EXECUTIVE SUMMARY

Community Development

763-512-2345 / 763-512-2344 (fax)

Golden Valley City Council Meeting

November 4, 2026

Agenda Item

3D.4. Approve Professional Services Agreement with IMEG for Building Systems Commissioning for the East Fire Station

Prepared By

Chloe McGuire, Deputy Community Development Director

Summary

As part of the East Fire Station project, the City solicited competitive bids from five qualified firms for commissioning agent services. Commissioning Agents are independent, third-party specialists that focus on quality of systems prior to occupation. Three bids were received on September 22, 2026.

Following review of the bids, bidder qualifications, and scope completeness, it is recommended that the commissioning agent services scope be awarded to IMEG Corporation. IMEG Corporation submitted a base bid of $120,400.

Commissioning Agents are an important piece of a construction project. They are involved throughout the project design to fully understand the scope of the project, intent of systems, and project design. They then verify that mechanical, electrical, plumbing, technology, security, and building envelope systems are installed and operating according to design intent. IMEG provides independent building commissioning services that verify technology, security, building enclosures, mechanical, electrical, and building automation systems are installed and operating as intended. Their commissioning process confirms systems function properly at occupancy and continue to support long-term energy efficiency, indoor air quality, and operational performance.

Approval of the Professional Services Agreement will authorize IMEG Corporation to begin supporting the City by collaborating with the East Fire Station design team and providing independent third-party review of all building systems decisions, designs and associated documentation.

Financial or Budget Considerations

The proposed total value of the services agreement is $120,400.00. This amount includes the cost for commissioning of building systems, commissioning of building enclosure, and associated travel/reimbursables.

Legal Considerations

The City's Legal Department reviewed and approved the attached contract.

Equity Considerations
The new fire station will represent a major advancement in equity for the City's firefighters. The new fire station is proposed to include gender-neutral spaces, overnight areas for duty crew staff, and health and wellness areas to reduce cancer-risk in firefighters. The new fire station will also provide greater services for our community, resulting in equitable health outcomes.

Recommended Action
Motion to approve Professional Services Agreement with IMEG Corporation in the amount of $120,400.00 for Commissioning Agent Services for the East Fire Station project.

Supporting Documents
- Professional Services Agreement - IMEG Corporation
- Commissioning Services - Informational Handout

PROFESSIONAL SERVICES AGREEMENT
(ENGINEERING SERVICES)

THIS AGREEMENT is made this November 4, 2026 ("Effective Date") by and between **IMEG Corporation** a Illinois corporation with its principal office at **623 26th Avenue, Rock Island, IL 61201** ("Consultant"), and the City of Golden Valley, Minnesota, a Minnesota municipal corporation located at 7800 Golden Valley Road, Golden Valley, MN 55427 (the "City"):

RECITALS

A. Consultant is engaged in the business of providing professional commissioning consulting services.

B. The City desires to hire Consultant to provide building systems and building enclosure commissioning services for their new East Fire Station building.

C. Consultant represents that it has the professional expertise and capabilities to provide the City with the requested professional services.

D. The City desires to engage Consultant to provide the services described in this Agreement and Consultant is willing to provide such services on the terms and conditions in this Agreement.

NOW, THEREFORE, in consideration of the terms and conditions expressed in this Agreement, the City and Consultant agree as follows:

AGREEMENT

1. **Services.** Consultant agrees to provide the City with professional consulting services as described in the attached **Exhibit A** (the "Services"). **Exhibit A** shall be incorporated into this Agreement by reference. All Services shall be provided in a manner consistent with the level of care and skill ordinarily exercised by professionals currently providing similar services. Consultant may reasonably rely on information and documents provided by or through the City.

2. **Time for Completion.** Initial Services shall be completed on or before July 31, 2028 or sooner, with 10-month warranty review to follow completion of Services by approximately 10-months, provided that the parties may extend the stated deadline upon mutual written agreement. This Agreement shall remain in force and effect commencing from the effective date and continuing until the completion of the project, unless terminated by the City or amended pursuant to the Agreement.

3. **Consideration.** The City shall pay Consultant for the Services on an hourly basis and for necessary out-of-pocket expenses at the rates set forth in Consultant's fee schedule, attached hereto as **Exhibit C**. Consultant's total compensation for the Services, including hourly fees and expenses, shall not exceed **$120,400.00**. The consideration shall be for both the Services performed by Consultant and any and all expenses incurred by Consultant in performing the Services. The City shall make progress payments to Consultant on a monthly basis. Consultant shall submit statements to the City containing a detailed list of project labor and hours, rates, titles, and amounts undertaken by Consultant during the relevant billing

period. The City shall pay Consultant within thirty-five (35) days after Consultant's statements are submitted.

4. **Approvals.** Consultant shall secure the City's written approval before making any expenditures, purchases, or commitments on the City's behalf beyond those listed in the Services. The City's approval may be provided via electronic mail.

5. **Termination.** Notwithstanding any other provision herein to the contrary, this Agreement may be terminated as follows:

a. The parties, by mutual written agreement, may terminate this Agreement at any time;
b. Consultant may terminate this Agreement in the event of a breach of the Agreement by the City upon providing thirty (30) days' written notice to the City;
c. The City may terminate this Agreement at any time at its option, for any reason or no reason at all; or
d. The City may terminate this Agreement immediately upon Consultant's failure to have in force any insurance required by this Agreement.

In the event of a termination, the City shall pay Consultant for Services performed to the date of termination and for all costs or other expenses incurred prior to the date of termination.

