

ITEM #: 26
DATE: 01-14-25
DEPT: CMO

COUNCIL ACTION FORM

SUBJECT: ENERGY AUDIT SERVICES FOR CITY OF AMES FACILITIES

BACKGROUND:

In 2023, the City adopted the community-wide Climate Action Plan (CAP), which outlines strategies to achieve greenhouse gas reduction targets of 70% by 2030 and 94% by 2050. Key strategies include enhancing energy efficiency and incorporating renewable energy in municipal buildings. These strategies not only reduce carbon emissions but result in long-term energy cost savings.

The City is committed to addressing municipal emissions and demonstrating leadership in energy efficiency and renewable energy. This contract involves the selected consultant conducting energy audits at 15 City-owned buildings. The consultant will provide specific, cost-effective recommendations for energy conservation measures (ECMs) based on comprehensive data collection, staff interviews, and on-site inspections and testing.

The energy audit reports will detail the costs and benefits of each recommendation, including capital improvement measures and changes to building operations and maintenance. Additionally, the consultant will assess each facility's electric vehicle (EV) charging capacity. As an add-alternate, the consultant will evaluate the feasibility of solar photovoltaic (solar PV) installations at City Hall, the Library, the Water Treatment Plant, Public Works, and Electric Distribution. The add-alternate will result in gathering information needed to make decisions on whether to pursue rooftop solar installation at City facilities, including short and long-term economics, design, sizing, and interconnection feasibility.

On November 6, 2024, an RFP document was posted to Ames Bids, the electronic bidding site. A total of 29 potential bidders viewed the project. On December 5, 2024, 10 proposals were received.

FIRM	BASE COST	ADD ALTERNATE COST	EVALUATION RANK AFTER PROPOSAL
Resource Consulting Engineers, LLC, Ames, IA	\$93,100	\$9,500	1
Short Elliott Hendrickson Inc. (SEH) Engineering, Johnston, IA	\$75,450	\$15,900	2
Bureau Veritas Technical Assessments, LLC (Clampett Industries), Ellicott City, MD	\$75,000	\$20,000	3
Farris Engineering, Omaha, NE	\$85,000	\$7,000	4
Introba, Webster Groves, MO	\$113,100	\$11,100	5
Michael's Energy, Inc., La Crosse, WI	\$99,700	\$24,400	6

CLEAResult Consulting, Inc., Austin, TX	\$77,500	\$19,275	7
Morrissey Engineering, Omaha, NE	\$96,800	\$9,800	8
MODUS (MODUS Engineering, LTD.), Waterloo, IA	\$96,000	\$67,500	9
Terracon Consultants, Inc, Des Moines, IA	\$136,000	\$20,000	10

An evaluation team was formed by staff to review proposals. Proposals were evaluated based on experience, qualifications of personnel working directly on the project, capability of providing the requested services, and cost. **After evaluating the proposals, staff interviewed the top two consultants and determined that the proposal from Resource Consulting Engineers of Ames, IA is most acceptable.** The experience and qualifications of the personnel conducting the building walkthroughs, along with several similar projects completed by the consultant, best fit the needs of the City. In addition, the consultant will utilize two subcontractors with advanced capabilities in energy modeling, solar design, and building envelope evaluation. Given the qualifications of the proposed team and their experience with the unique building types in the City's portfolio, staff is assured the consultant will identify common energy efficiency improvements and innovative, creative solutions to reduce energy use.

The sustainability budget includes \$100,000 for building audits. The remaining \$2,600 will come from the sustainability priorities fund.

ALTERNATIVES:

1. Award Resource Consulting Engineers, LLC of Ames, IA for energy audit services for City of Ames facilities and the add alternate assessment for rooftop solar PV feasibility, in an amount not to exceed \$102,600.
2. Award Resource Consulting Engineers, LLC of Ames, IA for energy audit services for City of Ames facilities in an amount not to exceed \$93,100.
3. Direct staff to award a contract to another consultant.
4. Reject all proposals.

CITY MANAGER'S RECOMMENDED ACTION:

This project directly supports the Climate Action Plan by enabling the City to serve as a role model for the community in energy efficiency and renewable energy. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.