

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	November 9, 2015
	Agenda Item No.	11
	Roll Call No.	<u>15-1849</u>
	Communication No.	<u>15-586</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Approving Professional Services Agreement with SystemWorks, L.L.C. for City Hall Building Systems Commissioning, in an amount not to exceed \$120,000.

SYNOPSIS:

Recommend approval of the Professional Services Agreement with SystemWorks, L.L.C., Garry W. Caldbeck, Principal, 409 5th Street, West Des Moines, Iowa, 50265, for a lump sum amount not to exceed \$120,000 to provide professional services for City Hall Building Systems Commissioning.

FISCAL IMPACT:

Amount: \$120,000

Funding Source: 2015-2016 CIP, Page Buildings-5, City Hall HVAC Update, G.O. bonds to be issued.

ADDITIONAL INFORMATION:

On September 28, 2015, by Roll Call No. 15-1591, City Council approved a professional services agreement with Modus Engineering, Ltd. for design and construction phase services for the improvements to City Hall Building Systems. The systems include: (1) sprinkler system and fire detection and alarm system, (2) interior and exterior lighting, lighting controls, electrical power distribution, and generator, (3) air handling units, (4) variable-air-volume and perimeter radiant, and (5) boiler and chiller.

The professional services agreement with SystemWorks provides full commissioning services of the above named systems. Although the project does not qualify for LEED certification, commissioning services will follow the LEED requirements for enhanced commissioning services.

A Request for Proposal (RFP) for these professional services was advertised in the newspaper and posted on the City’s website. Four (4) proposals were received in response to the RFP. A selection committee composed of representatives from the Engineering and Park and Recreation Department rated the proposals. SystemWorks, L.L.C. was selected by the committee based on their qualifications and defined approach to this project.

Staff has negotiated a Professional Services Agreement with SystemWorks, L.L.C., for a lump sum amount not to exceed \$120,000 to provide professional services to provide commissioning services.

PREVIOUS COUNCIL ACTION(S):

Date: September 28, 2015

Roll Call Number: [15-1591](#)

Action: [Approving](#) Professional Services Agreement with Modus Engineering, Ltd. for City Hall Building Systems Design, not to exceed \$230,000. ([Council Communication No. 15-511](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal Council actions on consultant services.

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