6. **Amendments.** No amendments may be made to this Agreement except in a writing signed by both parties. The City's authorized agent, may on behalf of the City, administratively approve amendments that do not materially change the scope of work or increase the contract price. Any amendments that materially change the scope of work or increase the contract price shall require council approval.

7. **Remedies.** In the event of a termination of this Agreement by the City because of a breach by Consultant, the City may complete the Services either by itself or by contract with other persons or entities, or any combination thereof. These remedies provided to the City for breach of this Agreement by Consultant shall not be exclusive. The City shall be entitled to exercise any one or more other legal or equitable remedies available because of Consultant's breach.

8. **Records/Inspection.** Pursuant to Minnesota Statutes § 16C.05, subd. 5, Consultant agrees that the books, records, documents, and accounting procedures and practices of Consultant, that are relevant to this Agreement or transaction, are subject to examination by the City and the state auditor or legislative auditor for a minimum of six years. Consultant shall maintain such records for a minimum of six years after final payment. The parties agree that this obligation will survive the completion or termination of this Agreement.

9. **Indemnification.** To the fullest extent permitted by law, Consultant, and Consultant's successors or assigns, agree to protect, defend, indemnify, save, and hold harmless the City, its officers, officials, agents, volunteers, and employees from any and all claims; lawsuits; causes of actions of any kind, nature, or character; damages; losses; and costs, disbursements, and expenses of defending the same, including but not limited to reasonable attorneys' fees, professional services, and other technical, administrative or professional assistance to the extent resulting from or arising out of Consultant's (or its subcontractors, agents, volunteers, members, invitees, representatives, or employees) negligent performance of the duties required by or arising from this Agreement, or caused in whole or in part by any negligent act or omission or

willful misconduct by Consultant, or arising out of Consultant's failure to obtain or maintain the insurance required by this Agreement. Nothing in this Agreement shall constitute a waiver or limitation of any immunity or limitation of liability to which the City is entitled. The parties agree that these indemnification obligations shall survive the completion or termination of this Agreement.

10. **Insurance.** Consultant shall maintain reasonable insurance coverage throughout this Agreement. Consultant agrees that before any work related to the approved project can be performed, Consultant shall maintain at a minimum:

A. Workers' Compensation and Employers' Liability

1. Coverage A: Per state statute
2. Coverage B: $500,000 each accident
   $500,000 Disease – policy limit
   $500,000 Disease – each employee

B. Commercial General Liability

1. $2,000,000 General Aggregate
2. $2,000,000 Products—Completed Operations Aggregate
3. $1,000,000 Each Occurrence
4. $1,000,000 Personal Injury

C. Commercial Automobile Liability

1. $1,000,000 Combined single limit bodily injury and property damage. The Commercial Automobile Liability shall provide coverage for the following automobiles:
   i. All owned automobiles
   ii. All non-owned automobiles
   iii. All hired automobiles

D. Umbrella Liability

1. $10,000,000 Each claim
2. $10,000,000 Annual aggregate

The umbrella liability shall provide excess limits for the commercial general liability policies.

E. Professional and Pollution Incident Liability

Professional liability insurance including pollution incident liability coverage with limits in an amount of not less than:

1. $5,000,000 per claim
2. $5,000,000 annual aggregate

Consultant shall provide the City with a current certificate of insurance including the following language: "The City of Golden Valley is named as an additional insured with respect to the commercial general liability, business automobile liability and umbrella or excess liability, as required by this agreement. The umbrella or excess liability policy follows form on all underlying coverages." Such

certificate of liability insurance shall list the City as an additional insured and contain a statement that such policies of insurance shall not be canceled or amended unless 30 days' written notice is provided to the City, or 10 days' written notice in the case of non-payment.

11. **Assignment.** Neither the City nor Consultant shall assign or transfer any rights under or interest (including, but without limitation, moneys that may become due or moneys that are due) in this Agreement without the prior written consent of the other except to the extent that the effect of this limitation may be restricted by law. Any assignment in violation of this provision is null and void. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent Consultant from employing such independent consultants, associates, and subcontractors, as it may deem appropriate to assist it in the performance of the Services required by this Agreement. Any instrument in violation of this provision is null and void.

12. **Independent Contractor.** Consultant is an independent contractor. Consultant's duties shall be performed with the understanding that Consultant has special expertise as to the services which Consultant is to perform and is customarily engaged in the independent performance of the same or similar services for others. Consultant shall provide or contract for all required equipment and personnel. Consultant shall control the manner in which the services are performed; however, the nature of the Services and the results to be achieved shall be specified by the City. The parties agree that this is not a joint venture and the parties are not co-partners. Consultant is not an employee or agent of the City and has no authority to make any binding commitments or obligations on behalf of the City except to the extent expressly provided in this Agreement. All services provided by Consultant pursuant to this Agreement shall be provided by Consultant as an independent contractor and not as an employee of the City for any purpose, including but not limited to: income tax withholding, workers' compensation, unemployment compensation, FICA taxes, liability for torts and eligibility for employee benefits.

13. **Compliance with Laws.** Consultant shall exercise due professional care to comply with applicable federal, state and local laws, rules, ordinances and regulations in effect as of the date Consultant agrees to provide the Services. Consultant's guests, invitees, members, officers, officials, agents, employees, volunteers, representatives, and subcontractors shall abide by the City's policies prohibiting sexual harassment and tobacco, drug, and alcohol use as defined in the City's Respectful Work Place Policy, and Tobacco, Drug, and Alcohol Policy, as well as all other reasonable work rules, safety rules, or policies, and procedures regulating the conduct of persons on City property, at all times while performing duties pursuant to this Agreement. Consultant agrees and understands that a violation of any of these policies, procedures, or rules constitutes a breach of the Agreement and sufficient grounds for immediate termination of the Agreement by the City.

