





<div style="text-align: center;"> A U S T I N C I T Y C O U N C I L AGENDA </div> <div style="display: flex; justify-content: space-around;">     </div>				
Recommendation for Council Action (Purchasing)				
Austin City Council	Item ID:	22218	Agenda Number	
Meeting Date:	March 7, 2013			
Department:	Purchasing			
Subject				
<p>Authorize award and execution of a 12-month requirements service agreement with ABM BUILDING & ENERGY SOLUTIONS to provide electric vehicle charging station maintenance for an estimated amount not to exceed \$70,000, with one 12-month extension option for an estimated amount not to exceed \$70,000, for a total estimated contract amount not to exceed \$140,000.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$40,833 is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy. Funding for the remaining five months of the original contract period and extension option is contingent upon available funding in future budgets.</p>				
Fiscal Note				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
Purchasing Language:	Sole Source.			
Prior Council Action:				
For More Information:	Terry Nicholson, Sr. Buyer, 512-322-6586			
Boards and Commission Action:	Recommended by the Resource Management Commission; to be reviewed by the Electric Utility Commission on February 25, 2013.			
MBE / WBE:	This contract will be awarded in compliance with Chapter 2-9C of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.			
Related Items:				
Additional Backup Information				
<p>This agreement with ABM Building & Energy Solutions, Austin, Texas, will provide maintenance support for current and future electric vehicle charging stations in the Plug-In EVerywhere network. The City currently owns 113 charging stations located in 38 privately-owned and 19 City-owned properties within the Austin Energy (AE) service area. Most of these properties include more than one charging station. Additional stations are planned for installation during the contract term.</p> <p>Charging stations are currently located at City Hall, Palmer Events Center, Austin Convention Center, One Texas Center, several AE facilities, several branch libraries and parks and recreation centers, Fleet Services facilities, Austin Community College campuses, National Instruments, Dell Children's Medical Center, three HEBs, four Wal-Marts, and many others. The City-owned stations are open to public use.</p>				

The contract for City-owned stations includes preventative maintenance, standard repairs and emergency services. The contract for privately-owned stations includes preventative maintenance and the City will be reimbursed for the cost of this service. Repairs and emergency services for privately-owned stations are at the expense of the station owner.

DRAFT

**CITY OF AUSTIN
PURCHASING OFFICE
SOLICITATION NO. IFB-BV TVN0025**

The following locations have existing charging stations.

	Business	# Stations	Address	Zip
1	Pearson Education	2	905 West Howard Lane	78753
2	St David's Episcopal Church	2	301 E. 8th Street	78701
3	Rockwood Village	2	8620 Burnet Road	78757
4	M Station Housing	1	2906 E. MLK Blvd.	78702
5	Chase Escalade	1	4301 Westbank Drive	78746
6	Hill Country Galleria	2	12700 Hill Country Blvd	78738
7	Wyndham Garden Hotel	1	3401 S. IH 35	78741
8	AMLI on 2nd	2	421 W. 3rd Street	78701
9	Denny's Lakeline	2	10930 Lakeline Mall Drive	78717
10	Denny's North	2	13200 N IH 35 SR SB	78753
11	Morrison Supply	2	8210 Springdale Road	78724
12	ACC Eastview	2	3401 Webberville Road	78702
13	ACC Highland	2	5930 Middle Fiskville Road	78752
14	ACC Northridge	2	11928 Stonehollow Drive	78758
15	ACC Pinnacle	2	7748 Hwy 290 West	78736
16	ACC Rio Grande	2	1212 Rio Grande	78701
17	ACC Riverside	2	1020 Grove Blvd	78741
18	ACC South Austin	2	1820 Stassney Lane	78745
19	ACC Service Center	2	9101 Tuscany Way	78754
20	Dell Children's Medical Center	3	4900 Mueller Blvd	78723
21	Walmart #1 North	2	13000IH 35 North	78753
22	Sam's Club -- 290	2	4970 Hwy 290 West	78735
23	Walmart -- Anderson	2	2525 West Anderson Lane	78757
24	Walmart -- 620	2	13201 FM 620 Rd North	78717
25	Walmart -- 290	2	5017 US Hwy 290 West	78735
26	Research Park Plaza	1	12301 Research Blvd	78759
27	Lost Parrot Cabins	1	15116 Storm Drive	78734
28	Central Market North	1	4001 N. Lamar Blvd	78756
29	Central Market South	1	4521 Westgate Blvd	78745
30	HEB -- Hancock Center	1	1000 E. 41st Street	78751
31	HEB -- South Congress	1	2400 S. Congress Ave.	78704
32	HEB -- Brodie	1	6900 Brodie Ln.	78745
33	AIISD -- Burger Activity Center	1	3200 Jones Road	78745
34	Gables Pressler	2	507 Pressler Drive	78703
35	Gables Park Plaza	2	115 Sandra Muraida Way	78709
36	Gables 5th Street Commons	2	1611 West 5th Street,	78703
37	LifeWorks	2	835 North Pleasant Valley	78704
38	AE Town Lake Center	2	721 Barton Springs Road	78704

