



Legislation Text

File #: 41225, **Version:** 1

Fiscal Note

Funds are available in the 2016 Capital Budget. Acct. No. 10129-401-140: 54660 (91841)

Total estimated cost is \$177,500

Title

Authorizing the Mayor and City Clerk to enter into a purchase of service agreement with Sustainable Engineering Group LLC to provide energy modeling and enhanced commissioning services - as required to register as a LEED rated building by the United States Green Building Council - for the complete rehabilitation of the Madison Municipal Building (MMB).

Body

Preamble

Building fundamental commissioning - a prerequisite for LEED rated buildings - is a quality-focused process for complex modern design and construction projects. For the MMB remodel/renovation project the commissioning scope includes the mechanical (HVAC), lighting, controls, and sustainable systems (solar photovoltaic panels and solar hot water). Generally the commissioning consultant - in a team environment - leads development of the owner's project requirement (OPR), develops the commissioning scope/plan, develops benchmarks for success, reviews design documents and checklists for achieving the OPR, develops checklists and verifies construction checklists and submittals, develops training needs and evaluates training delivered by the contractors, witnesses and verifies construction phase testing, completes construction site verifications during the construction phase, and performs commissioning functional testing as the project nears completion. Enhanced commissioning allows the project team to earn additional LEED credit and the scope includes additional design review, review of all contractor submittals, development of a systems manual, verification of training for building operations personnel, and continued review of building operations within the one-year warranty period.

Energy modeling includes the simulation of the building to study energy consumption, estimated utility costs, and life-cycle costs of various energy related items such as mechanical (HVAC), lighting, hot water, building exterior (windows, walls, and roofs), and on site renewable energy sources (solar photovoltaic panels and solar hot water).

In Fall 2015 Sustainable Engineering Group, LLC was selected to provide enhanced commissioning and energy modeling for the MMB design development through warranty phases in compliance with the City Finance's Purchasing Guidelines for a Purchase of Services Contract over \$25,000.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute an agreement with Sustainable Engineering Group, LLC to provide enhanced commissioning and energy modeling services from the design development phase through the warranty period for a full rehabilitation of the MMB.