7261, or the Project Manager, Kristine Walker, 512-974-7267.

Additional Backup Information:

As a standard business practice, the City routinely engages the services of professional commissioning firms to perform commissioning 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 Financial Services Department - Central Procurement, Capital Contracting; 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 expectation is that user departments will require these services to meet current and future commissioning needs.

Commissioning is an integral part of any built project which requires measured levels of performance. The City has utilized commissioning services for decades, and the rotation list provides the best avenue for project teams and building operations to create and maintain optimal performance. Commissioning has been critical to the attainment of the objectives of the Green Building Policy and required green rating attainment throughout the various iterations starting in 2000, 2007, and recently the revised version in 2021 (Resolution No. 20210902-042).

Commissioning provides independent verification of built performance for a variety of systems. The primary systems to be commissioned are energy and water related. These systems are critical to meeting City sustainability-related goals, including green rating system attainment. Examples of systems include mechanical, lighting, plumbing, building envelope, and more. Without a thorough level of verification via commissioning, systems historically do not perform over time due to installation issues, incorrect programming, and more. Performance is the heart of achieving City goals, and commissioning is the critical linkage to good performance. Without it, buildings historically cost significantly more in terms of energy and water use as well as carbon impacts.

This request allows for the development of a professional services agreement with each of the nine 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 (MBE/MA) is located in Austin, Texas.

Page Southerland Page, Inc. is located in Austin, Texas.

Command Commissioning, LLC is located in Austin, Texas.

Goodwin Engineering, Inc. is located in Taylor, Texas.

Texas Energy Engineering Services, Inc. (MBE/MA) is located in Austin, Texas.

Energy Engineering Associates, Inc. dba EEA Consulting Engineers is located in Austin, Texas.

Sebesta, Inc. dba NV5 is located in Austin, Texas.

Jasmine Engineering, Inc. (WBE/FW) is located in Austin, Texas.

LLCx, LLC, (MBE/MH) is located in Austin, Texas.

Strategic Outcome(s):

Government that Works for All, Health and Environment.