

AGENDA



Thursday, August 6, 2009

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 8

Subject: Authorize negotiation and execution of a professional services agreement with FACILITY ENGINEERING ASSOCIATES, P.C., Dallas, TX, for Leadership in Energy and Environmental Design in Existing Buildings (LEED EB) consulting services for the Austin Convention Center in an amount not to exceed \$900,000.

Amount and Source of Funding: Funding is available in the Fiscal Year 2008-2009 Operating Budget of the Austin Convention Center.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: David Thomas 404-4304; Rosie Truelove 974-3064; April Thedford 974-7141

Purchasing Language: Best qualification statement of fourteen (14) statements received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9B of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 15.80% MBE and 15.80% WBE subcontractor participation.

In 2007, the Austin Convention Center decided to pursue the Leadership in Energy and Environmental Design in Existing Buildings (LEED EB) Certification. In addition to making the Austin Convention Center more competitive in the national and regional convention market, the LEED-EB certification would ensure efficiency that would result in savings for years to come.

At the beginning of the process, a team of staff was assembled, other LEED EB facilities were contacted, and Austin Energy's Green Building Program was consulted to evaluate the certification process and make recommendations on the best course of action for the department moving forward. Due to the size and complexity of the facility, it was first determined that a consultant was needed to administer the process. Additionally, due to the age of the facility (1992), it was decided that a full re-commissioning of the facility, while being the largest expense of the project, would have a significant Return on Investment (ROI) that would produce real dollar savings for years to come. This would compliment the development of a far less expensive in-house Continuous Commissioning plan. Moving on these determinations, ACCD has worked very closely with Public Works, Climate Protection, Purchasing, Fleet, Solid Waste Services, Building Services, and Austin Energy, to prepare the facility for the rigors of the certification process.

The scope of the project is directly derived from the LEED for Existing Buildings v2.0, Registered Building Checklist prepared by Carson Design Associates. The Department has begun implementing numerous sustainable elements to the facility in order to increase the building's energy efficiency, reduce use of potable water, and improve the indoor environmental quality. Some of the improvements that have been made or are currently being implemented are:

- Replacing high mercury/high energy lighting with more efficient lighting throughout the facility.
- Implementing a Green Cleaning Program

- Developing a composting program
- Replacing 12" Merv 12 air filters with 2" Merv 14 air filters, thus significantly reducing waste while improving air quality
- Evaluating opportunity to add original South building to the AE chilled water loop
- Working with AE to replace existing site lighting with high efficiency, zero mercury LED fixtures
- Installing cisterns to capture condensate and use to irrigate property
- Installing a glueless carpet tile system

Services the consultant will provide but are not limited to include:

1. Work with owner to provide design guidelines to achieve point requirements.
2. Provide administration services for any construction work as required.
3. Provide all Engineering work required to document the facilities standing in relation to the LEED EB requirements and make recommendations on possible actions to achieve additional point opportunities.
4. Provide all Commissioning as required to meet LEED EB requirements and improve operational efficiency.
5. Work with staff to develop Sustainable Practice Documentation and Operational Procedures.
6. Organize, manage, and execute the LEED documentation and certification process.
7. Provide owner with final LEED Certification Report once certification is complete.

LEED-EB is a flexible tool that provides guidance for achieving sustainability goals. Many changes involve improving operating procedures that have little or no cost associated with them. In areas where system or building upgrades are needed, this integrated approach allows high benefits to be achieved at low costs because of synergies between areas of environmental protection and technologies. Through the building re-commissioning process, significant ROI is expected, which will pay for the project and translate to real cost avoidance in future years. Sustainability as a business model also provides additional benefits:

- Sustainability leads to reductions in the use of energy, water, and materials. This lowers the emissions and waste disposal normally associated with building operations and upkeep.
- Sustainability helps improve the environment inside the building, leading to fewer occupant comfort complaints, higher occupant productivity and attendance, and an overall healthier space for the people who work here.
- Sustainability saves money by reducing building operating costs and solving building operating problems. By promoting energy and water efficiency, Sustainability reduces expenditures on these resources.
- Committing to Sustainability communicates Austin's environmental stewardship achievements to our customers and community.

Utilizing the LEED-EB building blocks, the Austin Convention Center intends to develop the road map that will assist in meeting the goals of the Austin Climate Protection Plan, and the Solid Waste Service's Zero Waste Plan. This is in addition to future plans that may be developed by Purchasing and the Austin Water Utility. Where possible, ACC intends to continue to work with other city departments to promote and develop aspects of the LEED-EB project. This should give the city a benchmark application to use in future LEED-EB projects.

This authorization provides for funding of services related to LEED Certification services.

This request allows for the development of a professional service agreement with the recommended firm. Should the City be unsuccessful in negotiating a satisfactory agreement with the recommended firm, negotiations will cease with that firm. Staff will then return to Council and request authorization to begin negotiations with the alternate recommendation listed below.

Recommended Firm: FACILITY ENGINEERING ASSOCIATES, P.C.

Alternate Firm: JOHNSON CONTROLS, INC.