14. **Entire Agreement.** This Agreement, any attached exhibits, and any addenda signed by the parties shall constitute the entire agreement between the City and Consultant, and supersedes any other written or oral agreements between the City and Consultant. This Agreement may only be modified in a writing signed by the City and Consultant. If there is any conflict between the terms of this Agreement and the referenced or attached items, the terms of this Agreement shall prevail. If there is any conflict between this Agreement and Exhibits [A or B], the terms of this Agreement shall prevail.

15. **Third Party Rights.** The parties to this Agreement do not intend to confer any rights under this Agreement on any third party.

16. **Choice of Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the state of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be mediated with a mutually acceptable third-party neutral within 90 days of either party giving notice to the other of a dispute, controversy or claim. If such mediation is unsuccessful, the dispute, controversy, or claim shall be heard in the state or federal courts of Hennepin County, Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

17. **Conflict of Interest.** Consultant shall use reasonable care to avoid conflicts of interest and appearances of impropriety in its representation of the City. In the event of a conflict of interest, Consultant shall advise the City and either secure a waiver of the conflict, or advise the City that it will be unable to provide the requested Services.

18. **Work Products and Ownership of Documents.** All records, information, materials, and work product, including, but not limited to the completed reports, data collected from or created by the City or the City's employees or agents, raw market data, survey data, market analysis data, and any other data, work product, or reports prepared or developed in connection with the provision of the Services pursuant to this Agreement shall become the property of the City, but Consultant may retain reproductions of such records, information, materials and work product. Regardless of when such information was provided or created, Consultant agrees that it will not disclose for any purpose any information Consultant has obtained arising out of or related to this Agreement, except as authorized by the City or as required by law. Notwithstanding the foregoing, nothing in this Agreement shall grant or transfer any rights, title or interests in any intellectual property created by Consultant prior to the effective date of this Agreement; however, to the extent Consultant generates reports or recommendations for the City using proprietary processes or formulas, Consultant shall provide the City (1) factual support for such reports and recommendations; (2) a detailed explanation of the method used and data relied upon to arrive at the recommendation; and (3) a detailed explanation of the rationale behind the methodology used. All of the obligations in this paragraph shall survive the completion or termination of this Agreement. Any reuse of the records, information, materials, or work product without written verification or adaptation by Consultant will be at the City's sole risk and without liability or legal exposure to Consultant.

19. **Agreement Not Exclusive.** The City retains the right to hire other professional service providers for this or other matters, in the City's sole discretion.

20. **Data Practices Act Compliance.** Any and all data provided to Consultant, received from Consultant, created, collected, received, stored, used, maintained, or disseminated by Consultant pursuant to this Agreement shall be administered in accordance with, and is subject to the requirements of the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13. Consultant agrees to notify the City within three business days if it receives a data request from a third party. This paragraph does not create a duty on the part of Consultant to provide access to public data to the public if the public data are available from the City, except as required by the terms of this Agreement. These obligations shall survive the termination or completion of this Agreement.

21. **No Discrimination.** Consultant agrees not to discriminate in providing products and services under this Agreement on the basis of race, color, sex, creed, national origin, disability, age, sexual orientation, gender, gender identity, gender expression, status with regard to public assistance, or religion. Violation of any part of this provision may lead to immediate termination of this Agreement. Consultant agrees to comply with Americans with Disabilities Act as amended ("ADA"), section 504 of the Rehabilitation Act of 1973,

and the Minnesota Human Rights Act, Minnesota Statutes, Chapter 363A. Consultant agrees to hold harmless and indemnify the City from costs, including but not limited to damages, reasonable attorneys' fees and staff time, in any action or proceeding brought alleging a violation of these laws by Consultant or its guests, invitees, members, officers, officials, agents, employees, volunteers, representatives and subcontractors. Upon request, Consultant shall provide accommodation to allow individuals with disabilities to participate in all Services under this Agreement. Consultant agrees to utilize its own auxiliary aid or service in order to comply with ADA requirements for effective communication with individuals with disabilities.

22. **Authorized Agents.** The City's authorized agent for purposes of administration of this contract is Emily Goellner, Community & Economic Development Director, or designee. Consultant's authorized agent for purposes of administration of this contract is [insert name here], or designee who shall perform or supervise the performance of all Services.

23. **Notices.** Any notices permitted or required by this Agreement shall be deemed given when personally delivered or upon deposit in the United States mail, postage fully prepaid, certified, return receipt requested, addressed to:

CONSULTANT	**THE CITY**
IMEG Corporation	City of Golden Valley
Pablo Benitez	Emily Goellner
225 W. Washington Street, Ste 2700	7800 Golden Valley Road
Chicago, IL 60606	Golden Valley, MN 55427
Pablo.Benitez@imegcorp.com	egoellner@goldenvalleymn.gov

or such other contact information as either party may provide to the other by notice given in accordance with this provision.

24. **Waiver.** No waiver of any provision or of any breach of this Agreement shall constitute a waiver of any other provisions or any other or further breach, and no such waiver shall be effective unless made in writing and signed by an authorized representative of the party to be charged with such a waiver.

