

2.21 23-1624 Master Agreements with IMEG Corp., Salas O'Brien Engineers Inc., and PAE Consulting Inc., for Mechanical, Electrical, and Plumbing Consultant Services.

Legislation Text

File #: 23-1624, Version: 1

Master Agreements with IMEG Corp., Salas O'Brien Engineers Inc., and PAE Consulting Inc., for Mechanical, Electrical, and Plumbing Consultant Services.

Adopt a resolution authorizing the City Manager or her designee to negotiate and execute master agreements with IMEG Corp., Salas O'Brien Engineers, Inc., and PAE Consulting, Inc. for the Citywide mechanical, electrical, and plumbing consultant services from the date of execution through December 31, 2026, in an amount not to exceed \$2,000,000 for each agreement.

CEQA: Not a Project, File No. PP17-002, Consultant services for design, study, inspection, or other professional services with no commitment to future action. (Public Works)



COUNCIL AGENDA: 11/28/23
FILE: 23-1624
ITEM: 2.21

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Matt Loesch

SUBJECT: SEE BELOW

DATE: November 6, 2023

Approved

Date

11/14/23

SUBJECT: MASTER AGREEMENTS WITH IMEG CORP., SALAS O'BRIEN ENGINEERS INC., AND PAE CONSULTING INC. FOR MECHANICAL, ELECTRICAL, AND PLUMBING CONSULTANT SERVICES

RECOMMENDATION

Adopt a resolution authorizing the City Manager or her designee to negotiate and execute master agreements with IMEG Corp., Salas O'Brien Engineers, Inc., and PAE Consulting, Inc. for the Citywide mechanical, electrical, and plumbing consultant services from the date of execution through December 31, 2026, in an amount not to exceed \$2,000,000 for each agreement.

SUMMARY AND OUTCOME

The award of consultant master agreements with IMEG Corp., Salas O'Brien Engineers, Inc., and PAE Consulting, Inc. will provide professional technical consulting services needed for Citywide mechanical, electrical, and plumbing (MEP) projects. The consultants will provide resources and specialized expertise in engineering design, cost estimates, bid assistance, and construction supports in alignment with applicable California codes, City Ordinances, and San José Municipal Code requirements.

BACKGROUND

The Department of Public Works maintains master agreements with MEP consultants to perform comprehensive MEP services for various City facilities, including but not limited to, City Hall, community centers, libraries, parking garages, museums, and police and fire stations.

On January 25, 2022, the City Council awarded three master agreements for MEP consultant services in an amount of \$1,000,000 for each agreement. The existing three master agreements will expire on December 31, 2024. However, all three existing master agreements are nearly exhausted and the unincumbered amount remaining on the contracts is insufficient for the future scheduled capital improvement MEP projects.

With the exhaustion of all three existing MEP master agreements, the proposed new MEP master agreements will provide continued services on several coming Citywide capital improvement projects, including but not limited to, the following projects:

- Center for the Performing Arts chiller, cooling tower, and boilers replacement;
- Emma Prusch Farm Park power infrastructure upgrade;
- Convention Center heating, ventilation, and cooling control upgrades;
- Police Administration Building Gun Range ventilation and Police Administration and Police Communication Buildings plumbing project (Measure T);
- San José Convention Center ballroom lighting upgrade;
- Electrical vehicle infrastructural analysis for Downtown San José garages for fleet vehicles; and,
- Police Athletic League stadium electrical main switchboard replacement.

Considering the number of future MEP projects and the current market rate for these consultant services, the proposed new MEP master agreement compensation limit is set to \$2,000,000 each, to meet the City's capital improvement program needs during the three-year term.

ANALYSIS

A Request for Qualifications for consultant services to provide comprehensive MEP consultant services for Citywide capital projects was advertised on July 12, 2023. The City received three Statement of Qualifications by the submittal deadline on August 10, 2023.

A technical evaluation panel, consisting of representatives from the Department of Public Works, evaluated and ranked the Statement of Qualifications in accordance with the procurement process set forth in the Request for Qualifications. Each panel member evaluated the Statement of Qualifications using a consistent scoring matrix based on the firm's expertise, experience, and approach as described in the table below. Additional points were awarded to proposers that were a local and/or small business enterprise.

Proposal Responsiveness	Possible Points
Expertise - Organizational chart with staff resumes	30
Experience - Past projects	30
Approach - Past project challenges - Project/program delivery - Adapting to new technology and regulations	30
Local Business Enterprise	5
Small Business Enterprise	5
Overall Score	100

After completing the evaluation of the Statement of Qualifications, the overall ranking for each firm is summarized as follows:

Consultant	1 Salas O'Brien	2 PAE Consulting Engineers	3 IMEG Corporation
<i>Evaluation Criteria</i>			
Expertise	29/30	28.33/30	27.33/30
Experience	29.33/30	28.00/30	29/30
Approach	28.33/30	28.33/30	26.33/30
Local/Small Business Preference	5/10	0/10	0/10
Overall Score	91.66/100	84.66/100	82.66/100

Considering the number of upcoming Citywide capital MEP projects, staff recommends awarding master agreements for consultant services to all three firms; IMEG Corp., Salas O'Brien Engineers, Inc., and PAE Consulting Engineers. All three consultants demonstrated a high level of technical expertise and extensive experience in MEP-related projects of different types and sizes. Awarding master agreements to three firms will enable the multiple MEP projects to progress forward through design and construction concurrently in a timely manner.

Under the proposed master agreements, consultant services will be initiated by authorized service orders detailing the specific scope of services, schedule, and compensation, along with the appropriate funding source(s) for the projects. The City will determine to which consultant to

give a service order as follows: (1) consultants will be notified about upcoming service orders and ranked by their fee proposal, workload availability, project subject expertise, and prior work experience, and (2) the City will give the service order to the highest ranked consultant. This ensures the most suitable consultant is selected to perform the required work.

EVALUATION AND FOLLOW-UP

No follow-up action with the City Council is expected at this time.

COST SUMMARY/IMPLICATION

No budget actions are being requested as part of this recommendation. Funding will be identified in the project specific services orders. As staff defines the future scope of services under the subsequent service orders, all scope and services will be subject to appropriation.

1. TOTAL COST OF AGREEMENT

Agreement Amount	\$2,000,000
Recommended Amendment (as included in memorandum)	\$0
Total Agreement Amount	\$2,000,000

COORDINATION

This memorandum has been coordinated with the City Attorney's Office and the City Manager's Budget Office.

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the November 28, 2023 City Council meeting.

COMMISSION RECOMMENDATION AND INPUT

No commission recommendation or input is associated with this action.

HONORABLE MAYOR AND CITY COUNCIL

November 6, 2023

Subject: Master Agreements with IMEG Corp., Salas O'Brien Engineers Inc., and PAE Consulting Inc. for Mechanical, Electrical, and Plumbing Consultant Services

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PUBLIC SUBSIDY REPORTING

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

/s/

MATT LOESCH

Director, Public Works

For questions, please contact Sal Kumar, Interim Deputy Director, at Sal.Kumar@sanjoseca.gov or (408) 793-5307.