

M Management Committee
For the Metropolitan Council meeting of August 13, 2008

Item: 2008-197

ADVISORY INFORMATION

Date Prepared: July 15, 2008

Subject: Authorization to Extend Contract for Building Engineer Services

Proposed Action:

That the Metropolitan Council authorize the Regional Administrator to extend the contract for Building Engineering services with UHL Company for a period of one year, increasing the total contract from \$200,000 to \$300,000.

Summary of Committee Discussion / Questions:

Michael Karels presented the item to the Committee. There were a number of questions from Committee members regarding the financial aspects of the proposed extension and whether this is the most economical means of obtaining this service. It was felt that it is at this time because we are still in the process of optimizing the operation of the building and implementing additional energy cost savings initiatives. We will, however, reassess where we are at this time next year and plan on conducting a RFP process to place next service contract, whatever that level of service is.

Management Committee

Business Item

Item: 2008-197

Meeting date: July 23, 2008

ADVISORY INFORMATION

Date:	July 15, 2008
Subject:	Authorization to extend contract for Building Engineer services.
District(s), Member(s):	All
Policy/Legal Reference:	Council Policy 3-3 Expenditures – Procurement of Goods and Services Over \$250,000.
Staff Prepared/Presented:	Michael Karels, 651/602-1767
Division/Department:	Regional Administration/Building Management

Proposed Action

That the Metropolitan Council authorize the Regional Administrator to extend the contract for Building Engineering services with UHL Company for a period of one year, increasing the total contract amount from \$200,000 to \$300,000.

Background

The Council conducted an RFP process in May 2006 to contract for Building Engineering services on a part-time basis. Selection criteria was established to obtain an individual that possessed those skills and abilities most appropriate to the Robert Street building's state-of-the-art systems and, more specifically, those systems in a start-up mode. UHL Company currently provides those services under a two year contract that expires August 31, 2008 but has provisions to extend up to one additional year.

Rationale

The incumbent Building Engineer has done an exemplary job in the initial development all of the various maintenance schedules for the building and in performing that maintenance. He has also established all of the building operating parameters to maximize the building's energy efficiency while maintaining employee comfort.

The Building Engineer has undertaken additional projects to further reduce energy costs. It is our desire to see these projects through to completion as quickly and efficiently as possible utilizing his extensive building specific knowledge and experience.

UHL Company has agreed to continue to provide the incumbent's services at the same rate per hour as the last two years. This is financially to our advantage.

Funding

The two year contract is for \$200,000. It will cost \$100,000 for the one year extension. Funds are available in the budget.

Known Support / Opposition

Currently all applicable management staff at the Robert Street building is very satisfied with the services received from the incumbent Building Engineer.