25. **Headings.** The headings contained in this Agreement have been inserted for convenience of reference only and shall in no way define, limit or affect the scope and intent of this Agreement.

26. **Payment of Subcontractors.** Consultant agrees that it must pay any subcontractor within 10 days of the Consultant's receipt of payment from the City for undisputed Services provided by the subcontractor. Consultant agrees that it must pay interest of 1-1/2 percent per month or any part of a month to the subcontractor on any undisputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of $100 or more is $10. For an unpaid balance of less than $100, the Consultant shall pay the actual penalty due to the subcontractor. A subcontractor who prevails in a civil action to collect interest penalties from Consultant must be awarded its costs and disbursements, including attorneys' fees, incurred in bringing the action.

27. **Publicity.** At the City's request, the City and Consultant shall develop language to use when discussing the Services. Consultant agrees that Consultant shall not release any publicity regarding the Services or the subject matter of this Agreement without prior consent from the City. Consultant shall not

use the City's logo or state that the City endorses its services without the City's advanced written approval.

28. **Severability.** In the event that any provision of this Agreement shall be illegal or otherwise unenforceable, such provision shall be severed, and the balance of the Agreement shall continue in full force and effect.

29. **Signatory.** Each person executing this Agreement ("Signatory") represents and warrants that they are duly authorized to sign on behalf of their respective organization. In the event Consultant did not authorize the Signatory to sign on its behalf, the Signatory agrees to assume responsibility for the duties and liability of Consultant, described in this Agreement, personally.

30. **Counterparts and Electronic Communication.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. This Agreement may be transmitted by electronic mail in portable document format ("pdf") and signatures appearing on electronic mail instruments shall be treated as original signatures.

31. **Recitals.** The City and Consultant agree that the Recitals are true and correct and are fully incorporated into this Agreement.

IN WITNESS WHEREOF, the City and Consultant have caused this Professional Services Agreement to be executed by their duly authorized representatives in duplicate on the respective dates indicated below.

IMEG CORPORATION:

By: _____
Pablo Benitez, Client Executive

CITY OF GOLDEN VALLEY:

By: _____
Roslyn Harmon, Mayor

By: _____
Noah Schuchman, City Manager

EXHIBIT A
SCOPE OF SERVICES

Compliance with the following:

- Minnesota B3 Sustainable Building Guidelines
- Minnesota Sustainable Building 2030 (SB 2030) Energy Standard
- Minnesota State Building and Energy Codes
- Owner Project Requirements (OPR)

Systems to be commissioned:

Mechanical / HVAC / Controls

- Heating, ventilation, air-conditioning, and building automation systems
- Ground source heat pump systems
- Mechanical controls and sequences
- Indoor air quality elements and systems

Electrical

- Normal electrical distribution, panels, and feeders
- Lighting and lighting controls (including daylighting controls)
- Emergency power

Energy Systems

- Renewable energy systems

Plumbing

- Domestic hot water systems, pumps, and controls

Building Envelope

- Thermal, Air and Moisture barrier continuity
- Exterior wall assemblies
- Fenestrations / Glazing / Curtainwall
- Roofing and waterproofing systems
- Critical transitions and interfaces

<u>Design Phase</u>

a. Develop Cx / BECx plan(s) for the project including a list of team members, their roles and responsibilities within the process, a list of systems to be commissioned, and a detailed schedule for functional performance testing.
b. Plan, facilitate, and document a design phase commissioning kickoff meeting to explain Cx / BECx team obligations for the design phase commissioning process.
c. Consultant(s) shall comply with sections listed in Section 6, Appendix D of ASHRAE 202-2013.
d. Provide B3 predesign/commissioning documentation support.

e. Review energy model progress toward SB 2030 goals.
f. Review and provide written comments on the Owner's Project Requirements document as developed by the design consultant; assess systems' design and installation against these criteria and identify any deviations as they present themselves.
g. Attend design phase meetings (typically conducted biweekly via web interface) throughout the design phase.
h. Conduct commissioning reviews of Design Development and Construction Document bid packages. Early bid packages may be required due to long lead time equipment.
i. Plan, facilitate, and document design review meetings at post-DD, post-CD, and post-addendum to review the status of key review comments with the Cx / BECx teams.
j. Develop a commissioning specification to be included in the project documents.

Construction Phase

a. Plan, facilitate, and document a construction phase commissioning kickoff meeting to explain Cx / BECx teams' obligations to the Cx / BECx processes during the construction and warranty phases.
b. Coordinate with the construction manager to integrate commissioning-related milestones into the master construction schedule.
c. Attend construction phase meetings throughout the construction phase.
d. Plan, facilitate, and document monthly Cx / BECx meetings to review the status of Cx / BECx related actions with the Cx / BECx team.
e. Attend and participate in pre-installation meetings for critical systems.
f. Review building enclosure and systems submittals for items to be commissioned and provide comments to the design team for consideration.
g. Conduct monthly site observations while construction of systems to be commissioned is occurring; provide a written report of observations and recommendations following each visit.
h. Witness field performance testing as applicable to the project. Provide recommendations to team on tests to be performed if not specified. For your proposal, note the number of tests included for witnessing. **Fire Station Operational Systems:** Commissioning shall specifically verify operational sequences and interlocks associated with apparatus bay ventilation, vehicle exhaust systems, pressure differential from occupied spaces to garage, CO/NO_2 detection, make-up air, overhead doors, emergency power, generator systems, occupied/living areas, and other systems identified as critical to emergency response operations.
i. Review construction documentation for impacts to OPR and commissioning scope as they become available.
j. Develop detailed construction checklists, including all vendors start up information along with required testing reports to document contractor's readiness for functional performance testing. Provide checklists for each system to be commissioned; provide access to final construction checklists to Cx / BECx team for execution at least 4 weeks prior to the associated scheduled test.
k. Develop functional performance test procedures to document function and performance of systems to be commissioned; provide access to test procedures to Cx team for reference at least 4 weeks prior to the associated scheduled test.
l. Develop a list of recommended trend logs (including data collection intervals for each) to be set up by the temperature controls contractor.

