



CITY COUNCIL ACTION FORM

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| DEPARTMENT Administration | PRESENTED BY Christy Doon - Interim City Administrator | DATE November 7, 2023 |
|-------------------------------------|--|---------------------------------|

ITEM

Approval of contract for professional services between the City of Salida and Group 14 for the fire station construction project.

BACKGROUND

The City has been in the design and financing phase of the new fire station construction project over the past 14 months. Construction is scheduled to commence in early November and a key component of that activity is the highly technical 3rd party commissioning that ensures the City is meeting the International Energy Conservation Code. Throughout the course of construction, a 3rd party agent will attend the various construction meeting, ensure proper testing of major systems, participate in the startup of major equipment being commissioned, maintain the commissioning log, execute functional performance testing, and provide the city with a final commissioning report of all equipment.

The role of the 3rd party commissioning agent is to ensure that the assets the city is taking on are of the utmost quality. The qualifications of the company completing this work are specialized. Proposals were received through the procurement procedures established for the project. Resumes of staff members and qualifications for the company performing the work have been obtained. Group 14 completed work associated with the geothermal well earlier in the project.

FISCAL NOTE

Attached is the proposal from Group 14 Engineering in the amount of \$32,600.

STAFF RECOMMENDATION

Staff recommends that the City Council approve the professional services contract with Group 14 Engineering Services for the fire station construction project.

SUGGESTED MOTION

A City Council Member should make a motion to "combine and approve the items on the consent agenda."

SALIDA FIRE STATION 11

09/21/2023

Seth Clark
Neenan Archistruction
3325 S. Timberline Road, Suite 100
Fort Collins, CO 80525

Dear Seth,

We are pleased to submit this proposal for Salida Fire Station 11.

Group14 Engineering, PBC is a team dedicated to sustainability, resource efficiency, and to make buildings work. We have been in business in Denver for over twenty-five years. Our mission is ***to transform the built environment to realize a more resilient future.***

The scope of services proposed for this project is as follows:

- IECC HVAC, DWH, and Lighting Controls Commissioning

Please let me know if you have any questions on our proposal. We appreciate the opportunity and look forward to working on this project!

Sincerely,



Matt Cooper, PE, BCxP, CxA, LEED-AP
Principal / Commissioning Team Leader
mcooper@group14eng.com | (720) 221-1086



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FIRM OVERVIEW

Transforming the built environment to realize a more resilient future.

Founded and headquartered in Denver, CO since 1992.

1000+
Completed Energy Models

300+
LEED Certified Projects

600+
Buildings Commissioned

9M+
Sq. Feet of Building Area Monitored

OUR CORE SERVICES:



Energy

At Group14 we inspire better buildings that are smarter, healthier, and more cost-efficient through innovative energy solutions.

- Energy Modeling & Consulting
- Energy Audits
- Utility Analysis
- Electrification of Buildings



Sustainability

Our sustainability solutions decrease environmental footprint, maximize savings, and enhance occupant wellbeing.

- Green Building Certification
- Corporate Social Responsibility Assessment
- Embodied Carbon Consulting
- Climate Change Resiliency



Commissioning

We help building owners protect and grow their investments by ensuring that all building systems are installed and operating properly.

- Mechanical, Electrical & Plumbing (MEP) Commissioning
- Enclosure Commissioning
- Fault Detection & Diagnostics (SkySpark)
- Measurement & Verification

INDUSTRIES WE SERVE

Affordable Housing
Aviation
Government
Healthcare
Higher Education
Hospitality

K-12
Lab & Research
Multi-Family Housing
Office
Recreation & Libraries
Utilities





PROJECT FEES

Group14’s fees are detailed below for the items outlined in the Project Scope and are based on the following information:

Project Address: 611 Oak St. Salida, CO, Salida, CO

Project Description:

- Building Type: Fire Station

Schedule: The key timelines we are working toward:

- Substantial Completion: 2025

Project Team: Neenan Architecture - Architect, PEC Engineering - MEP

Fees are valid for 90 days following the date of this proposal.

IECC Commissioning Fees

| Scope of Services | SD | DD | CD | CA | Fee |
|-------------------------------|------------|------------|----------------|-----------------|-----------------|
| 2021 IECC Cx per Section C408 | \$0 | \$0 | \$1,400 | \$31,200 | \$32,600 |
| TOTAL | \$0 | \$0 | \$1,400 | \$31,200 | \$32,600 |

