

City of Brisbane

Agenda Report

TO: Mayor and City Council

FROM: Clayton Holstine, City Manager

SUBJECT: Sustainability Plan, Brisbane Baylands – Consultant Services

DATE: For Council Meeting on October 7, 2013.

RECOMMENDATION

Approve attached scope of services with Integral Group for the next phase of the Sustainability Plan for the Brisbane Baylands.

BACKGROUND

The City has been developing a Sustainability Plan using the principles of One Planet Living. We have completed the plan for 10 principles. The next step is to develop Key Performance Indicators (KPI's). With the assistance of this contract for consultant services, the Sustainability Committee believes that the KPI's can be completed and ready for review by the end of the calendar year.

The following step after the indicators will be to develop action plans to implement the plan. A separate agreement will be brought forward at that time.

The City had been using Geoff Syphers as our consultant. Mr Syphers has taken other employment and is no longer providing consultant services. We then contacted Integral Group and Andrea Taber, Principal made a presentation to the Committee. Staff also met with Kevin Hyde, President and Chief Executive Officer. Their profiles and attached.

Financial Impact

The cost of this scope of work is \$ 7,760. The cost of consultants for this contract are charged to the Baylands project and are the responsibility of Universal Paragon Corporation.


Clayton Holstine, City Manager



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LEADERSHIP

- Kevin Hydes
- Peter Rumsey
- Conrad Scharlau
- Jason F. McLennan

MANAGING PRINCIPALS

PRINCIPALS

ASSOCIATE PRINCIPALS

KEVIN HYDES

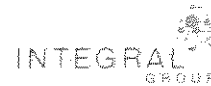
PE, PEng, CEng, LEED AP, LEED Fellow

President & Chief Executive Officer

With over 30 years of experience as an engineer, Kevin Hydes has spent the past 15 years focusing on green design and advancing its cause. Kevin is internationally recognized as a leader in sustainable design and for his contributions to the building industry. Over the past decade he has gained a reputation as an innovator, pioneer, and green business leader, creating transformative strategies while in the role of President and CEO of Keen Engineering and Vice President of Startec. Kevin served as the Chair of the USGBC for 2005-2006, was a founder and director of CanadaGBC and a former Chair of the WorldGBC.

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ANDREA TRABER

AIA, LEED AP

Principal, Integrated Design Services | Oakland, CA

Andrea contributes over 20 years of experience as Project Architect and Principal on numerous green building projects, climate action plans, as well as sustainability and energy programs, to the Integral team. Throughout her career, Andrea has dedicated herself as a leader with several green building and sustainability organizations, including the USGBC Northern California Chapter. Andrea served three terms on the Board of Directors, with three years as President, and is currently serving on the Strategic Advisory Board of the Healthy Communities Initiative. Most recently, she co-chaired the host committee for Greenbuild 2012, and the Regionalization Committee for LEED v4. She is a sought after speaker on such topics as zero net energy design, sustainable communities, and green building. In 2013, Andrea was invited by former Vice-President, Al Gore to attend a Climate Reality Leadership Corps Training, where she was named a "Climate Leader." Through this initiative, Andrea is educating communities about climate change and building local networks of climate activists, who work in their own communities and countries demanding solutions.

Delivering a holistic, integrated approach to design is Andrea's mission. Serving as a "translator," Andrea bridges the design and communication gaps naturally occurring between A/E/C disciplines, while identifying opportunities for increased resource efficiency and sustainability through informed, holistic building systems design. Her ability to translate complex technical information to understandable and actionable strategies, and alternatives, has resulted in projects, which have achieved the highest sustainability and energy efficiency goals. Andrea is keenly aware of, and engaged in, the "energy transition" from centralized energy production to distributed, renewable, community scale energy planning, and she is passionate about the positive future this approach holds for her clients, collaborators and our collective future.

Andrea leads Integral Group's Integrated Design Services, which includes strategic sustainability consulting services for:

- high goal LEED, Net Zero and Living Building Challenge projects;
- carbon footprinting;
- energy and water master planning;
- energy and green infrastructure initiatives;
- project planning for passive survivability, adaptation and resilience.

