



Consent Item

RE: New Police Station Building Envelope Commissioning Agent Bid Award

Department/Program: Police/Admin

Explanation: The City of Ballwin recently issued an RFQ for an engineering firm to provide building commissioning and building envelope review for the new Police Station. Building commissioning is a part of building design and construction. A level of mechanical systems commissioning is required by current building codes. ASHRAE guidelines describes the commissioning process as, "...a quality-oriented process for achieving, verifying, and documenting that the performance of facilities, systems, and assemblies meets defined objectives and criteria." Building envelope commissioning has become another recommended part of building design and implementation as building envelopes have become more complex and mechanical system design has become more dependent on the building envelope. Having a 3rd party independent expert reviewing the project details during the last phases of design to ensure continuity of the building envelope, reviewing the envelope's coordination with the mechanical systems, and then reviewing and testing performance during construction ensures the building owner is receiving the design intent and that it is performing as designed.

The City has budgeted \$90,000 as a part of the new Police Station project for this work. Nine responses from qualified firms were received for this bid. The City has followed a QBS (Quality Based Selection) process for this work since it is considered professional services under Missouri law. Therefore, a winning firm has been selected based on their qualifications, with a price to be negotiated after selection. If a price with the selected firm cannot be agreed upon, the next qualified firm will be contacted.

After review by City staff and the City's architect and owner's representative, we recommend selecting Faith Group, LLC for this work.

Recommendation: Staff recommends awarding the bid to Faith Group, LLC, not to exceed the budgeted amount of \$90,000.

Submitted By: Eric Sterman

Date: 10/6/21