



AGENDA COVER MEMO

Memorandum Date: November 13, 2024

Order Date: December 3, 2024

TO: Board of County Commissioners

DEPARTMENT: County Administration

PRESENTED BY: Catherine Soutar, Capital Planning Supervisor

AGENDA ITEM TITLE: ORDER 24-12-03-03/ In the Matter of Awarding a Contract Amendment to Ameresco, Inc. in the amount of \$914,237.00 for Comprehensive Design Services of the Public Service Building Central Plant Upgrade Project, and Delegating Authority to the County Administrator to Execute the Contract Amendment.

I. MOTION

Move to award a contract to Ameresco Inc. in the amount of \$914,237.00 for comprehensive design services of the Lane County Public Service Building (PSB) Central Plant Upgrade Project, and delegate authority to the County Administrator to execute the contract.

II. AGENDA ITEM SUMMARY

The proposed contract amendment includes comprehensive design services to prepare the 100% construction document package to fully upgrade the PSB Central Plant.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

The Board previously approved the award of a contract to Ameresco, Inc. in March 2022 per Board Order No. 22-03-15-01 for comprehensive consultant services covering energy auditing and energy management, project development, project management, construction management, and procurement services for capital improvement projects including HVAC, mechanical, electrical, plumbing, lighting, and controls work. During late 2023, the Facilities Standing Committee (FSC) reviewed projects in the Capital Improvement Plan that were specifically identified as Facilities Capital Projects. Between December 2023 and February 2024, the Committee studied and ranked twenty-five (25) projects as highest priority. Over half of the projects on the ranked Facilities Capital Improvement Projects list were projects that Ameresco had identified during their Phase 1 - Technical Energy Audit and as reported during their Phase 2 - Project Development Plan

to the FSC in late 2023. The work to be performed under this contract amendment is a portion of the Phase 2 Services listed in existing contract documents.

B. Policy Issues

Policies and procedures relevant to this proposal relate to procurement requirements and are contained in Lane Manual, Chapter 20.

C. Board Goals

This project supports the Board of Commissioner's strategic goal of Robust Infrastructure by providing reliability for critical life-safety building systems, information technology networks, and public safety operations, and supports the intent of the County's adopted Climate Action Plan.

D. Financial and/or Resource Considerations

Funding for the proposed contract will be provided through Fund 435, Capital Fund 5170350. The total estimated annual energy savings following project completion is projected to be \$37,420. The total estimated annual maintenance savings changing the controls service plan from Siemens to ALC HVAC is projected to be \$17,256.

E. Health Implications

There are no identified health issues related to this project.

F. Analysis

This project was identified on the Facilities Capital Projects List, and prepared and voted the highest priority Facilities project at the March 4, 2024, Facilities Standing Committee meeting.

The PSB Central Plant Upgrade Project is a design and costing effort only that will address the following critical project goals. This will serve as a reminder that the project will be resubmitted after design for approval of the implementation project:

- Provide future building usage flexibility through the separation of the central utilities between buildings. This will result in a decoupling of the County Courthouse building from the PSB and Harris Hall buildings. Currently, the centralized building systems serve all three buildings.
- Improved energy efficiency and reduced operation costs through replacement of aging, obsolete, and end-of-life systems equipment. All critical central plant equipment slated for replacement under the project is at least 28 years old with some in-service components remaining from the 1958 construction of the Lane County Courthouse.

- Establish Central Plant systems redundancy required for resilient operation of multiagency, regional data and communication resources through installation of a new, dedicated emergency backup chiller serving the Data Center.
- Mitigate flood threats by removing the failing 180,000-gallon chilled water tank and relocating critical building systems housed in the basement of the PSB and County Courthouse that are subject to failure in an earthquake or major flood event. This includes relocation of the emergency generator; fuel storage tank; data center cooling system; and the facility shop.
- Ensure enhanced occupant comfort and indoor air quality.

Project details outlined in the LC PSB Central Plant Evaluation Report Findings and Recommendations incorporated into the Project are as follows:

- Installation of a new central cooling plant to serve the PSB and Harris Hall.
- Upgrade the existing chilled water plant to serve the Courthouse building, including replacement of pumps and piping within the mechanical room.
- Reuse the existing boiler plant to serve the PSB.
- Installation of a new heating water plant utilizing two of the existing boilers relocated from the PSB to serve the Courthouse.
- Installation of a new domestic water meter and service to serve the PSB and Harris Hall separately from the Courthouse.
- Installation of a new domestic water heating system to serve the Courthouse.
- Installation of a new natural gas meter and service to serve the PSB separately from the Courthouse.
- Revision to the fire sprinkler piping to separate the buildings.
- Installation of a new electrical distribution panel to serve the proposed chilled water plant.
- Improvements to critical infrastructure systems that are currently in flood prone areas includes:
 - Installation of a new air-cooled chiller and distribution pumps to serve the data center under emergency conditions.
 - Relocation of existing 510 KW generator, day tank, fuel piping, and related appurtenances.
 - Replacement of underground fuel storage tank with above ground fuel storage tanks.

G. Alternatives/Options

1. Award the contract amendment to Ameresco, Inc. and delegate authority to the County Administrator to execute the contract amendment.
2. Do not approve the contract amendment, and direct staff to explore other potential alternatives.
3. Decline approval of the contract amendment.