m. Review the test & balance report for compliance with the construction documents; provide comments to the design team for consideration.
n. Spot-checking of random sample(s) of the test and balance report readings and provide a report of findings.
o. HVAC system functional testing and sequence verification. Verify system components are wired and mapped to the building automation system correctly and verify all system components are controlled to accomplish the intent of the control sequences. Testing shall include but not be limited to:
    i. 100% point to point verification of all HVAC component operations
    ii. 100% verification of sequences of control
    iii. 100% alarm verification
    iv. 100% graphic representation accuracy
p. Maintain a list of deficiencies to be corrected by the contractor; track the completion of corrective actions and retest all corrected work to verify adequate function and performance.
q. Collect contractor training records for each system to be commissioned as a record of training completion.
r. Review the contractor's final O&M manuals to confirm that all systems/equipment within the commissioning scope is represented and that the O&M information applies to the equipment installed.
s. Review and comment on as-built controls shop drawings for accuracy following all functional performance testing, corrective actions, and retesting.
t. Cx / BECx consultant(s) to attend and participate in 10-month post occupancy review.
u. Development of final commissioning report(s).

EXHIBIT B
LOCATION OF WORK



EXHIBIT C
FEE SCHEDULE

BUILDING SYSTEMS / MEP COMMISSIONING			
Phase	**Fixed Fee**	**Other Costs**	**Total**
1a. Design Phase	$11,500	$0	$11,500
2a. Construction Phase	$38,000	$0	$38,000
3a. Warranty Phase	$5,000	$0	$5,000
Total	$54,500	$0	**$54,500**

BUILDING ENCLOSURE COMMISSIONING			
Phase	**Fixed Fee**	**Other Costs**	**Total**
1a. Design Phase	$14,600	$0	$14,600
2a. Construction Phase	$45,000	$0	$45,000
3a. Warranty Phase	$6,300	$0	$6,300
Total	$65,900	$0	**$65,900**

Total	**$120,400.00**



Commissioning

BUILDING PERFORMANCE

IMEG

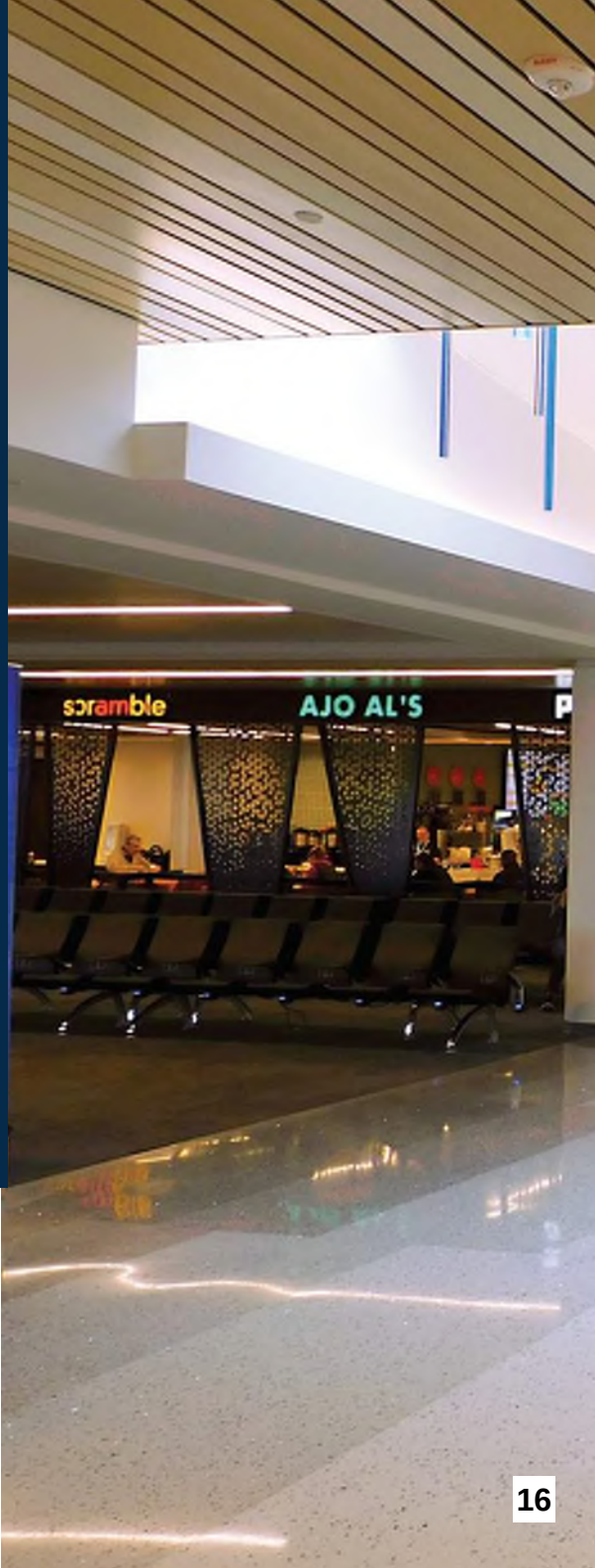
The **FUTURE**. Built **Smarter**.

