

# Business Item

Management Committee



Committee meeting date: July 23, 2025

For the Metropolitan Council: August 13, 2025

## Business Item: 2025-164

Building Controls Specialist, Contract 24P204

<b>District(s), member(s):</b>	All
<b>Policy/legal reference:</b>	FM14-2 – Expenditures for the Procurement of Goods, Services and Real Estate Policy
<b>Staff prepared/presented:</b>	Greg Kaslow, Manager Central Services, 612-207-9586 Kelly Jameson, Director of Real Estate, 651-602-1556
<b>Division/department:</b>	Regional Administration, Real Estate

### Proposed action

That the Metropolitan Council authorizes the Regional Administrator to negotiate and execute contract 24P204 with Eric Hanson Consulting for a term of three years to provide consulting services for building controls systems, on-site support of building controls systems, building control interfaces, system, integrations, and support of devices for the Council in an amount not to exceed \$729,100.

### Background

This contract will assist 390 Robert Street's Central Services Council staff in meeting goals around building controls improvements, cybersecurity, open control protocols systems, Niagara 4 supervisor, Easy IO, Sedona Framework, controls commissioning, recommissioning, controller replacements, actuator replacements, and integrations as the Council work to update their building controls. All to provide better efficiency and reliability. These control systems include HVAC controls, lighting, emergency generators, elevator monitoring, access controls, security cameras, passive occupancy devices, power monitoring, utility monitoring, and indoor air quality monitoring & control.

A Request for Proposals was issued on March 17, 2025. A pre-proposal meeting was hosted by Council staff that outlined the solicitation requirements, discussed project specifications and responded to plan holder inquiries. There were ten registered plan holders, six prime proposers, three subcontractors, one plan room, and four plan holders identified as minority, woman, veteran, small or disadvantaged business enterprises.

The Council received two proposals on May 6, 2025, to be evaluated for the consideration of award and used proposer quality, proposer qualifications, experience, price and the ability to deliver and support Council's building controls specialist's requirements as the criteria for evaluation. The evaluation panel reached consensus that the proposal submitted by Eric Hanson Consulting is the most advantageous to the Council and recommend for award.

### Rationale

The execution of a professional service contract exceeding \$500,000 requires Council approval.

### **Thrive lens analysis**

On Feb. 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Under the Thrive lens, approval of this action will help the Regional Administration Central Services department further our commitment to the Thrive outcomes by advancing Stewardship through providing a comfortable, safe, and inviting environment at a lower operating cost for the Public, Committees, and Council staff to conduct their work, meetings, and business. Sustainability by increasing operating efficiencies and reliability of our 390 Robert St campus systems. This work, we will reduce our energy consumption, carbon footprint, operating costs improving our environmental impact to the surrounding communities we serve.

### **Funding**

Included in Operating Budget.

### **Small business inclusion**

The Office of Equity and Equal Opportunity (OEEO) thoroughly reviewed this procurement for Metropolitan Council Underutilized Business (MCUB) opportunities in accordance with federal and state laws and regulations as well as contract specifications. Upon conclusion of OEEO's research and analysis, no MCUB goal was set.