**CITY OF AUSTIN
PURCHASING OFFICE
SOLICITATION NO. IFB-BV TVN0025**

	Business		Address	Zip
39	One Texas Center	3	505 Barton Springs Road	78704
40	City Hall	2	301 West 2nd Street	78701
41	Technicenter	3	4201 Ed Bluestein Blvd	78721
42	Rutherford	3	1520 Rutherford Lane.	78748
43	Zilker Park Bathhouse	2	2100 Barton Springs Road	78704
44	Zilker Park Polo Field	2	2310 1/2 Andrew Zilker Rd	78704
45	Dittmar Recreation Center	2	1009 1/2 West Dittmar Rd.	78748
46	Rosewood Park	2	1182 Pleasant Valley Road	78702
47	Walnut Creek Park	2	12138 North Lamar Blvd	78753
48	MACC	2	600 River Street	78701
49	Northwest Recreation Center	4	2913 Northland Drive	78731
50	Hampton Branch Library	2	5125 Convict Hill Road	78749
51	Howson Branch Library	2	2500 Exposition Blvd	78703
52	Milwood Branch Library	2	12500 Amherst Drive	78727
53	Mabel Davis Park	4	3427 Parker Lane	78741
54	Convention Center	3	201 East 2nd Street	78701
55	Palmer Event Center	3	900 Barton Springs Road	78704
56	Animal Services Center	2	7201 Levander Loop	78702
57	COA Fleet Services	9	1520 Rutherford Ln.	78748
58	COA Fleet Services	4	505 Barton Springs Road	78704
59	COA Fleet Services	3	2001 E. 5 th Street	78701
60	COA Fleet Services	3	4201 Ed Bluestein Blvd.	78721
61	COA Fleet Services	2	4411 Meinardus Drive	78744
62	COA Fleet Services	8	625 E. 10 th Street	78701
63	COA Fleet Services	2	812 Springdale Road	78702
64	COA Fleet Services	2	1501 Toomey Rd	78704
65	National Instruments	2	11500 N. Mopac	78759
67	Lance Armstrong	1	2201 East 6 th St.	78702
68	AXO Group LLC	1	901 East 7 th Street	78702
69	TGI-Barton Oaks	1	901 South Mopac	78746
70	COA Neighborhood Housing	1	1000 East 11 th Street	78702



