

## A G E N D A



## Recommendation for Council Action (CMD)

Austin City Council

Item ID:

31062

Agenda Number

11.

Meeting Date:

March 20, 2014

Department:

Contract Management

## Subject

Authorize negotiation and execution of a professional services agreement with the following three staff recommended firms or one of the other qualified responders to RFQ Solicitation No. CLMP140: NODAL PARTNERS, LLC DBA BEE; DELTA-T, LTD; and JASMINE ENGINEERING, INC., for the 2014 Building Commissioning Services Rotation List for an estimated period of three years or until financial authorization is expended, with the total amount not to exceed \$1,500,000 divided evenly among the three firms.

## Amount and Source of Funding

Funding is available in the Capital and/or Operating and Maintenance Budgets of the various departments requiring services.

## Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing  
Language:

Staff recommendations are the most qualified firms out of twelve firms evaluated through the City's qualification-based selection process.

Prior Council  
Action:For More  
Information:

Peter Davis, 512- 974-7267; Rolando Fernandez, 512-974-7749; Felecia Shaw, 512-974-6017.

Boards and  
Commission  
Action:

Related Items:

MBE / WBE:

This contract will be awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore no goals were established for this solicitation.

## Additional Backup Information

The objective of the 2014 Building Commissioning Services Rotation List is to assist City personnel to provide quality assurance for building systems through building commissioning procedures conducted by the best qualified consultants. In the past, commissioning services have been provided through the Mechanical Electrical and Plumbing Rotation List service agreements.

It has been the City's goal to establish a separate Building Commissioning Services rotation list because of its specialization. The City currently requires commissioning of energy systems for its building including but not limited to U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) certified projects.

The anticipated services will generally follow the LEED® requirements for Fundamental and Enhanced Commissioning of Building Energy Systems. Building Energy Systems include: heating, ventilating, air conditioning and refrigeration (HVAC and R) systems (mechanical and passive) and thermal controls, building automation systems, lighting and day-lighting controls, domestic water systems, reclaimed/reuse water, building envelopes and renewable energy systems. Tasks and responsibilities will be defined with reference to the American Society of Heating, Refrigeration and Air-conditioning Engineers, Inc. Guideline 0.

The total funding authority for the Building Commissioning Services Rotation List is \$1,500,000 with the authority for each of the three firms to be approximately \$500,000.

This request allows for the development of a professional services agreement with each of the three recommended firms for an estimated period of three years or until financial authorization is expended. Initial project assignments will be based on the firm's final ranking as determined during the Request for Qualifications (RFQ) 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. 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.

No MBE /WBE goals were established for this solicitation.

Notification of issuance of a (RFQ) for the subject services was sent to 26 firms on October 1, 2013. The RFQ was obtained by 76 firms, and 12 submitted qualification statements. Five of the firms were certified MBE/WBE firms

**RECOMMENDED FIRMS:**

- Nodal Partners, LLC dba Bee
- Delta-T, Ltd.
- Jasmine Engineering Inc.

Nodal Partners, LLC dba Bee is located in Austin, TX

Delta-T, Ltd is located in Garland, TX

Jasmine Engineering, Inc. is located in Austin, TX