IMEG is the leading U.S.-based engineering design & consulting firm that delivers that rare combination — the broad expertise of a national leader with the personal relationships and deep collaboration of a local firm.

We are employee-owned and results-driven with a passion for transforming environments and communities through high-performance design and infrastructure.

IMEG

The **FUTURE.** Built **Smarter.**



CLICK ON IMAGES TO LEARN MORE



Phoenix Sky Harbor International Airport | Phoenix, AZ
700,000-sf terminal modernization
2020 ENR Best Projects Award of Merit

Differentiating through Dedication & Depth of Resources

IMEG's strength is the breadth and depth of expertise our team offers, and the body of knowledge that comes with being part of one of the largest engineering firms in the country. Our dedicated commissioning authorities can collaborate with and challenge any design or construction partner in the industry on an equal footing.

We believe our combined experience in commissioning and design provides owners considerable resources most other firms cannot match.

In addition to professional engineering licenses, our staff hold the following certifications: CxA, QCxP, CEM, CEA, BEP, CBCP, CPT, and ASHRAE BCxP and BEAP. Our team's BEAP certified professionals can provide valuable input from concepts to final closeout to ensure your building meets your energy performance goals.



Texas Public Radio - Alameda Theater, San Antonio, TX



Olathe School District, Olathe, KS



Hipolito F. Garcia Federal Building | San Antonio, TX
300,000-sf historic renovation, preservation, and modernization
LEED Platinum

CLICK ON IMAGES TO LEARN MORE



University of Chicago Rubenstein Forum | Chicago, IL
100,000-sf new conference center
LEED Gold

CLICK ON IMAGES TO LEARN MORE

Integrating Early to Safeguard System Performance



Dignity Health Mercy Gilbert Women's and Children's Tower, Gilbert, AZ



Gateway Tower & Four Seasons Hotel, Minneapolis, MN

Our commissioning authorities integrate early in the planning and design process to ensure energy and operational system performance for **new**, **renovated**, and **retro-commissioned** buildings.

We bring extensive design and field experience to our commissioning approach along with other key differentiators:

- Dedicated Cx staff
- Full-service engineering firm support
- Cx Alloy
- Functional performance tests
- Functional testing on site
- Fault Detection Diagnostics

IMEG works to be proactive and positive team players, from concept to consumption, providing true value to a project and ensuring a successful outcome for everyone.



SSM Saint Louis University Hospital | St. Louis, MO
1,150,000-sf healthcare campus renewal

CLICK ON IMAGES TO LEARN MORE

Delivering Commissioning & Building Performance Expertise


Argonne National Laboratory, Chicago, IL



University of Utah, Salt Lake City, UT

IMEG's commissioning team understands the fundamentals of the operation of building systems. So when something isn't working, we can help find the ultimate solution.

Our services and expertise includes:

- Commissioning (Cx)
- Retro Commissioning (RCx)
- Monitoring-based Commissioning (MBCx)
- LEED Fundamental Commissioning
- LEED Enhanced Commissioning
- IECC Commissioning
- Integration Support
- Building Automation Systems (BAS)
- Computerized Maintenance Management Systems
- Building Information Modeling (BIM)
- System Design Peer Review
- Operational & Maintenance Training
- Energy Modeling
- Energy Audits
- Utility Analytics
- Facility Optimization

Customized and Data-Focused to Meet a Building's Unique Needs

Every building and system is unique. IMEG's functional performance tests are custom-written for each project and based on data, as opposed to simple pass/fail tests. We are on site and present for functional testing to lend our expertise in troubleshooting and optimizing system operation.

We record set points and operating conditions in our testing, providing data-rich test reports and systems manuals for use by facility operators.