Recommendation for Council Action

Austin City Council	Item ID		Agenda Number	
Meeting Date:	03/07/2013		Department:	Austin Energy
Subject				
<p>Authorize negotiation and execution of a two-year interlocal agreement with the Alamo Area Council of Governments for assistance in establishing the Central Texas Fuel Independence Project to reduce barriers to the widespread use of cleaner, domestic, and more secure alternative fuels and renewable fuel vehicles in the Austin and San Antonio region, for a total amount not to exceed \$180,000.</p>				
Amount and Source of Funding				
<p>Funding is available in the Fiscal Year 2012-2013 Operating Budget Special Revenue Fund of Austin Energy using previously approved grant funding from the Department of Energy. The project period is from February 2, 2013 to January 31, 2014.</p>				
Fiscal Note				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
Purchasing Language:				
Prior Council Action:	September 12, 2012 – Approved Ordinance 20120910-001 adopting the Operating Budget for Fiscal Year 2012-2013 including \$500,000 in grant funds from the Department of Energy.			
For More Information:	Jeff Vice 322-6087; Karl Popham 505-3714.			
Boards and Commission Action:	Recommended by the Resource Management Commission; to be reviewed by the Electric Utility Commission on February 25, 2013.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>The proposed two-year interlocal agreement will authorize Austin Energy to appropriate \$180,000 in funds to the Alamo Area Council of Governments (AACOG) for assistance in establishing the Central Texas Fuel Independence Project to reduce barriers to the widespread use of cleaner, domestic, and more secure alternative fuels and renewable fuel-vehicles in the Austin and San Antonio region. In 2012, Austin Energy received a \$500,000 grant from the Department of Energy's National Renewable Energy Laboratory for implementation initiatives to advance the alternative fuels market. City Council approved acceptance of the grant during the Fiscal Year 2012-2013 Budget adoption process.</p> <p>The proposed agreement with AACOG will provide alternative fueling infrastructure procurement options, safety training for electricity and natural gas vehicles, workshops to educate potential alternative-fuel fleet users, and training seminars for multi-family housing and workplace charging.</p>				

Primary benefits of this project include:

1. Continuation, implementation and expansion of the Texas River Cities (TRC) Electric Vehicle Initiative, on which City Council received a staff briefing on December 17, 2012;
2. Creation of a centralized consumer, government, utility, and business information resource on a regional alternative-fuel infrastructure including status reports, meeting activities, and expenditures along with shared lessons learned in a final report at the completion of the project to be available on the Austin Energy website;
3. Supporting activities of the Alamo Area Clean Cities Organization, enabling them to better execute on their mission as the primary vehicle for training and education supporting a transition away from oil as the primary transportation fuel source;
4. Supporting local climate protection plans, such as our own Resource, Generation and Climate Protection Plan to 2020 and the San Antonio Mission Verde Plan, and lower emissions in the Fuel Independence Project region, a region on the verge of falling into clean air non-attainment;
5. Sharing expertise and resources with the Alamo Area Clean Cities Organization in order to efficiently provide power and vehicle services to the Austin/San Antonio area.

AACOG in partnership with Alamo Area Clean Cities Coalition has extensive experience working with fleets, fuel providers, vehicle manufacturers, utilities, city officials, and the public to promote alternative fuels, introduce petroleum displacement strategies, and educate the community on safer, cleaner burning fuel. AACOG will dedicate staff time to execute deliverables related to safety trainings, dealership trainings, shared infrastructure trainings, and outreach initiatives related to natural gas vehicles. They will also dedicate a portion of the Clean Cities coordinator staff time for project oversight, staff management, and development of materials. In addition, AACOG will dedicate staff time to run events and outreach. Their staff will work with the Clean Cities Coordinator and other Clean Cities partners to achieve the deliverables of the project. AACOG will execute Clean Cities trainings and events throughout the project region as needed. Austin Energy plans to hire a full-time temporary staff person for the duration of the project to serve as the primary contact for the Fuel Independence Project, conducting a great amount of active outreach. Austin Energy will coordinate the effort, support training and outreach and marketing, and ensure the project stays on schedule.

In addition, AACOG will leverage existing Clean Cities strategies and resources to include: hosting alternative-fuel vehicle specific workshops, facilitating first-responder training, promoting the use of these vehicles, and building key partnerships in the community. All efforts outlined in the grant align with the overall goal of the Clean Cities program to reduce petroleum consumption and increase energy security. The Clean Cities program will have the opportunity to increase their effectiveness in the Central Texas region by being able to reach out to a broader audience, develop new collaborations with future stakeholders and foster existing ones, and increase the awareness of alternative fuels and vehicles in Texas.

The Central Texas Fuel Independence Project region, which includes nearly four million people, is uniquely positioned in Texas for its commitment to innovative electric and natural gas utilities, and enjoys abundant natural gas and renewable electricity resources. Utilities in this region are well-situated to sustainably harvest these resources and facilitate provision of alternative fuel supplies and infrastructure to support the commercialization of alternative-fuel vehicles. These utilities, in direct collaboration with local governments, Clean Cities organizations, and industry advisors, will facilitate a clear path to market for alternative-fuel vehicle infrastructure.