IV. RECOMMENDATION

Award the contract amendment to Ameresco, Inc. and delegate authority to the County Administrator to execute the contract amendment.

V. TIMING/IMPLEMENTATION

If the contract is awarded, project design is expected to begin immediately with a Substantial Completion date of December 1, 2025.

VI. FOLLOW-UP

Not applicable.

VII. ATTACHMENTS

- A. Board Order
- B. Ameresco Comprehensive Design Services Fee Proposal

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO. 24-12-03-03

IN THE MATTER OF AWARDED A
CONTRACT AMENDMENT TO AMERESCO,
INC. IN THE AMOUNT OF \$914,237.00 FOR
COMPREHENSIVE DESIGN SERVICES OF
THE PUBLIC SERVICE BUILDING CENTRAL
PLANT UPGRADE PROJECT, AND
DELEGATING AUTHORITY TO THE COUNTY
ADMINISTRATOR TO EXECUTE THE
CONTRACT AMENDMENT.

WHEREAS, Lane County executed a contract with Ameresco, Inc. following approval via Board Order 22-03-15-01 to develop energy-related projects for the County; and

WHEREAS, providing comprehensive design services for the Public Service Building Central Plant Upgrade Project supports the County's Strategic Priority of Robust Infrastructure; and

WHEREAS, the future resulting project will significantly reduce energy consumption, operational expenditures, and the County's carbon footprint – thereby supporting the intent of the County's adopted Climate Action Plan;

WHEREAS, all critical central plant equipment slated for replacement under the project is past end of life and at least 28 years old with some in-service components remaining from the 1958 construction of the Lane County Courthouse; and

WHEREAS, funding has been identified and is available for this project;

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

1. A contract amendment in the amount of \$914,237.00 be awarded to Ameresco, Inc. to provide comprehensive design services for the Public Service Building Central Plant Upgrade Project.
2. The County Administrator be delegated authority to execute the contract amendment.

ADOPTED this 3rd day of December, 2024.

Laurie Trieger, Chair
Lane County Board of Commissioners

Attachment B



9700 SW Capitol Hwy #110
Portland, OR 97219
P: 503 290 1285
ameresco.com

October 4th, 2024

Cathy Soutar
Lane County
125 E 8th Ave
Eugene, Oregon 97401

SUBJECT: ESCO Services – Design Proposal
Lane County – Public Services Building – Central Plant Upgrade Project

Dear Cathy:

We are pleased to submit this ESCO Design Services proposal for the Lane County Public Services Building Central Plant Upgrade Project. The Public Services Building is located at 125 E 8th Ave, Eugene, OR 97401. Ameresco will provide design services for the subject project in accordance with the following:

Design Services Overview

- Design team: Ameresco providing Project Management and Mechanical, Engineering and Plumbing (MEP) design oversight, Architecture firm, Structural firm, and MEP firm.
- Design stages: Pre-design (PD), Schematic Design (SD), Construction Documents (CD), Cost Estimating
- Final Deliverable: 100% construction document package based on 2022 OSSC for submittal to building department, Hazardous materials plan
- Collaboration: Project meetings with Lane County and design team in all design stages

Design Services Details

1. Pre-Design
 - a) Determine energy savings associated with PSB and Courthouse chiller and boiler plant upgrades.
2. Schematic Design
 - a) Develop project requirements, design concepts, equipment selections, and space requirements as necessary to define the project scope of work and estimated project costs.
 - b) 100% SD narrative (utilizing existing SD study as the base - Lane County Public Services Building Central Plant Study dated October 13, 2021, with modifications as noted in the Technical Energy Audit Lane County ESPC Report by Ameresco)
3. Design Development
 - a) Develop project design including preparation of drawings and specifications.
 - b) 100% DD, anticipated specification TOC, and product cut sheets
4. Construction Documents
 - a) Prepare plans and specifications for cost estimating
 - b) Prepare plans, specifications, calculations, and deliverables.



- c) Evaluate OSSC Energy Code compliance and prepare compliance documentation for architectural, structural, mechanical, and electrical systems.
 - d) 95% CD: Draft drawings and specifications
 - e) Final CDs: Stamped drawings and specifications and completed code compliance documentation.
5. Cost Estimating
- 1. Release CDs to contractors
 - 2. Collect contractor estimates and prepare GMAX for construction

Exclusions

- 1. Plan review from permitting agencies (CO required to add to scope)
- 2. Permit submission and administration
- 3. Construction administration
- 4. Post Construction services
- 5. Commissioning services

Fee for Design Services:

Basis and amount:

Fixed Fee for Services

Design Services : \$914,237

Total for Services : \$914,237

It is understood by Ameresco that payment and terms are contingent upon the requirements set forth in the "Energy Savings Performance Contract Amendment 3 Central Plant: Exhibit A – Project 2 Phase 2: Design and Construction Contract" dated 10/4/2024.

Schedule for Services:

The Design Services will be completed within 11 months of the Notice to Proceed.

We at Ameresco, Inc. appreciate the opportunity to provide these services. If this proposal for Design Services is satisfactory, please forward contract documents.

Sincerely,
Ameresco, Inc.

Erica Porras

Project Development Engineer