

CITY COUNCIL REGULAR SESSION

Resolution authorizing the execution of an interagency agreement with the Washington State Department of Enterprise Services (DES) to provide contracting and project management services for building commissioning projects.

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EXECUTIVE SUMMARY

This Resolution authorizes execution of an interagency agreement with Washington State DES to provide contracting and project management services for building commissioning projects. This will support the implementation of the Environmental Stewardship Plan by improving operational energy efficiency at existing City-owned facilities and achieving LEED Certification for newly constructed fire stations (5 & 10).

RECOMMENDATION

Move to adopt Resolution No. 9909.

BACKGROUND/ANALYSIS

The Washington State DES Energy Program supports local governments and other public agencies by streamlining procurement and contract management services to complete building commissioning projects using pre-qualified commissioning firms. Building commissioning is an integrated, systematic process to ensure that all building systems perform interactively. Commissioning procedures are performed during the planning phase of the project and continue through the design and construction phases, initial occupancy phase, training of operations and maintenance staff, and into occupancy. The DES roster of pre-approved commissioning firms is updated each biennium through a competitive procurement process. Local governments must enter into an interagency agreement with DES (Attachment A) to participate in the program and work with the pre-qualified firms.

Under the terms of the interagency agreement (IAA), DES will provide overall contracting and project management services through December 31, 2025. As the City identifies building commissioning projects, the parties will execute amendments to the IAA that will include a payment schedule for the specific project. The City will pay DES for project management services based on the total project value as outlined in the fee schedule included as part of Attachment A.

The IAA will allow the City to participate in the DES Energy Program to support the pursuit of LEED certification for Fire Station 5 and 10. During the term of the IAA, staff will also explore ways to improve operational energy efficiency at existing City-owned facilities using the pre-qualified firms on DES's roster to request proposals for building commissioning projects. If a proposal exceeds \$90,000, staff will return to Council to request approval for the project.

POLICY & FISCAL IMPACTS

Policy Impact

State Law

The Interlocal Cooperation Act (Chapter 39.34 RCW) authorizes public agencies to contract with other public agencies through interlocal agreements that enable cooperation among governments to perform governmental activities and deliver public services.

Chapter 39.35D RCW requires building commissioning as part of the LEED silver standard for new building construction and renovations. The Washington State Energy Code also requires completing a “Commissioning Compliance Checklist” for all projects that require a mechanical permit.

Comprehensive Plan

Environment Element: EN-47. Construct and operate new City facilities to exceed required development standards in order to conserve energy, water, and environmental resources.

Environmental Stewardship Plan

The Environmental Stewardship Plan adopted by Council on December 14, 2020 (Resolution No. 9859) includes several actions to increase energy efficiency in City facilities and reduce emissions from municipal operations.

Fiscal Impact

This action has no fiscal impact to the City. Executing the IAA allows the City to utilize DES for project management and contracting services but does not obligate the City to complete any building commissioning projects. If the City proceeds with a project under the IAA, in addition to paying the selected commissioning firm, it will be obligated to pay DES for project management services based on the total project value as outlined in the fee schedule included as part of Attachment A.

OPTIONS

1. Adopt the Resolution authorizing the execution of an interagency agreement with the Washington State Department of Enterprise Services (DES) to provide contracting and project management services for building commissioning projects.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Interagency Agreement Between City of Bellevue and WA State DES
 - B. Washington State DES – Building Commissioning (Cx) Guidelines
- Proposed Resolution No. 9909

AVAILABLE IN COUNCIL LIBRARY

N/A