M E M O R A N D U M

TO: The Electric Utility Commission and the Resource Management Commission

FROM: Karl Popham, Manager, Electric Vehicles & Emerging Technologies

DATE: February 14, 2013

SUBJECT: Central Texas Fuel Independence Project - Interagency Agreement

The Central Texas Fuel Independence Project expands and supports implementation of the Texas River Cities (TRC) Plug-In Electric Vehicle Initiative. The full 500+ page TRC report can be viewed online at www.texasrivercities.com.

The purpose of the Central Texas Fuel Independence Project is to engage existing Central Texas TRC Plug-In Electric Vehicle partners while adding natural gas stakeholders to the alternative-fuels program. Specifically, this interagency agreement with the Alamo Area Council of Governments (AACOG) will provide alternative fueling infrastructure procurement options, safety training for electricity and natural gas vehicles, host workshops to educate potential alternative-fuel fleet users, training seminars for multi-family housing, and workplace charging.

The agreement with AACOG is scheduled for City Council consideration on March 7, 2013. Funding was provided by the City Council-approved Department of Energy grant #DOE-EE-0006078.

Questions or comments may be directed to Karl Popham at karl.popham@austinenergy.com or (512) 505-3714.

cc: Richard Morgan, Manager, Green Building & Sustainability
Debbie Kimberly, Vice-President, Distributed Energy Services



Recommendation for Council Action

Austin City Council	Item ID	22453	Agenda Number	
Meeting Date:	3/7/2013		Department:	Austin Energy
Subject				
<p>Approve issuance of a rebate to SCI Austin Lights Forest Fund LLC for performing duct diagnostics and improvements at the Austin City Lights Apartments located at 501 E. Stassney Lane, Austin, Texas, in an amount not to exceed \$98,123.</p>				
Amount and Source of Funding				
<p>Funding is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy.</p>				
Fiscal Note				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
Purchasing Language:				
Prior Council Action:				
For More Information:	Jeff Vice 322-6087, Debbie Kimberly 322-6327, Fred Yebra, P.E. 482-5305.			
Boards and Commission Action:	Recommended by the Resource Management Commission; to be reviewed by the Electric Utility Commission on February 25, 2013.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Austin Energy requests authorization to issue a rebate to SCI Austin Lights Forest Fund LLC in an amount not to exceed \$98,123 for performing duct diagnostics and improvements at the Austin City Lights Apartments in accordance with the City of Austin's Multi-Family Rebate Program guidelines. This program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to 2020, approved in April 2010 by City Council, designed to reduce local air pollution through energy conservation, to reduce peak demand, and to assist customers in reducing electric consumption.</p> <p>The Austin City Lights Apartments are located at 501 E. Stassney Lane, Austin, Texas 78745. The property comprises 17 buildings containing 352 apartment units with 370,602 square feet of conditioned space. The demand (kW) savings associated with this energy efficiency duct sealing project is estimated at 180 kW, at a program cost of \$545 per kW saved. The avoided kilowatt hours (kWh), estimated at 270,169 kWh per year, represent a major benefit to the local environment. This project will result in the following air pollutants from being produced and emitted: 162.2 metric tons of Carbon Dioxide (CO₂), 0.113 metric tons of Nitrogen Oxides (NO_x), and 0.102 metric tons of Sulfur Dioxide (SO₂).</p> <p>In addition to the reduction in pollutants, the project savings are equivalent to an estimated 364,237 vehicle miles traveled, the removal of 31.1 cars from our roadways, or the planting of 4,168 trees or 208 acres of forest in Austin's parks.</p>				

RCA PROJECT FACT SHEET

Customer Name: Austin City Lights Apartments
Property Owner: SCI Austin Lights Forest Fund LLC
Property Management Company: Internacional Realty

File Number: 719

Facility Address: 501 E. Stassney Lane, Austin, TX 78745

Customer Contact: Erica Brennan

Estimated Rebate: Not to exceed \$98,123

Equipment Installed: Duct Diagnostics & Improvement Program – Uncased
 Fancoils & Upflows

Demand Savings: 180 kW – estimated

KWh Savings: 270,169 kWh - estimated

Cost per kW: \$545


Project Cost: \$109,025

- *The rebate for Multifamily Duct Diagnostic & Improvements equal to 90% of the project's total cost to provide this service.*
- *This energy efficiency improvement qualifies at rebate levels of \$.25 / 315,882 square feet of conditioned space and \$.35 / 54,720 square feet of conditioned space.*
- *The average rebate per apartment unit is \$279. This project passes cost benefit analysis.*
- *In addition to KW savings, this rebate measure improves both comfort and indoor air quality for all residents.*

Estimated Completion Date: No later than three months after issuance of the Letter of Intent.

