

Solicitation No.:	RFQ 17-037KB
Description:	<p>Architectural Design Services for IT Closet Cooling & Environment:</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval to fund a project to perform facilities assessment, evaluation, and programming, and authorization for the Superintendent to negotiate and execute the contracts and subsequent renewals. This initial phase consists of assessing IT closets to determine specific needs and scope. The assessment, evaluation, and programming work will be performed at a flat rate of \$65,000. This proposal only includes scope associated with the creation of architecture and design documents.</p> <p><u>Background</u></p> <p>A subsequent proposal will be brought forth for Board consideration to develop design and construction specifications as well as implement engineered ventilation and air conditioning (HVAC) solutions, develop plans to properly secure IT rooms with doors, walls, badge access etc. for all IT equipment rooms that have deficient environmental conditions. The overall design and construction costs will be determined based on the findings during the assessment phase after campus visits are completed and final reports detailing work required have been completed and the specific projects authorized by FBISD.</p> <p>Through a competitive request for proposal (RFP) bidding process, PBK has been selected as the engineering and architecture firm to design and implement the HVAC solution. The selected vendor will assess all IT closets for cooling and other environmental controls like thermostat, fire suppression, air-flow, door access etc. The cost of this agreement is 6 percent of total construction. This proposal only includes scope associated with the creation of architecture and design documents. A subsequent Board agenda item will follow that consists of bid proposals for the actual construction and implementation of the plans.</p> <p>The Main Distribution Frame (MDF) and Intermediate Distribution Frame (IDF) within each campus/building provide the network access to content both internal and external to the District. The network equipment housed in the MDF/IDF relies on sufficient cooling to sustain optimal operations and life. Insufficient cooling may result in equipment failure and interruption of associated network services.</p>

The District's network runs on equipment housed in Main Distribution Frame (MDF) and Intermediate Distribution Frame (IDF) rooms on every campus and support building(s) across the District. An MDF contains the equipment to connect the building or campus back to the Administrative data center. An IDF, on the other hand, provides the connectivity to all the devices within a 300 ft. radius including computers, phones, security cameras, wireless access points and any other networked computing device.

Every campus/building has one MDF, and multiple IDFs depending upon the physical size of the campus. The District has 350 IT closets totally. While all IT equipment rooms will need to be assessed for cooling and proper environment, it is anticipated that approximately 200 will need to have the cooling redone while the remaining closets may need minor work such as adding thermostats, door access, etc.

As part of the 2014 Bond, the network refresh of the schools included two major enhancements: 1) network wireless infrastructure upgrade, and 2) network security cameras deployment at each campus. Each refreshed campus has added between 70 and 100 access-points and 75 to 150 cameras. Historically, the majority of MDFs and IDFs within FBISD campuses/buildings already operate at temperatures that exceed manufacturing recommendations for optimal operation. These devices added more power requirements and generated much more heat to our MDFs and IDFs than what the current environment can handle. The current environment, if left as is, will substantially diminishes the life of the equipment and will sustains high risk of equipment failure. According to manufacturer specifications, not relieving the overheating environment will decrease equipment life by up to 50 percent and lead to unpredictable, intermittent failures that will be highly disruptive to a campus and may not be resolved until equipment is replaced.

Some temporary measures to remediate the problems have been taken, including the placement of spot coolers in MDF/IDF closets. This is not a long-term solution. A long-term solution will require proper engineered HVAC solution to offset the current heat load generated by the equipment.

Budget

The initial effort consists of assessing IT closets to determine specific needs and scope. The assessment work will be performed at a flat rate of \$65,000.

The overall design and construction costs will be determined

	<p>during the assessment phase after campus visits are completed and final reports detailing work required have been completed and the specific projects authorized by FBISD. Only costs arising from approved projects will be considered in determining total cost. Engineering and design cost is six percent of overall cost of the project.</p>
Requested By:	Long Pham, Chief Information Officer
Vendor:	PBK Architects, Inc.
Budget Sources:	Technology Internal Service Fund
Amount:	\$65,000 one-time expenditure
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	0
Number of vendors contacted by FBISD Notification System:	210
Number of vendors downloaded the solicitation:	144, 49 Addendum #1
Number of responses received:	2
Number of "no bid" responses received:	0
Length of commitment:	Until work is complete
Last solicitation date:	N/A
Supporting documents:	Tabulation and Rubric
Disclosure under Board Policy CH, CV, or DBD (Local):	None

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SCORING OF REQUEST FOR QUALIFICATIONS
 RECEIVED JANUARY 11, 2017

Firm	Total Points (100 points Max)	Firm's Ranking Order
PBK Architects, Inc.	81.31	1
Stantec Consulting Services, Inc.	70.90	2
Pfluger Associates, LP	59.04	3
WSP USA Corporation	55.15	4
OC+A Architects	48.48	5

SCORING OF PRESENTATION/INTERVIEW AND FINANCIALS
 HELD ON MARCH 2, 2017

Firm	Interview/Presentation (90 points Max)	Financials (10 points Max)	Total Points (100 points Max)	Firm's Ranking Order
PBK Architects, Inc.	74	7.5	81.5	1
Stantec Consulting Services, Inc.	46.33	6.5	52.83	2

FINAL RANKING OF FIRMS USING A 70% WEIGHT ON REQUEST FOR QUALIFICATIONS
 AND A 30% WEIGHT ON PRESENTATION/INTERVIEW AND FINANCIALS

Firm	RFQ Score	Weight	Presentation/Interview and Financials Score	Weight	Final Score	Final Ranking Order
PBK Architects, Inc.	81.31	70%	81.5	30%	81.367	1
Stantec Consulting Services, Inc.	70.9	70%	52.83	30%	65.479	2
Pfluger Associates, LP	59.04	100%			59.04	3
WSP USA Corporation	55.15	100%			55.15	4
OC+A Architects	48.48	100%			48.48	5

Formula for combined RFQ and P&F: $(.70)RFQ + (.30)P\&F = S$
 "RFQ" is the score of the firm's Request for Qualifications
 "P&F" is the score of the firm's Presentation/Interview and Financials
 "S" is the firm's final score

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TAB	Evaluation Criteria Section Government Code 2254, CV (LEGAL)	Point System
0	COVER LETTER	Required
1	PROFESSIONAL SERVICE CHECKLIST	Required
	FIRM History / Years of experience in K-12 Organization / Location of the firm's main office Claim Resolution Engineering experience and certifications Information (Previous Projects)	7.5 2.5 2.5 2.5 15
2	MANAGEMENT STYLE AND PHILOSOPHY Work Process Current workload / Size of staff and positions Design Philosophy/ LEED / 21 st Century Environments Errors & Omissions Contract Management Warranty CSP Experience	5 5 15 2.5 2.5 2.5 5
3	FIRM REFERENCES Similar Projects References	12.5 10
4	PROJECT TEAM	7.5
5	FORMS	Required
6	SUPPLEMENTAL INFORMATION	2.5
	TOTAL	100 points