Gustavus Adolphus College Lund Center, St. Peter, MN

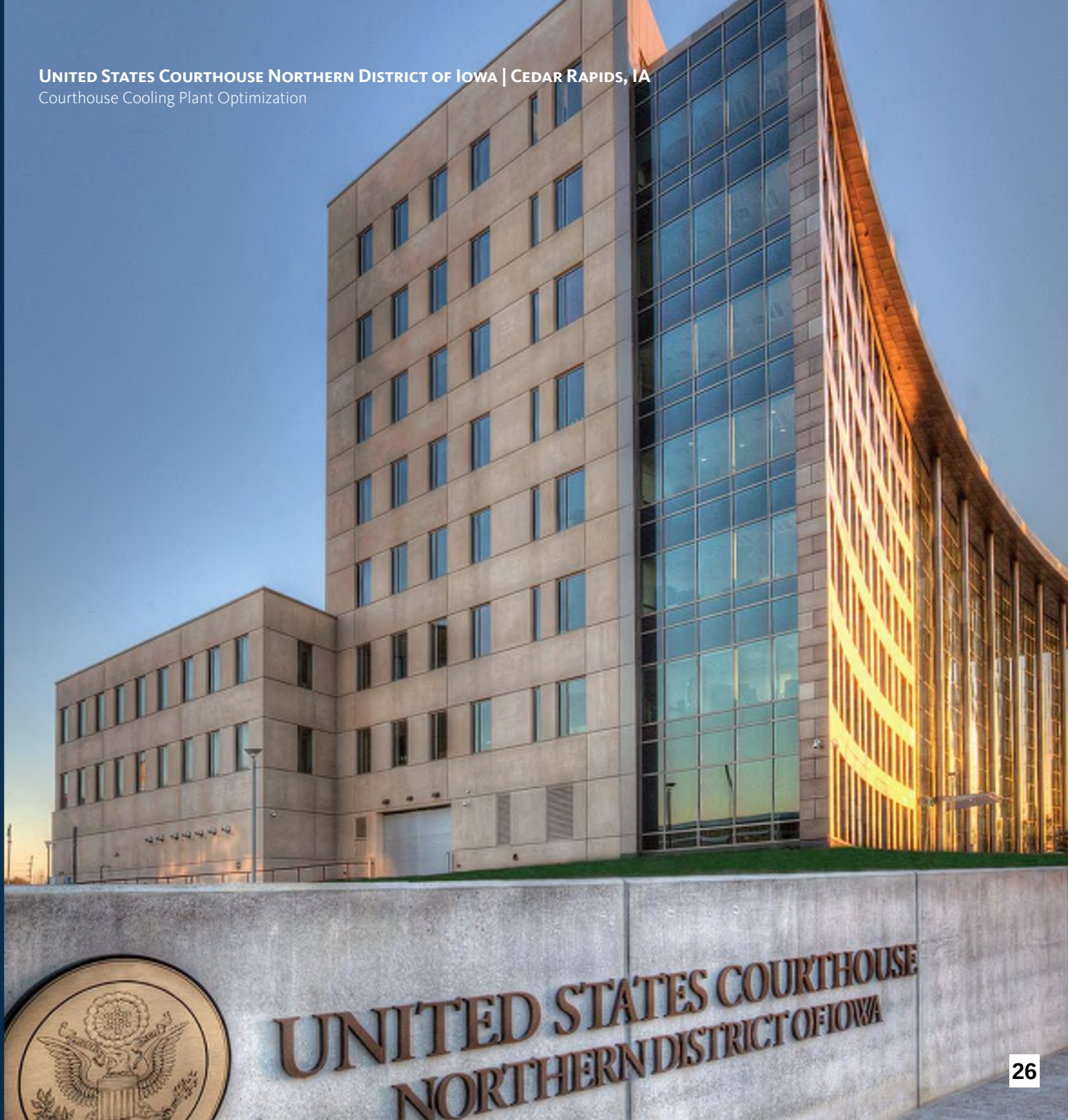

Bayer Technology Building, Chesterfield, MO





Essex on the Park | Chicago, IL
170,000-sf new, 56-story hotel

CLICK ON IMAGES TO LEARN MORE

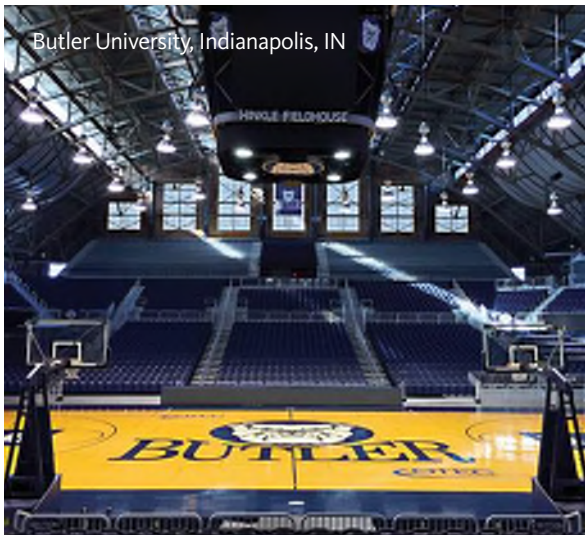


United States Courthouse Northern District of Iowa | Cedar Rapids, IA
Courthouse Cooling Plant Optimization

CLICK ON IMAGES TO LEARN MORE

Evaluating Facilities to Lower Existing Operating Costs


Vermeer Corporation, Pella, IA



Butler University, Indianapolis, IN

The commissioning process ensures systems are designed, installed, functionally tested, and capable of being operated and maintained according to the owner's operational needs. Retro-commissioning is the same systematic process applied to existing buildings that have never been commissioned to ensure their systems are operated and maintained according to the owner's needs.

Building owners, managers, staff, and tenants all stand to gain from the retro-commissioning process.

It can lower building operating costs by reducing demand, energy consumption, and time spent by management or staff responding to complaints. It can also increase equipment life and improve occupant satisfaction by increasing comfort and safety. IMEG's retro-commissioning approach includes planning, investigation and analysis, and then execution of solutions.

Maximizing Performance through Monitoring-Based Commissioning

IMEG is able to work with multiple fault detection diagnostics software providers post occupancy to implement ongoing commissioning and building performance measurement. This analytics software turns thousands of data points into actionable, understandable, and energy-saving information.

IMEG monitors the building systems to maintain peak efficiency throughout the initial phase of a building's life. This can then be continued by IMEG or handed off to facilities personnel for ongoing savings.



Valent Biosciences Research Center, Libertyville, IL



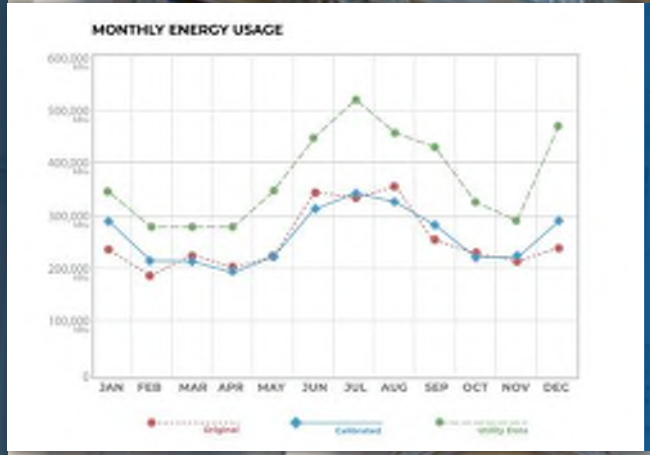
National Geospacial Intelligence Agency, Arnold, MO





Colorado Department of Transporation | Denver, CO
2,100,000-sf new construction
LEED Gold

CLICK ON IMAGES TO LEARN MORE



IMEG completed post-occupancy performance evaluation after a major renovation of a higher education engineering building. The project had replaced legacy systems with a chilled beam/DOAS system. After monitoring showed higher-than-expected energy use every month of the year post renovation, system-level analysis revealed that heating and cooling were not operating as expected. Further evaluation revealed a DOAS heating valve was incorrectly commanded 100% open (without causing noticeable comfort issues). This was quickly and easily corrected at no cost to the owner. A simple, zero-cost heating valve correction saved the owner $24,000 per year in energy costs.

Iowa State University | Ames, IA
65,000-sf College of Engineering Renovation
LEED Gold

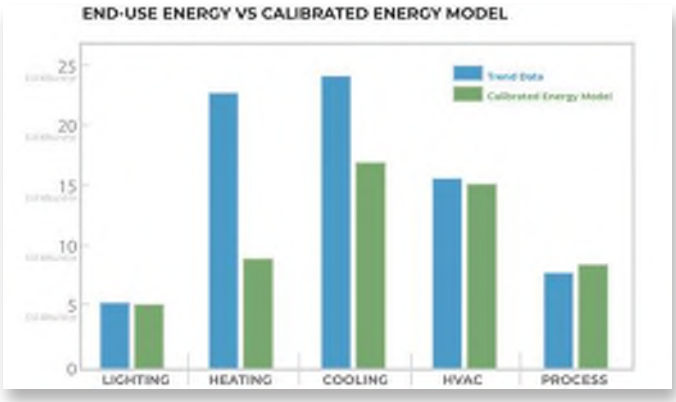
CLICK ON IMAGES TO LEARN MORE



Outcome-Based Approach from Concept to Consumption

It's an unfortunate reality that efficiently designed buildings often use more energy than they were intended to use – sometimes substantially more. Subpar building performance can occur for numerous reasons and can be set in motion at any point from day one of planning all the way through design, construction, and operation. Failure to establish an energy goal, an absence of commissioning, an unprepared facility staff, faulty equipment, incorrect installation, a lack of measurement and verification – all of these pitfalls and more can lead to systems operating inefficiently, difficult-to-trace issues, and, ultimately, added energy costs.

IMEG's holistic project oversight method protects an efficiently designed building from the many shortcomings that can lead to poor performance – thereby reducing the financial risk for owners who invest in high-performance design.



Putting People at the Center of Innovation

We believe in a future built smarter, safer, and more sustainable. We are a culture of ownership and people-centered engineering. We empower team members to think beyond what's possible — transforming environments and communities through high-performance design and infrastructure.



We are 100% employee-owned and know that our incredible team is our biggest asset.



For us, people-centered engineering is about more than the people we serve — it's representative of the engaged employee culture we've worked hard to create.

We believe in investing in our people and provide an environment of infinite growth. We take pride in our commitment to being a great place to work through continuous training, flexibility, and community impact. We reward innovation and hard work, and we have fun. After all, that's the whole reason we're drawn to people-centered engineering: everyone wins!



#WeAre IMEG



University of Wisconsin Health System | Madison, WI
450,000-sf new central plant and hospital commissioning

Scan or click for IMEG locations

CLICK ON IMAGES TO LEARN MORE

Building Design:
Engineering & Planning
Structural Engineering
MEP / FP Engineering
Technology Design
Security Design & Engineering
Acoustics & Noise Control
Architectural Lighting
Medical Equipment Planning
Parking Design & Planning

Sustainability & Energy Solutions
Daylighting
Decarbonization Planning
CFD
Energy Modeling
Embodied Carbon Services
LEED, WELL, PHIUS Certification
Net Zero Consulting
Rapid Performance Modeling
Renewable Energy Assessments
Total Carbon Analysis

Building Performance
Commissioning
Retro-Commissioning
Monitored-based Commissioning
Building Performance Optimization

Process Engineering
Automation & Controls
Chemical Process
Silo Inspection & Design
Bulk Processing

Infrastructure:
Design & Planning
Civil / Municipal Engineering
Land Surveying & Development
Transportation Engineering
Bridge Design & Inspection
Water / Wastewater Engineering
Environmental Services
Wetland Delineation & Mitigation
Materials Testing & Inspection
Construction Observation
Bathymetric Surveys
GIS Planning & Implementation
Subsurface Utility Engineering
Reality Capture Services

Urban Design, Planning, & Engagement
Transportation Planning
Urban Design
Landscape Architecture
Site Planning
Environmental Planning
Environmental Permitting & Design Support
Community Planning
Engagement
Strategic Advisory Services

Consulting & Advisory Services
Building Intelligence & Integration
Technology Advisory Services
Healthcare Information Technology
Security Design Consulting & CPTED
Lighting Procurement

IMEG
The **FUTURE.** Built **Smarter.**