

Consultant Evaluation Summary for Law Enforcement Center Boiler and Chiller Replacement Project - Architectural and Engineering Design Services

Consulting Services Information

Consultant Services Description:

Architectural and engineering design and construction administration services for Law Enforcement Center Boiler and Chiller Replacement project.

Scope of Consultant Services:

Architectural and engineering services needed to replace the two existing chillers, replace two steam boilers with hot water boilers, replace eleven air handling units, and replace all associated piping and pumping systems. These services will extend from schematic design through construction administration services to project closeout.

Deliverables:

The Consultant will provide schematic design documents, design development documents, construction documents (drawings and specifications), bidding phase (including building permit application and addendum if needed), construction administration services (including site meetings, field observations, and shop drawing/submittal reviews), and project closeout documents (including record drawings). Details of deliverables for each phase are given in the Request For Proposal (RFP).

Public Engagement:

Not applicable.

Schedule:

The schematic design phase is to occur from July 2024 to mid-September 2024. The design development and construction documents phases are to occur from October 2024 to February 2025 for bidding immediately thereafter. The bidding and Contractor award is to be completed in April 2025. On site construction is to occur from July 2025 to December 2026.

Consultant Selection Summary:

Request for Proposals (RFP): The RFP for the consultant services was released on March 26, 2024, and posted to the county website. It was also sent directly to seven design firms which have experience in engineering projects of this type: Dunham Engineering, Emanuelson-Podas Engineers, KFI Engineers, LHB Architects and Engineers, Michaud Cooley Erickson, Obermiller Nelson Engineering dba CMTA, and TKDA. An estimated construction budget of \$6,543,316 was included in the RFP. Three proposals were submitted to the County by the due date of April 24, 2024.

Review Team Process:

The three proposals (Emanuelson-Podas Engineers, NV5 Group, and Obermiller Nelson Engineering dba CMTA) were reviewed by a selection committee comprised of Facilities staff (Capital Projects Manager,

CPM Sr. Project Manager, Building Operations Manager, and Hastings Buildings' Manager) who are familiar with the complexities of Boiler/Chiller plants. The proposals were ranked independently by the review team members, who then met on May 2, 2024, to discuss the proposals. It was determined that all three firms should be brought in for an interview. Each design team was sent a series of project-specific questions, which they were to have answered in the 40-minute interviews. Interviews were held on May 13, 2024, after which the selection committee met and selected a preferred firm.

Evaluation Criteria:

The written proposals were evaluated and ranked based on the following six criteria:

1. Firm History and Information
2. Project Team and Team Member Experience
3. Project Approach and Schedule
4. Firm Experience and References
5. Contract and Conditions
6. Fee Proposal

Evaluation Results:

All three firms were well represented in the interviews, and the selection committee felt they had a clear understanding of who would be doing each piece of the work. Each team answered all the questions sent out before the interviews, and these answers gave the committee more insight into the approach of each firm. Although the other teams proved their competence, the selection committee chose the Obermiller Nelson Engineering dba CMTA team. It ranked higher than their competitors in Project Team & Team Member Experience, Project Approach & Schedule, and Firm Experience.

The fees proposed by all firms were close to each other, which speaks to the fact that they understood the scope of the work after visiting the site. All the submitted fees were within the estimated budget for design professional costs, which was set at \$458,000 (or 7%).

Summary of proposed costs:

	Emanuelson-Podas	Obermiller Nelson dba CMTA	NV5 Group
Hours	2401	2444	2270
Cost (w/o Reimburs.)	\$375,130	\$398,000	\$408,337
Total Hours	\$156	\$163	\$185
Cost (w/Reimburs.)	\$378,330	\$399,500	\$423,257

Recommendation:

Staff recommends the consulting firm of Obermiller Nelson Engineering dba CMTA be awarded a contract for the Law Enforcement Center Boiler and Chiller Replacement project. The proposal narrative outlined they could provide architectural and engineering services for the scope as described in the RFP as well as expertise in several similar engineering projects. Following the interview process, the interview panel ranked Obermiller Nelson Engineering dba CMTA as the best fit for the LEC Boiler and Chiller Replacement project design. Obermiller Nelson Engineering dba CMTA provides the overall best value in that they have committed the most design hours at a reasonable rate.