SCOPE OF SERVICES

IECC Commissioning

| IECC Section | Cx Task | Cx Task Description |
|---------------------|---------------------------------|--|
| C408.2 | Cx Specifications | We provide Division 01, 22, 23, and 26 specification sections. These specifications clearly detail the contractual expectations, requirements, deliverables, methods of communication, and anticipated durations and schedules associated with the Commissioning process. |
| C408.2.1 | Provide Cx Plan | Develop a project-specific Cx Plan that outlines testing requirements, a list of equipment and systems to be tested, expectations of team members, line of communication, timelines, deliverables, and general processes. |
| C408.2.3 and C408.3 | Cx Kick-off Meeting | Host a Cx-specific construction kick-off meeting with the contractors, owner, design engineers, and other relevant stakeholders to establish the construction phase communication and documentation protocols; and define the roles, responsibilities, and expectations of each Cx team member. |
| C408.2.3.1 | Develop Functional Test Scripts | Write project-specific functional performance testing scripts. |
| C408.2.2 | TAB Report | Review the TAB report and facilitate the turnover of the Testing, Adjusting, and Balancing Contractor's report to the Owner. Also, review the report for completeness and accuracy, and include as identified installation deficiencies that prevented the TAB process from being fully complete. |
| C408.2.3 and C408.3 | Startup of Major Equipment | Participate in the startup of major equipment being commissioned. This participation helps facilitate contractor coordination and ensures that details of system interoperability are identified and documented prior to system testing and operation. <ul style="list-style-type: none"> See Systems to be Commissioned Table for further information. |
| C408 | Maintain Cx Issues Log | Group14 will maintain a commissioning issues log to document our findings during the commissioning process. It is the responsibility of the Contractors, Designers, and Owner to review the log and to resolve all issues fully and completely. Group14 will review corrective measures (often using sampling) and close items on the log based on the reporting provided by others, conditions we witness, and as directed to by the Owner. |



| IECC Section | Cx Task | Cx Task Description |
|----------------------------|--|---|
| | | <p>Items closed on the log do not absolve the Contractor or Designer of Record of their contractual responsibility to provide a complete and functional design or installation nor does it indicate that Group14 warrants or guarantees the performance of the commissioned equipment or systems.</p> |
| <p>C408.2.3 and C408.3</p> | <p>Functional Performance Testing Verification and Retesting</p> | <p>Execute functional performance testing to review the installation and operation of components, systems, and system-to-system interfacing relationships. Testing shall include modes and sequences of operation included in the Construction Documents.</p> <p>Functional performance testing and verification may be achieved by direct manipulation of system inputs, manipulation of system inputs with the building automation system, trend logs of system inputs and outputs using the building automation system or a supplemental software tool, or short-term monitoring of system inputs and outputs using standalone data loggers. A combination of methods may be required to test the sequences of operation. Group14 will determine which method, or combination, is most appropriate.</p> <ul style="list-style-type: none"> • This proposal includes a fixed number of days for site observations, meetings, witnessing equipment start-up and functional performance testing of the building systems listed in the Systems-to-be-Commissioned section below. See the General Proposal Notes section below for further information. • Testing will be completed via sampling of equipment using best practices established by Group14. • Functional Performance Testing Prerequisites: Final Testing, Adjusting, and Balancing Report with all issues resolved; Manufacturer’s Startup Documentation; 72-hours of Trend Data or remote access to the Building Automation System; and written notice that the installed systems are substantially complete and Contractor Quality Control is complete. When prerequisites are provided and systems are found to be incomplete, the Construction Team shall execute Preverification Testing (PVT) forms in Facility Grid prior to Group14 resuming the testing. • Each open item on the commissioning issues log must be responded to prior to Group14 starting a review or retesting effort. Responses must include the specific corrective action(s) taken and who completed the correction(s). Trend data, photographic evidence, or similar proof of completion are also equally acceptable responses to Cx issues. |
| <p>C408.2.4</p> | <p>Preliminary Cx Report</p> | <p>Provide the building owner with a report listing deficiencies found, tests that were deferred because of climatic conditions, and the climatic conditions required for the performance of the deferred tests.</p> |



| IECC Section | Cx Task | Cx Task Description |
|--------------|-----------------|--|
| C408.2.5.4 | Final Cx Report | <p>Provide the building owner with a report listing the disposition of deficiencies found during testing and the corrective measures suggested or used, results of the functional performance testing, and copies of the functional performance testing procedures.</p> <ul style="list-style-type: none"> At the conclusion of the testing and retesting effort, any open issues will be submitted via the Final Cx Report to the Owner and General Contractor as warranty items for resolution by others. |

Systems to be Commissioned

| Equipment Description - HVAC | Days on Site | Witness Startup? |
|---|--------------|------------------|
| Energy Recovery Ventilators | 6 | Yes |
| Heat Pumps, Fan-coil Units, Split System Air-Conditioning Units and Similar | | No |
| General Exhaust Air Systems | | No |
| Mini-split A/C | | No |
| High volume, low speed fans | | No |
| Flat Panel Radiators, Unit Heaters, and Cabinet Unit Heaters | | No |
| Radiant Heaters | | No |

| Equipment Description - Plumbing | Days on Site | Witness Startup? |
|--|------------------|------------------|
| Domestic Water Heaters and Circulation Pumps | Included in HVAC | No |

| Equipment Description - Lighting | Days on Site | Witness Programming? |
|---|--------------|----------------------|
| Automatic Lighting Controls (Occupancy/Vacancy Sensors, Daylighting Sensors, and similar)- 50% sampling rate of devices | 2 | No |



GENERAL PROPOSAL NOTES

1. Travel costs for the site visits noted in the scope are included in the project fee.
2. Group14 will invoice monthly based on percent of work completed.
3. The client has the right to terminate this agreement without cause at anytime by providing 30 days written notice to Group14.
4. Additional Services for scope outside of this proposal can be provided as Time and Materials at current hourly rates or as fixed fees for additional scope.

