

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by **9 a.m. Friday**. Contact the Mayor's Legislative team with questions

Date of Request: November 7, 2025

Please mark one: ☐ Bill Request or ☒ Resolution Request

1. Type of Request:

- ☒ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment
- ☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change
- ☐ Other:

2. Title: (Start with *approves*, *amends*, *dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Approves a contract with McKinstry Essention, LLC for \$6,840,000.00 with an end date of 12-31-2028 to implement energy efficiency upgrades and conduct energy audits at municipal buildings, citywide (CASR-202581032).

3. Requesting Agency: CASR

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Kimber Preece	Name: Kimber Preece
Email: Kimber.Preece@denvergov.org	Email: Kimber.Preece@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

This agreement with McKinstry Essention, LLC is funded by the Climate Protection Fund to implement energy efficiency upgrades and conduct energy audits at municipal buildings, \$6,840,000 for the period ending December 31, 2028. CASR conducted energy audits in over 140 municipal buildings in 2024 utilizing four Energy Service Companies (ESCOs) including McKinstry. This contract enables the implementation of energy conservation measures at municipal facilities in support of Denver's decarbonization and energy affordability goals.

The agreement with McKinstry focuses primarily on improvements at facilities managed by General Services and can be used to support other sites and agencies if needed. Types of energy conservation measures include but are not limited to building automation controls upgrades and retrocommissioning, building envelope improvements such as insulation and door sweeps, LED lighting retrofits, and ASHRAE Level 2 Energy Audits.

6. City Attorney assigned to this request (if applicable):

Kristin Brainerd Kristin.Brainerd@denvergov.org

7. City Council District:

Citywide

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Maintenance/Installation Contract

Vendor/Contractor Name (including any dba's): McKinstry Essention, LLC

Contract control number (legacy and new): CASR-202581032-00

Location: Citywide

Is this a new contract? ☒ Yes ☐ No **Is this an Amendment?** ☐ Yes ☒ No **If yes, how many?** _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

- Effective: Upon signatures from the City Expiration: December 31, 2028

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>
\$6,840,000.00	\$0	\$6,840,000.00

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
3 years	n/a	December 31, 2028

Scope of work:

The agreement with McKinstry Essention, LLC focuses primarily on improvements at facilities managed by General Services and can be used to support other sites and agencies if needed. Types of energy conservation measures include but are not limited to building automation controls upgrades and retrocommissioning, building envelope improvements such as insulation and door sweeps, LED lighting retrofits, and ASHRAE Level 2 Energy Audits.

Was this contractor selected by competitive process?

If not, why not?

RFP GS11136 was a competitive process to award multiple contracts for multiple phases of energy efficiency related work (audits à implementation of selected efficiency measures).

- The original plan to use an Energy Performance Contract as the subsequent contract mechanism did not happen, as the city chose to pay cash via CASR for the next phase instead. So, while the general spirit of the competitive RFP is the same, the contract mechanism is slightly different.

As such, the contracts are shown as “Sole Source” contracts in Jaggaer and come with a sole source justification.

In 2023, 4 out of 7 Energy Service Companies were awarded contracts to perform energy audits in CCD buildings. Schneider Electric Buildings Americas, Inc. was one of the awardees. As a part of their ASHRAE Level 2 energy audits they developed cost estimates, design work, and guarantees of performance for energy conservation measures for Denver Arts & Venues sites. To preserve the value of the existing the design work and maintain the guarantees of performance, a sole source contract will be extended to Schneider. This sole source agreement is consistent with the goals, scope and requirements of RFP GS 11136.

Has this contractor provided these services to the City before? ☒ Yes ☐ No

Source of funds: CASR Climate Protection Fund, CW002 – Energy Conservation Improvements

Is this contract subject to: ☐ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☒ N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts): n/a

Who are the subcontractors to this contract? n/a

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