Transit Authority of River City

MEMORANDUM

To: TARC Board of Directors

From: Ozzy Gibson, Executive Director

Date: February 26, 2025

Re: Resolution 2025 - 5 Commissioning and Construction, Engineering and Inspection (CEI) Services (RFP 20231826)

TARC has intermittent need for commissioning services associated with capital facilities improvement projects. The most recent example of this need was for the 10th St. Bus Storage HVAC Replacement project. Commissioning services are intended to ensure that facilities, systems, or major components meet the project design intent and standards. Past practice was to engage commissioning services through a subcontractor under TARC's existing architectural and engineering services contract. Contracting separately for this service will provide distance between the commissioning function and the architectural and engineering function. Additionally, it will remove a layer of management and invoicing.

On December 9th, 2024, TARC issued a Request For Proposal (RFP) 20231826 for Commissioning and Construction, Engineering and Inspection (CEI) Services. On January 20, 2025, TARC received proposals from two (2) responsive and responsible vendors, ECS Southeast, LLC and Michael Baker International. A committee of TARC staff from multiple departments evaluated and independently scored the two proposals. ECS Southeast, LLC received the top-ranking score of 80.67 points. The Procurement Department conducted an Independent Cost Estimate prior to the release of the solicitation, and the ECS Southeast, LLC price offering was deemed fair and reasonable based on that estimate.

This award will establish an Indefinite Delivery/Indefinite Quantity (IDIQ) contract, meaning that TARC will engage the consultant for discrete commissioning activities for projects as needed. The consultant will supply proposals for each activity, which will require executive approval within the not to exceed amount. Funds for this use will be applied from the Engineering & Design line item in multiple TARC grants for federal formula funds with a local share of 20%.

This Resolution seeks approval for the Board of Directors to authorize the Executive Director to negotiate and enter into a contract with ECS Southeast, LLC with an initial term of two (2) years with an option of three (3) one-year terms for Commissioning and Construction, Engineering and Inspection (CEI) Services for a not-to-exceed amount of $150,000 for the initial two-year term.

Please call me at 561-5100 if you have any questions. Thank you.

Transit Authority of River City

RESOLUTION 2025-5
Commissioning and Construction, Engineering and Inspection (CEI) Services

A Resolution authorizing the Executive Director to negotiate and enter into an agreement with ECS Southeast, LLC with an initial term of two (2) years and an option of three (3) one-year terms for Commissioning and Construction, Engineering and Inspection (CEI) Services at a not-to-exceed amount of $150,000 for the initial two-year term:

WHEREAS, as part of TARC's efforts to ensure a state of good repair for its facilities and equipment to support safe, reliable, and efficient transit service, there is an intermittent need for commissioning services associated with capital projects; and

WHEREAS, TARC is currently planning for capital projects that are expected to make use of commissioning services; and

WHEREAS, TARC issued RFP 20231826 for Commissioning and Construction, Engineering and Inspection (CEI) Services on December 9, 2024; and

WHEREAS, RFP 20231826 was issued as an Indefinite Delivery and Indefinite Quantity solicitation under which TARC would engage the awarded consultant for discrete commissioning activities for projects as needed; and

WHEREAS, on January 20, 2025, TARC received two responsive and responsible proposals from ECS Southeast, LLC and Michael Baker International, Inc., and a committee of TARC staff from multiple departments evaluated and independently scored the two proposals and determined that the ECS Southeast, LLC proposal offered the best value to TARC; and

WHEREAS, a Best and Final Offer (BAFO) was conducted and the BAFO response by ECS Southeast, LLC was deemed fair and reasonable; and

WHEREAS, TARC has funds programmed for this use in formula funded grants with the Federal Transit Administration (FTA); and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Transit Authority of River City that:

The Executive Director is hereby authorized to negotiate and enter into an agreement with ECS Southeast, LLC with an initial term of two (2) years with an option of three (3) one-year terms for Commissioning and Construction, Engineering and Inspection (CEI) Services at a not-to-exceed amount of $150,000 for the initial two-year term.

ADOPTED THIS 26th DAY OF FEBRUARY 2025

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Ted Smith, Chair of the Board of Directors