Site Information: Austin City Lights, 501 E. Stassney Lane, Austin, TX 78745.

Comments: Austin City Lights is located at 501 E. Stassney Lane in Austin, Texas. The property comprises 17 buildings containing 352 apartment units with 370,602 square feet of conditioned space.

<div style="text-align: center;"> A U S T I N C I T Y C O U N C I L AGENDA </div> 				
Recommendation for Council Action				
Austin City Council	Item ID	22454	Agenda Number	
Meeting Date:	3/7/2013	Department:	Austin Energy	
Subject				
<p>Approve issuance of a rebate to Hudson Asset Holdings LP for performing duct diagnostics and improvements at the Hudson Miramont Apartments located at 8818 Travis Hills Dr., Austin, Texas, in an amount not to exceed \$99,374.</p>				
Amount and Source of Funding				
<p>Funding is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy.</p>				
Fiscal Note				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
Purchasing Language:				
Prior Council Action:				
For More Information:	Jeff Vice 322-6087, Debbie Kimberly 322-6327, Fred Yebra, P.E. 482-5305.			
Boards and Commission Action:	Recommended by the Resource Management Commission; to be reviewed by the Electric Utility Commission on February 25, 2013.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Austin Energy requests authorization to issue a rebate to Hudson Asset Holdings LP in an amount not to exceed \$99,374 for performing duct diagnostics and improvements at the Hudson Miramont Apartments in accordance with the City of Austin's Multi-Family Rebate Program guidelines. This program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to 2020, approved in April 2010 by City Council, designed to reduce local air pollution through energy conservation, to reduce peak demand, and to assist customers in reducing electric consumption.</p> <p>The Hudson Miramont Apartments are located at 8818 Travis Hills Drive, Austin, Texas 78735. The property comprises 12 buildings containing 276 apartment units with 285,998 square feet of conditioned space. The demand (kW) savings associated with this energy efficiency duct sealing project is estimated at 139 kW, at a program cost of \$715 per kW saved. The avoided kilowatt hours (kWh), estimated at 208,493 kWh per year, represent a major benefit to the local environment. This project will result in the following air pollutants from being produced and emitted: 125.2 metric tons of Carbon Dioxide (CO2), 0.087 metric tons of Nitrogen Oxide (NOX), and 0.079 metric tons of Sulfur Dioxide (SO2).</p> <p>In addition to the reduction in pollutants, the project savings are equivalent to an estimated 281,087 vehicle miles traveled, the removal of 24 cars from our roadways, or the planting of 3,216 trees or 161 acres of forest in Austin's parks.</p>				

RCA PROJECT FACT SHEET

Customer Name: Hudson Miramont Apartments
Property Owner: Hudson Asset Holdings LP
Property Management Company: Riverstone

File Number: 1265

Facility Address: 8818 Travis Hills Dr., Austin, TX 78735

Customer Contact: Stacey Kelley

Estimated Rebate: Not to exceed \$99,374

Equipment Installed: Duct Diagnostic & Improvement Program – Uncased
Fancoils & Upflows

Demand Savings: 139 kW – estimated

KWh Savings: 208,493 kWh - estimated

Cost per kW: \$715

Project Cost: \$110,415

- *The rebate for Multifamily Duct Diagnostic & Improvements equal 90% of the project's total costs to provide this service.*
- *This energy efficiency improvement qualifies at rebate levels of \$.25 / 7,258 square feet of conditioned space and \$.35 / 278,740 square feet of conditioned space.*
- *The average rebate per apartment unit is \$360.*
- *This project passes cost benefit analysis.*
- *In addition to KW savings, this rebate measure improves both comfort and indoor air quality for all residents.*

Estimated Completion Date: No later than three months after issuance of the Letter of Intent.

