



City of Austin

Recommendation for Action

File #: 24-4897, **Agenda Item #:** 41.

7/18/2024

Posting Language

Authorize negotiation and execution of a professional services contract for engineering services for AUS Building Commissioning Services with Arup US, Inc., in an amount not to exceed \$24,000,000.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) by meeting the goals with 15.00% MBE and 5.00% WBE participation].

Lead Department

Financial Services Department.

Managing Department

Department of Aviation.

Amount and Source of Funding

Funding is available in the Capital and/or Operating and Maintenance Budget of the Department of Aviation.

Purchasing Language:

The Financial Services Department issued a Request for Qualifications (RFQS) 6100 CLMP373 for these services. The solicitation was issued on March 25, 2024, and closed on April 24, 2024. Of the 11 offers received, the recommended contractor submitted the best-evaluated responsive offer. A complete solicitation package, including a log of offers received, is available for viewing on the City's website. This information can currently be found at

https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=140198.

For More Information:

Direct questions regarding this Recommendation for Council Action to the Financial Services Department - Central Procurement at: FSDCentralProcurementRCAs@austintexas.gov or 512-974-2500. Respondents to the solicitation and their Agents should direct all questions to the Authorized Contact Person identified in the solicitation.

Council Committee, Boards and Commission Action:

July 10, 2024 - To be reviewed by the Airport Advisory Commission.

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. Commissioning is an integral part of any built project which requires measured levels of performance. The City has utilized commissioning services for decades, and this contract 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). This project seeks to bring on a firm that can provide commissioning services across the Airport Expansion and Development Program and Rolling Capital Improvement Program projects within the next 10 years.

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. The purpose of this request is to hire a firm that can provide commissioning continuity across the multiple projects that are occurring and are upcoming at Austin-Bergstrom International Airport. Many of these projects feature interconnected elements such as the new Central Utility Plant, the upcoming Concourse B, and Arrivals and Departure Hall that will benefit from having a single Commissioning Agent perform the work to provide a more seamless process for tracking changes and making required adjustments. This request will provide the airport with cost savings and increased operational efficiency over the life of this contract. Some of the performance expectations of the firm are:

- Reduce performance periods via efficient scheduling;
- Provide cost accountability;
- Provide quality control;
- Perform construction document management;
- Perform commissioning activities to new facilities to systematically optimize the building and ancillary systems so that they operate efficiently and effectively in accordance with project requirements, and
- Ensure that maintenance staff has adequate system documentation and training.

The selected firm will serve as the Commissioning Agent for the Department of Aviation working in coordination with project teams of various design and construction projects at the airport. It is important this Recommendation for Council Action be approved to allow adequate time for the Commissioning Agent to coordinate with the design firms of the projects that will be starting design within the Fall of 2024. A sizable portion of the efficiencies gained from a robust commissioning effort happens during the design phase where systems can be optimized at a low cost compared to changes during construction. Without a thorough level of verification via commissioning, systems historically do not perform well 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, architectural/building costs are significantly higher in terms of energy and water use, as well as carbon impacts.

This request allows for the development of an agreement with the selected firm. If the City is unsuccessful in negotiating a satisfactory agreement with the selected firm, negotiations will cease with that firm. Staff will return to Council so another qualified firm may be selected, authorizing new contract negotiations.

These projects will be located on airport grounds at Austin-Bergstrom International Airport.

This project is located within zip code 78719 (District 2).