

## Legislation Details (With Text)

<b>File #:</b>	15-12625	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	1/16/2020	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	2/24/2020	<b>Final action:</b>			
<b>Title:</b>	Building Commissioning Services				
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

## Building Commissioning Services

### Action:

- A. Approve a unit price contract for building commissioning services with the following companies for an initial term of three years:**
- System WorCx, PLLC,
  - RMF Engineering, Inc.,
  - Griffith Engineering, Inc.,
  - Affiliated Engineering, Inc.,
  - McCracken & Lopez, P.A.,
  - HEA Engineers LLP, and
- B. Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

### **Staff Resource(s):**

Phil Reiger, General Services  
Jennifer Smith, General Services  
William Haas, General Services

### **Explanation**

- Building commissioning is a third-party, independent service performed that helps ensure that mechanical, electrical, and plumbing systems are installed correctly and operating at optimum efficiency reducing energy consumption and increasing occupant comfort.
- Commissioning services will be provided on new and existing city buildings on an as-needed basis.
- The use of a commissioning agent is required by the city's Policy for Sustainable City Facilities and a pre-requisite for Leadership in Energy and Environmental Design certification.
- On August 19, 2019, the city issued a Request for Qualifications (RFQ); 19 responses were received.
- The firms selected are the best qualified to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- Total annual expenditures are estimated to be \$850,000.

### **Charlotte Business INclusion**

Per Charlotte Business INclusion Policy: Part C: Section 2.1(a) The city shall not establish Subcontracting Goals for Contracts where (a) there are not subcontracting opportunities identified for the Contract; or (b)

there are no SBEs or MWBEs certified to perform the scopes of work that the city regards as realistic opportunities for subcontracting.

This contract meets the provisions of (a) - No subcontracting opportunities.

**Fiscal Note**

Funding: General Capital Investment Plan and Charlotte Water Capital Investment Plan