

ORDINANCE/RESOLUTION REQUEST

All Fields must be completed

Incomplete request forms will be returned to sender which may cause a delay in processing.

Please mark one: Bill Request or Resolution Request Date of Request: 05/2/2022

1. Type of Request:

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

2. Title: Approves contract execution for DEN Energy Performance Contracting Implementation Services Agreement with McKinstry Essention, LLC to implement the energy and water conservation measures identified in the Investment-Grade Audit (IGA) performed at Denver International Airport (DEN).

3. Requesting Agency: Department of Aviation

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Scott Morrissey	Name: Carolina Flores
Email: Scott.Morrissey@flydenver.com	Email: Carolina.Flores@flydenver.com

5. General description or background of proposed request. Attach executive summary if more space needed:
The DEN Energy Performance Contracting Implementation Services Agreement with McKinstry Essention, LLC (McKinstry) is to implement the energy and water conservation measures identified in the Investment-Grade Audit (IGA), with guaranteed and measurable savings at Denver International Airport (DEN). Between 2019 and 2021, McKinstry audited over 8 million square feet in 11 facilities, plus six parking lots at DEN. The final IGA Audit Report contained a portfolio of energy and water efficiency projects with guaranteed annual savings of more than \$4.8 million. This Agreement will also include a three-year post-implementation measurement and verification period to ensure that the guaranteed savings are realized by DEN. By implementing these proposals, DEN will be able to achieve a 21% energy usage reduction, a 19% greenhouse gases (GHG) reduction, a 28% water usage reduction, and replace over \$58 million of aging assets. This project is crucial to DEN’s strategic goals of becoming the most sustainable airport in the world, enhancing the customer experience, and maintaining what we have.

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

7. City Council District: District 11

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):
Professional Services > \$500K

Vendor/Contractor Name: McKinstry Essention, LLC

Contract control number: 202161068

Location: Denver International Airport

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):
7 years

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

<i>Current Contract Amount</i>	<i>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</i>	<i>(A+B)</i>
N/A	N/A	\$83,016,250

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
N/A	N/A	DOE Plus 7 Years

Scope of work:

Provide design, construction management, project management, quality control, and quality assurance services. Replace non-LED lamps/fixtures with new LED lamps/fixtures and add lighting controls in existing buildings. Install Energy Management Controls System (EMCS) on Concourse A, Concourse C, Airport Office Building, and North Terminal. Ongoing commissioning, optimization, and training for EMCS controls. Implementation of advanced HVAC sequence of operations. Implement fault detection analytics platform on key systems in existing buildings. Provide on-site support for three years. Replace diaphragm kits and aerators in restrooms. Add flow meters to cooling tower system to measure evaporation and lower sewer charges at the Central Utility Plant. Measurement and Verification (M&V) of facility improvements for three years.

Was this contractor selected by competitive process?

If not, why not?

This procurement qualifies for the Professional Preference exception under Memorandum No. 8B and will not be competitively procured.

The RFP for the original IGA contract was issued on October 5, 2018. Nine responsive proposals were received on November 16, 2018, and were reviewed by an independent evaluation panel for their ability to conduct an IGA and implement the proposed energy and water efficiency projects. Following the evaluation of the proposals, interviews were then conducted from March 14, 2019, through March 19, 2019. McKinstry was selected by the evaluation panel for direct negotiations and contract award. Implementation of this project is based on the results of the IGA, and the savings would not be guaranteed by any other firm.

DEN Legal has reviewed this request for a professional preference and has determined it meets the requirements for the Professional Preference exception under Memorandum No. 8B.

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

Source of funds: CIP

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

WBE/MBE/DBE commitments (construction, design, Airport concession contracts): 18% M/WBE. McKinstry has committed to meeting this goal.

Who are the subcontractors to this contract? Certified Balancing & Cx

Intermountain Electric Inc.

Johnson Controls

LEI Companies

Murphy Companies

United Piping & Metal

Midnight Metals

FINN Balancing

ECO Engineering

H2O Applied Technologies

GenPro Energy Solutions

Colorado Thermal Coatings

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