Site Information: Hudson Miramont, 8818 Travis Hills Dr, Austin, TX 78735.

Comments: Hudson Miramont is located at 8818 Travis Hills Drive in Austin, Texas. The property comprises 12 buildings containing 276 apartment units with 285,998 square feet of conditioned space.



Recommendation for Council Action

Austin City Council	Item ID	22457	Agenda Number	
Meeting Date:	3/7/2013		Department:	Austin Energy
Subject				
Approve issuance of a rebate to Principal Global Investors LLC for performing duct diagnostics and improvements at the Toscana Apartments located at 13355 US Hwy. 183 North, Austin, Texas, in an amount not to exceed \$121,599.				
Amount and Source of Funding				
Funding is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy.				
Fiscal Note				
There is no unanticipated fiscal impact. A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:				
For More Information:	Jeff Vice 322-6087, Debbie Kimberly 322-6327, Fred Yebra, P.E. 482-5305.			
Boards and Commission Action:	Recommended by the Resource Management Commission; to be reviewed by the Electric Utility Commission on February 25, 2013.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Austin Energy requests authorization to issue a rebate to Principal Global Investors LLC in the amount not to exceed \$121,599 for performing duct diagnostics and improvements at the Toscana Apartments in accordance with the City of Austin's Multi-Family Rebate Program guidelines. This program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to 2020, approved in April 2010 by City Council, designed to reduce local air pollution through energy conservation, to reduce peak demand, and to assist customers in reducing electric consumption.</p> <p>The Toscana Apartments are located at 13355 US Highway 183 North, Austin, Texas 78750. The property comprises 18 buildings containing 358 apartment units with 347,424 square feet of conditioned space. The demand (kW) savings associated with this energy efficiency duct sealing project is estimated at 169 kW, at a program cost of \$720 per kilowatt saved. The avoided kilowatt hours (kWh), estimated at 253,272 kWh per year, represent a major benefit to the local environment. This project will result in the following air pollutants from being produced and emitted: 152.1 metric tons of Carbon Dioxide (CO₂), 0.106 metric tons of Nitrogen Oxides (NO_x), and 0.096 metric tons of Sulfur Dioxide (SO₂).</p> <p>In addition to the reduction in pollutants, the project savings are equivalent to an estimated 341,457 vehicle miles traveled, the removal of 29.1 cars from our roadways, or the planting of 3,907 trees or 195 acres of forest in Austin's parks.</p>				

RCA PROJECT FACT SHEET

Customer Name: Toscana Apartments
Property Owner: Principal Global Investors LLC
Property Management Company: BH Management Services Inc.

File Number: 871

Facility Address: 13355 US 183 N., Austin, TX 78750

Customer Contact: Angela Woolsey

Estimated Rebate: Not to exceed \$121,599

Equipment Installed: Duct Diagnostic & Improvement Program – Uncased Fancoils

Demand Savings: 169 kW – estimated

KWh Savings: 253,272 kWh – estimated

Cost per kW: \$720

Estimated Project Cost: \$135,110

- *The project costs for Multifamily Duct Diagnostic & Improvements equal to 90% of the contractor's total costs to provide this service.*
- *This energy efficiency improvement qualifies at a rebate level of \$.35 / 347,424 square feet of conditioned space.*
- *The average rebate per apartment unit is \$340.*
- *This project passes cost benefit analysis.*
- *In addition to KW savings, this rebate measure improves both comfort and indoor air quality for all residents.*

Estimated Completion Date: No later than three months after issuance of the Letter of Intent.

Site Information: Toscana Apartments, 13355 US 183 N., Austin, TX 78750.

Comments: Toscana Apartments are located at 13355 US 183 N. in Austin, Texas. The property comprises 18 buildings containing 358 apartment units with 347,424 square feet of conditioned space.







