

## Omnia (formerly US Communities)

### Legal

- 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

## Washington Dept. of Enterprise Services

- RFP process to select vendors and service providers that meets competitive purchasing laws
- RCW 39.35A.050 & 39.34.080
- Contract between City and DES and DES with Trane
- <https://des.wa.gov/services/facilities-leasing/energy-program/energy-savings-performance-contracting>
- State Program Manager assigned to project for oversight
- DES responsible to manage Trane's contract

- 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

- Guaranteed maximum cost reduces risk
- All costs substantiated by the DES before passing to the City
- Some clients have found DES pay confusing and inflexible
- DES requires a fee for their service
- 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
- Guaranteed energy savings required
- Energy savings are required for the entire project
- Measurement and verification is required on all pieces of the project and there is a cost to this service