

Consideration for Entering Negotiations for Peer Review / Building Commissioning Consulting Services for the Five New HCS Buildings

Policy Reference: OE-13: The superintendent shall assure that physical facilities support the accomplishment of the board's **Results** policies, are safe and properly maintained.

Background Information: The District's Short Term Capital Plan includes the construction of five new schools. The delivery method of design-build was selected for these projects by the board. The method of selecting the design-build team included a Request for Qualifications (RFQ) followed by a Request for Proposals (RFP) from firms selected from the RFQ submittals. The RFP requires in Article 2.3 that the District procure **Independent Peer Review** (IPR) services so as to maintain uniformity in IPR across all five projects. IPR is defined as *"the function of confirming that the key elements of the professional engineering and architectural design provided by the design-builder conform to the applicable standard of care"*.

In addition, the RFP requires that the District provide a *"commissioning provider / authority"* to document **"Building Commissioning"**. This is defined as *"a formal and systematic process of documentation, adjustment, testing, verification, and training, focused on quality assurance and performed specifically to ensure that the finished facility operates in accordance with the District's documented design requirements and the construction documents"*. As IPR and building commissioning are closely related yet performed at different stages of the project, these services were solicited together.

After the solicitation was issued an evaluation committee was appointed which included Mark Koll, Dennis McCrary, Kathy Stockholm, Richard Lane, and Ben Prince. Eight firms responded to the solicitation, and the committee evaluated and selected the top five firms for personal interviews. The results of the evaluations and subsequent rankings are as follows:

1. **KLG Jones, LLC**
2. **Hanson Professional Services, Inc.**
3. **System WorCx, LLC**
4. **McCracken & Lopez, P.A. Consulting Engineers**
5. **Whole Building Systems, LLC**

Based on a motion approved by the committee, **KLG Jones, LLC** is the highest ranked firm and is recommended to the Board to enter into negotiations for the award of the Peer Review and Commissioning Services for the four (4) new middle/intermediate schools. **Hanson Professional Services, Inc.** is the second highest ranked firm and is recommended to the Board to enter into negotiations for the award of the Peer Review and Commissioning Services for the new elementary school.

Purpose: To procure the consulting services of both peer review and building commissioning from independent vendors for the five new schools.

For additional information: Contact Mark Wolfe 843-488-6967 or Daryl Brown 843-488-6774

Recommended Action: Authorize HCS staff to enter into fee negotiations with the two highest ranked firms as stated above. Negotiated fees will then be brought back to the full board for approval to enter into contracts.

Estimated Cost: To be determined during fee negotiations. Current funding includes allowances which are expected to cover most if not all fees.

Recurring ☐ Non-recurring ☒
Funding Sources: