

ORDINANCE No. 184534

* Authorize contract with Solarc Architecture and Engineering, Inc. for LEED technical consulting services for The Portland Building not to exceed \$171,970 (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. In 2001, The City of Portland (City) passed the Green Building Policy (updated 2009) directing City Bureaus to pursue the United States Green Building Council's Leadership in Energy and Environmental Design certification for Existing Buildings: Operations and Maintenance (LEED EBOM). Retro-Commissioning and energy efficiency strategies are key aspects of achieving LEED EBOM. In addition, in 2009 the City updated the Climate Action Plan which sets forth practices and guidelines to reduce carbon emissions, included in these guidelines in the use of building energy efficiency strategies through third-party experts.
2. The Portland Building was built in 1982. It is the City's intent to pursue LEED Technical Consulting Services for Building Retro-Commissioning, ASHRAE Level 1 Energy Audit, and Lighting Pollution Analysis for The Portland Building during the 2010-11 fiscal year using the current LEED EBOM v3 2009 edition, including any errata and addenda from June 2010.
3. Request For Proposals No. FAC015 was issued December 15, 2010. Six proposals were received on January 19, 2011. A selection committee reviewed all proposals and selected Solarc Architecture and Engineering, Inc. to recommend for contract award. The contract amount is \$171,970 with an effective date of May 9, 2011 and an expiration date of May 8, 2012.
4. Solarc Architecture and Engineering, Inc. intends to use Brightworks Northwest, LLC, a state-certified ESB as a subconsultant. Brightworks Northwest, LLC will perform 16% of the work identified in phase 1 of the project. Solarc Architecture and Engineering, Inc. is locally owned and operated in Portland and Eugene, with the main office located in Eugene.
5. As part of the FY 2010-11 budget process, Council approved a decision package for LEED retro-commissioning of the Portland Building. This contract would be funded out of the \$214,324 appropriated for this decision package.
6. The City of Portland's Facilities Services Division recommends this contract be approved substantially in conformance with Exhibit A attached.

NOW THEREFORE, the Council directs:

- a. The Mayor and Auditor are hereby authorized to enter into a contract, substantially in conformance with Exhibit A attached, with Solarc Architecture and Engineering, Inc. for LEED technical consulting services for The Portland Building not to exceed \$171,970.

- b. The Mayor and Auditor are hereby authorized to draw and deliver checks payable to Solarc Architecture and Engineering, Inc. when demand is presented and approved by the proper authorities.

Section 2. The Council declares that an emergency exists to avoid a delay in proceeding with the contract; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council:

APR 20 2011

Mayor Sam Adams

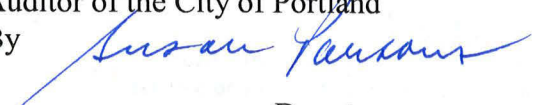
Prepared by: Wendy Gibson: gk

Date Prepared: April 5, 2011

LaVonne Griffin-Valade

Auditor of the City of Portland

By



Deputy

Agenda No. **184534**
ORDINANCE NO.
Title

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INTRODUCED BY Commissioner/Auditor: Mayor Sam Adams	CLERK USE: DATE FILED <u>APR 15 2011</u>
COMMISSIONER APPROVAL	LaVonne Griffin-Valade Auditor of the City of Portland By: <u>[Signature]</u> Deputy
Mayor—Finance and Administration - Adams	
Position 1/Utilities - Fritz	
Position 2/Works - Fish	
Position 3/Affairs - Saltzman	
Position 4/Safety - Leonard	ACTION TAKEN:
BUREAU APPROVAL	
Bureau: Internal Business Services/Facilities Division Bureau Head: Jeff Baer, Director Facilities Services: Bob Kieta, Manager <u>[Signature]</u>	
Prepared by: Wendy Gibson:gkxater Date Prepared: April 5, 2011	
Financial Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Not Required <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Council Meeting Date April 20, 2011	
<input checked="" type="checkbox"/> City Attorney Approval <u>D.H.</u>	

AGENDA
TIME CERTAIN <input type="checkbox"/> Start time: _____
Total amount of time needed: _____ (for presentation, testimony and discussion)
CONSENT <input checked="" type="checkbox"/>
REGULAR <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	✓	
2. Fish	✓	
3. Saltzman	✓	
4. Leonard	✓	
Adams	✓	