LEADERSHIP

- Kevin Hydas
- Peter Rumsey
- Conrad Scharlau
- Jason F. McLennan

MANAGING PRINCIPALS

PRINCIPALS

- Ali Nazari
- Andrea Traber
- Bungane Mehlomakulu
- Chris Piche
- Dave Ramstie
- David Oshoway
- Eric Sotaday
- James Goodall
- J. Michael Godawa
- John Ardary
- John McDonald
- Jubin Jalil
- Kim Traber
- Kai Chen

Lisa Fay Matthessen

Sali Ranadive

Steve Wehlschlegel

Thevor Butler

Tyler Bradshaw

Vladimir Mikler

ASSOCIATE PRINCIPALS

Brian Goldsmith

Bryan Robertson

Dean Cumberbirch

Gary Rhode

Geoff McDonell

Gordon McDonald

Graham Margetta

Ivan Lee

Jamie Dabner

Jean-Sebastien Tessier

John Weale

Lane Logan

Patrick MacClenahan

Paul Chu

Paul Richards

Peter Jones

Rob Harris

Sham Chana

Simon Ebbaston

Susan Ecker



**Proposal for
Advisory Committee Support**

**for
City of Brisbane**

**Provided for
Clayton Holstine, City Manager
City of Brisbane**

50 Park Place
Brisbane, CA 94005
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October 4, 2013

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Andrea Traber
Principal, Integrated Design Services
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Approach Overview

Integral Group Inc. is pleased to provide this proposal for support to the City of Brisbane's Advisory Committee to the Brisbane Baylands project. We are pleased to provide support to the committee in its effort to define its standards, goals and key performance indicators for development of this important site in Brisbane.

Integral Group Team Qualifications

Integral Group is an interactive global network of mechanical, electrical, plumbing and energy engineers and sustainability consultants collaborating under a single deep green engineering umbrella. We specialize in the design of simple, elegant, cost-effective systems for high performance buildings and community planning.

With a staff of 250, located in ten offices across the United States, Canada, and Philippines, Integral Group is regarded as an innovative leader in building system design. Our design approach differs dramatically from traditional MEP engineering firms - unlike all of our competitors, we focus exclusively on highly energy efficient and sustainable design projects. We're the first US MEP firm to achieve 7 LEED Platinum buildings and currently have 28 LEED Platinum Certified projects, as well as 31 Net Zero and 6 Living Building Challenge projects in design and construction. We also provide energy master planning and sustainability planning at the community scale and have been involved in One Planet Living projects.

Driven to transform building practices by creating prominent examples of green buildings that are affordable and practical, Integral Group has been responsible for many key innovations in energy efficient design and analysis, including pioneering the use of chilled beams (induction diffusers), efficient outside air systems that eliminate reheat, radiant cooling systems, and low pressure drop systems in U.S. laboratories; and the use of guaranteed performance contracts for HVAC systems based solely on measured system data. Above and beyond design, one of our major areas of innovation is making green affordable.

Integral Group has paved the path for many sustainable "firsts," in the design of efficient HVAC systems for academic and commercial buildings, laboratories, cleanrooms, and data centers, domestically and internationally. Integral Group designed the world's highest scoring LEED Platinum CI, Integral Group's Deep Green Oakland office, which received 102 points; first Net Zero commercial office building, IDEAs Z Squared; first LEED Platinum rating for a laboratory in a historic building, Caltech Linde + Robinson Lab for Global Environmental Science; the first LEED Platinum pre-certified data center in the world for Advanced Data Centers; the first Net Zero Lab in the country, J. Craig Venter Institute Laboratory; the first LEED Gold microchip manufacturing plant, Texas Instruments RFAB; the high-profile greening of The Empire State Building; first radiant cooled building in India, Infosys; and currently, the team is working on what is expected to be the largest Zero Energy public building in the Nation, the Exploratorium Museum.

Our mission is to accelerate the adoption of sustainable building design moving from green and net zero buildings towards regenerative buildings that mitigate global environmental impacts and reduce ecological degradation. Our organization is designed to specifically meet the challenge of accelerating critical change in sustainable building practices. We provide comprehensive analyses that help owners prioritize energy saving potential and carbon reduction effect. Our integrated approach to building systems design allows us to enhance opportunities that nature provides, working in harmony with a building's environment to reduce its reliance on outside energy sources. www.integralgroup.com

Approach

As Kevin Hydes and I discussed in the meeting with you and Stuart Schillinger, you are looking for a team to assist the City's advisory committee to continue to develop the Key Performance Indicators related to the Sustainability Goals, developed around the One Planet Living (OPL) program, for the Brisbane Baylands development area.

