

Omnia (formerly US Communities)

Procurement/Contract

- RFP process to select vendors and service providers that meets competitive purchasing laws
- RCW 39.34 Inter Local Cooperation Act
- Contract between City and Trane
- <https://www.omniapartners.com/publicsector/suppliers/trane/contract-documentation#c60654>
- No government oversight, contracts are directly negotiated with the City and Trane
- City is responsible to manage Trane's contract

Design-Build Process

- Potential for faster delivery
- Select the preferred design team
 - No RFQ needed
 - Time & Effort saved
- Budget certainty at 30-60% design level vs 100%
- Collaboration between owner, designer, and contractor- early and often
- Scope creep identified early and quantified early
- Risk for changes/unforeseen conditions is low

Costs

- Firm fixed cost reduces risk
- Firm fixed cost per Omnia pricing agreement and invoiced to the City by Trane
- Standard AIA style invoicing
- Perception that first cost is higher than traditional design bid projects

Energy Savings

- Option to provide guaranteed savings but not required
- Energy savings will be quantified if a guarantee is provided, or for any potential rebates or grants but are not required
- Measurement and verification and guaranteed energy savings is optional