

RFP 23MISC3
HVAC COMMISSIONING AND CONSULTING SERVICES

FACT SHEET

A. **Overview:** This recommendation is to establish a contract with qualified licensed consultants for HVAC system commissioning and consulting services on an as-needed basis for construction, renovation and maintenance projects. Proposals were received on October 27, 2022.

1. **Bid Participation:**

33 proposals downloaded
13 companies submitted a proposal

2. **Bids were received from:**

Advanced Building Performance, Inc. (Potomac, MD)
Aramark Services Management Limited Partnership dba: Aramark Engineering Solutions (Philadelphia, PA)
Bowman Consulting Group LTD. dba: Bowman (Herndon, VA)
Chinook Systems Inc. (Arlington, VA)
Facility Dynamics Engineering (Columbia, MD)
James Posey Associates, Inc. (Baltimore, MD)
Loring Consulting Engineers, Inc. (Gaithersburg, MD)
MSTB Cx Group/Spectrum dba: Spectrum Energy (Richmond, VA)
Procon Consulting LLC dba: Procon (Arlington, VA)
RMF Engineering, Inc., PC (Baltimore, MD)
Setty & Associates International, PLLC (Baltimore, MD)
Reynolds Consulting Engineers, Inc. dba: SitelogIQ Consulting Engineers, Inc. (Harrisburg, PA)
Wright Commissioning (Springfield, PA)

3. **Other Facts:**

- The contract will be effective from date of award through November 30, 2024, with one two-year renewal option available.
- All prices are to remain firm through the initial contract period.
- The contract is being awarded to multiple licensed consultants to ensure an adequate resource pool to meet Frederick County Public Schools (FCPS) needs.
- A committee of FCPS staff independently reviewed and evaluated each proposal. Selection is based on the total score of each bidder's technical and cost proposals.
- All commissioning services performed under this contract shall be in accordance with The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Guidelines 1-1996.
- The contract will be administered by Bradley Ahalt, Senior Project Manager, Capital Programs Department.

4. **Source of funding:** FY23 Approved Operating and Capital Improvement Projects Budgets and contingent upon Board approval of FY24 and FY25 Operating and Capital Improvement Project Budgets.

B. **Recommendation:** Staff recommends that RFP 23MISC3, HVAC Commissioning and Consulting Services, be awarded to the highlighted firms as indicated on the attached Scoring Summary sheet, at the rates listed in the Bid Tabulation.

C. **Action taken by the Board (Purchasing use only):**

Approved Denied Deferred Other KM/sg
01.11.23 Date _____ Date _____ Date _____ Date BOE Mtg.: 01.11.23

**RFP 23MISC3,
HVAC COMMISSIONING AND CONSULTING SERVICES**

Scoring Summary

| FIRM | Technical Score (70 Points Maximum) | Fee Score (30 Points Maximum) | TOTAL SCORE |
|---|--|--|--------------------|
| Procon Consulting | 62.00 | 30.00 | 92.00 |
| MSTB Cx Group / Spectrum Energy | 60.00 | 26.85 | 86.85 |
| James Posey Associates, Inc. | 60.00 | 26.59 | 86.59 |
| RMF Engineering, Inc., PC | 60.50 | 20.03 | 80.53 |
| Setty & Associates International, PLLC | 58.50 | | |
| Bowman | 58.00 | | |
| Loring Consulting Engineers, Inc. | 56.25 | | |
| Chinook Systems Inc. | 55.50 | | |
| Facility Dynamics Engineering | 55.50 | | |
| SitelogIQ Consulting Engineers, Inc. | 55.50 | | |
| Wright Commissioning | 55.50 | | |
| Aramark Management Services Limited Partnership | 54.50 | | |
| Advanced Building Performance, Inc | 53.25 | | |

Scoring Criteria

- Quality of Proposal Submission
- Quality/Detail of HVAC Commissioning Report
- Firms' Experience and Staff
- Description of CX Process
- Legal Issues

Bid Tabulation

| Line Item | Equipment | Unit of Measure | James Posey Associates, Inc. | MSTB Cx Group / Spectrum Energy | Procon Consulting | RMF Engineering, Inc., PC |
|------------------|--|------------------------|-------------------------------------|--|--------------------------|----------------------------------|
| | | | Unit Cost | Unit Cost | Unit Cost | Unit Cost |
| 1 | Heating/Hot Water System | Per System | \$ 5,250.00 | \$ 6,075.00 | \$ 8,374.00 | \$ 4,590.00 |
| 2 | Cooling/Chilled Water System - Air Cooled | Per System | \$ 5,250.00 | \$ 6,075.00 | \$ 7,167.00 | \$ 4,590.00 |
| 3 | Cooling/Chilled Water Condenser Water System | Per System | \$ 7,500.00 | \$ 10,800.00 | \$ 8,658.00 | \$ 4,590.00 |
| 4 | Air Handling Unit - VAV | Per AHU | \$ 3,000.00 | \$ 3,510.00 | \$ 2,812.00 | \$ 4,590.00 |
| 5 | Air Handling Unit - CV | Per AHU | \$ 2,350.00 | \$ 2,430.00 | \$ 2,112.00 | \$ 4,590.00 |
| 6 | Heating and Ventilating Unit | Per Unit | \$ 2,350.00 | \$ 1,890.00 | \$ 1,447.00 | \$ 2,700.00 |
| 7 | Make-up Air Unit | Per Unit | \$ 2,350.00 | \$ 1,620.00 | \$ 1,970.00 | \$ 2,700.00 |
| 8 | Energy Recovery Unit | Per Unit | \$ 3,000.00 | \$ 2,430.00 | \$ 2,812.00 | \$ 4,590.00 |
| 9 | A/C Unit-Split System | Per Unit | \$ 850.00 | \$ 337.50 | \$ 1,069.00 | \$ 2,700.00 |
| 10 | Fan Coil Unit (4 Pipe) | Per Unit | \$ 1,050.00 | \$ 202.50 | \$ 744.00 | \$ 2,700.00 |
| 11 | Fan Powered VAV Terminal Unit | Per Unit | \$ 650.00 | \$ 108.00 | \$ 361.00 | \$ 1,800.00 |
| 12 | VAV Terminal Unit | Per Unit | \$ 550.00 | \$ 101.25 | \$ 265.00 | \$ 1,800.00 |
| 13 | Cabinet Unit Heater | Per Unit | \$ 450.00 | \$ 101.25 | \$ 241.00 | \$ 1,800.00 |
| 14 | Unit Heater | Per Unit | \$ 450.00 | \$ 81.00 | \$ 241.00 | \$ 1,800.00 |
| 15 | Exhaust Fan | Per Unit | \$ 450.00 | \$ 101.25 | \$ 234.00 | \$ 1,800.00 |
| 16 | Re-Heat Coil | Per Unit | \$ 450.00 | \$ 67.50 | \$ 241.00 | \$ 1,800.00 |
| 17 | Motor Operated Damper | Per Unit | \$ 450.00 | \$ 33.75 | \$ 234.00 | \$ 1,800.00 |