Our involvement would occur at monthly meetings with support as needed between meetings. Your expectation is that this process will likely continue for approximately a year. Your next meeting is scheduled for Tuesday, September 17. As requested, this proposal includes scope of work to review the draft KPI document, provide review memo and work with the committee thru December 31, 2013.

Scope of Work

Task 1 – Advisory Committee Support

This scope of this assistance includes:

- Attending the committee meetings providing advice, examples and written review memo of the KPIs
- Presenting relevant case studies to the committee to support KPI development
- Providing technical expertise in the areas of sustainable community planning strategies, district energy, high performance building design, renewable energy and technical topics that support the KPI review
- Additional tasks that the Advisory Committee may request

Advisory Committee Support: - attendance at meetings, presentations, technical expertise

Deliverables: KPI Review Memo, additional research and presentations as may be requested

Exclusions

- building project specific engineering or consulting

Fees

The services described above will be provided on a TIME AND MATERIALS basis, by the following Project Tasks. Work will be directed by the Advisory Committee. Estimated engagement is roughly 1 year coinciding with

Task 1 Advisory Committee Support

Scope	Est. Fee
Monthly Meetings, Oct – Dec 2013	\$2,820
KPI Review Memo and Research thru Dec 2013	\$4,840
Total Labor Estimate	\$7,660
Travel to Brisbane from East Bay, mileage, tolls	\$100

Hourly Rates

Kevin Hydes, CEO	\$260
Andrea Traber, Principal	\$235
Sr. Associate	\$160
Associate	\$155
Research support	\$125 – 135

Per meeting budget includes ½ travel time.

Compensation

Compensation For Additional Services

Services which are authorized in writing by the Owner and which are outside of the Scope of Work as detailed in this Agreement shall be billed as Additional Services as a Lump Sum or on a Time and Materials basis as required. The time shall be billed according to the rate schedule in effect at the time the services are performed.

Estimates assume that work proceeds in a straightforward manner without significant scope or schedule changes, any of which will warrant a renegotiation of fees. Our proposed level of effort and related fees are sensitive to changes in the project schedule. Since such changes in schedule may require additional time and input on our part, we carefully monitor each of our projects and notify our clients of any unforeseen changes in work scope or schedule. Such changes are our basis for negotiating additional fees.

Reimbursable Expenses

Reimbursable expenses associated with a project include travel and all travel related expenses, parking, shipping, reproduction, in-house plotting of electronic files, models and mock-ups, and long distance telephone normal to the conduct of the project. Unless stated otherwise, these are billed in addition to our consulting fees. They are itemized separately and are billed at cost plus 10% handling charge.

Invoices and Payments

Invoices for consulting fees and authorized reimbursable expenses are submitted monthly. We shall indicate the fees billed for the period, reimbursable expenses and amount billed to date. For fixed fee projects we invoice on the basis of the percent of work completed. All invoices are due within 30 days of date of invoice.

Fee Proposal Estimates

Estimates and fees described in proposals reflect anticipated increases in consulting rates resulting from expected increases in salaries and inflation, and are tied to the project schedule, unless otherwise stated. Estimates and fees described in proposals are valid for a period of one month (thirty days). If this proposal has not been accepted after thirty days, these cost figures may be reviewed and revised.

Other Terms and Conditions

Mediation

In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the Client agrees that all disputes arising out of or relating to this Agreement shall be submitted to non-binding mediation in the State of California unless the parties mutually agree otherwise.

Termination

Our contract may be terminated by either party upon receipt of written notice at least seven days prior to the effective date of termination. All consulting fees and direct expenses accrued on a project as of the effective terminated date shall be paid by Client.

Use of Consultant's Documents

All documents prepared by the Consultant with regards to this Project shall be construed as instruments of the Consultant's services for use with sole respect to this Project. The Consultant shall remain the owner of these documents and shall retain all rights thereto. Any reuse of these documents without specific written authorization and adaptation by Integral Group Inc. will entitle us to further compensation and may subject the unauthorized user to legal action.

Standard of Care

In providing services under this Agreement, the Consultant will endeavor to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

Approval

Please indicate approval by signing below and returning a copy to us.

Print Name

Title

Signature

Date