New Construction Services

1. Group14's services do not serve as a guarantee, certification, warranty, etc. of performance by equipment, components, assemblies, or systems constructed and designed by others. Group14's review of design calculations, design drawings, Contractor's submittals, or similar does not constitute a guarantee of the performance nor assumes responsibility for any Contractor's failure to furnish and perform the Work in accordance with the Contract Document
2. Group14 does not warrant or guarantee that the Project will be granted LEED or other third-party certification.
3. Group14 will not be required to provide professional services that constitute the practice of architecture, design engineering, or contracting.
4. Group14 has provided a fee for the scope of work as outlined in this proposal. Group14 is not responsible for executing additional services included by others in the Contract Documents.
5. Group14 will rely upon the completeness and accuracy of all information provided by the Client to Group14. Group14 is not responsible in any way for errors or omissions contained in any drawings or specifications prepared by others or for errors or omissions by others in incorporating Group14's recommendations into the reports, drawings, and/or specifications.
6. Unless stated otherwise in this Proposal, professional services provided will be performed during normal working hours of 8 a.m. to 5 p.m., Monday through Friday.
7. It is assumed that reasonable access will be provided and permitted to all areas where Services are to be performed.
8. The scope and fee provided are based on the codes, laws, and regulations in place at the time of this proposal. If requirements change due to legal revisions enacted after this proposal, additional scope and fee may apply.



David Lawry, P.E. CCP, LEED AP

SENIOR COMMISSIONING PROJECT MANAGER

Dave's work with complex systems involves custom engineering and construction, and thus requires sophisticated environmental controls. Packaged manufacturer controls are limited in their ability to meet this elevated performance standard. His background in measurement and verification includes complete data-logging plans and installation and conducting energy audits for various utilities to create energy conservation measures, costs, and payback analysis. Dave has managed over 60 commissioning projects since starting with Group14 including large scale federal projects. Dave specializes in the commissioning of labs, cleanrooms, and other critical facilities.

EDUCATION

B.S., Mechanical Engineering,
University of Colorado, Boulder

B.S. Aerospace Engineering,
University of Colorado, Boulder

CREDENTIALS

Licensed Professional Engineer
in CO

Certified Commissioning
Professional (CCP)

U.S. Green Building Council Legacy
LEED AP

YEARS OF EXPERIENCE

Group 14 Engineering: 9

Total: 17

PROJECT EXPERIENCE

Lefthand Fire Station - Boulder, CO

IECC Commissioning for a 14,725 SF fire station. This project achieved LEED v4 certification.

Morenci Community Center - Morenci, AZ

Best Practice Commissioning for a 50,000 SF community center.

Hobbs H&W&L - Hobbs, NM

Enhanced Commissioning for a 147,544 SF recreation center. This project achieved LEED Gold certification.

West Denver Library - Denver, CO

Enhanced Commissioning for a 23,852 SF public library. This project achieved LEED Gold certification.

Larimer County Building - Loveland, CO

Best Practice Commissioning for a 46,000 SF city office building.

Unified Metropolitan Forensic Crime Lab - Englewood, CO

Best Practice Commissioning for a 26,500 SF city government lab.



The following list highlights some of Group14's experience in providing commissioning services on projects including work on fire stations, police stations, and municipal safety.

| Project | Location | Size |
|---|---------------|-----------|
| Denver Fire Station 40 | Denver, CO | 15,000 SF |
| DIA Fire Station #35 | Denver, CO | 18,000 SF |
| Lefthand Fire Station | Boulder, CO | 14,725 SF |
| Loveland Fire and Rescue Station #7 | Loveland, CO | 10,400 SF |
| Mead Town Hall & Fire Station | Mead, CO | 12,866 SF |
| Erie Mountain View Fire Protection Maintenance Facility | Erie, CO | 23,100 SF |
| Arvada Delta Sector Community Station | Arvada, CO | 17,000 SF |
| Arvada Police Department | Arvada, CO | 21,193 SF |
| Denver 911 Communication Center | Denver, CO | 75,000 SF |
| Douglas County Sheriff Substation | Littleton, CO | 35,800 SF |
| Denver Police Department 5 | Denver, CO | 32,000 SF |
| Denver Police Department District 6 | Denver, CO | 55,000 SF |