Recommendation for Council Action

Austin City Council	Item ID	22464	Agenda Number	
Meeting Date:	3/7/2013		Department:	Austin Energy
Subject				
<p>Authorize negotiation and execution of an agreement with the Capitol Area Council, Boy Scouts of America to provide a performance-based incentive for the generation of solar energy at its facility located at 12500 North IH-35 in Austin, Texas, for an estimated \$16,074 per year, for a total amount not to exceed \$160,740 over a 10-year period.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$16,074 is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy.</p>				
Fiscal Note				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
Purchasing Language:				
Prior Council Action:				
For More Information:	Jeff Vice 322-6087, Debbie Kimberly 322-6327, Leslie Libby 482-5390.			
Boards and Commission Action:	Recommended by the Resource Management Commission; to be reviewed by the Electric Utility Commission on February 25, 2013.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Austin Energy requests authorization to enter into an agreement with the Capitol Area Council, Boy Scouts of America, to provide a performance-based incentive (PBI) for an estimated \$16,074 per year, for a total amount not to exceed \$160,740 over the 10-year period for the generation of solar energy at its facility located at 12500 North IH 35, Austin, Texas 78753.</p> <p>The total cost is \$239,904.17 and the incentive will cover between 58% and 67% of the cost. The PBI level for this project is \$0.14 per kWh for 10 years. The solar equipment, which meets Austin Energy program requirements, includes a total of 310 solar modules rated at 250 watts and associated inverters rated at 96% and 98% efficiency. A total of 59.68 kW-AC in demand savings is expected.</p> <p>This energy improvement will save an estimated 99,837 kWh per year—enough to provide electricity to nine average Austin homes for a year—and produce an estimated 100 Renewable Energy Credits (RECs) per year. These savings are equivalent to the planting of 1,540 trees or 75 acres of forest in Austin's parks or the removal of 134,599 vehicle miles or 12 cars from Austin roadways. This project will save 66 tons of Carbon Dioxide (CO2); 83 pounds of Sulfur Dioxide (SO2); 92 pounds of Nitrogen Oxide (NOX), and 64 pounds of Carbon Monoxide (CO) from being emitted into the atmosphere.</p>				



Project Fact Sheet Solar Applications


File Number	PBI074
Customer Name	CAPITOL AREA COUNCIL (BOY SCOUTS OF AMERICA)
Facility Address	12500 N. IH 35 SVRD SB
Customer Contact	JON C. YATES
Phone Number	512-617-8613
Estimated Total Incentives	\$16,074 per year for 10-years
Application Received Date	2/8/13
Number of Modules	310
Wattage per Module (STC)	250
Inverter Efficiency	96% & 98%
Solar Contractor	MERIDIAN SOLAR, INC
Contractor Contact	JOE SCHMITZ
Contractor Phone	512-448-0055
Installation Cost	\$239,904.17
Estimated kWh Savings	99,837 kWh per year
Estimated kW Demand Savings	59.68 kW AC
Estimated Date of Completion	TBD
Site Information/Additional Comments	<ul style="list-style-type: none">• The Frank Fickett Scout Training and Service Center is located at 12500 North IH 35, Austin, 78753• Area Council began in 1912 and has grown over time to support Scouting programs in 15 Central Texas counties.

<div style="text-align: center;"> A U S T I N C I T Y C O U N C I L AGENDA </div> <div style="display: flex; justify-content: space-around;">     </div>				
Recommendation for Council Action				
Austin City Council		Item ID	22466	Agenda Number
Meeting Date:	3/7/2013		Department:	Austin Energy
Subject				
<p>Authorize negotiation and execution of an agreement with Coeus BE Austin, LP, to provide a performance-based incentive for the generation of solar energy at three facilities located on Royal Crest Drive in Austin, Texas, for an estimated \$12,194 per year, for a total amount not to exceed \$121,940 over a 10-year period.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$12,194 is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy.</p>				
Fiscal Note				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
Purchasing Language:				
Prior Council Action:				
For More Information:	Jeff Vice 322-6087, Debbie Kimberly 322-6327, Leslie Libby 482-5390.			
Boards and Commission Action:	Recommended by the Resource Management Commission; to be reviewed by the Electric Utility Commission on February 25, 2013.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Austin Energy requests authorization to enter into an agreement with Coeus BE Austin, LP, to provide a performance-based incentive (PBI) for an estimated \$12,194 per year, for a total amount not to exceed \$121,940 over the 10-year period for the generation of solar energy at three common-area facilities at the Autumn Hills Apartments. The complex is located near East Riverside Drive on Royal Crest Drive in Austin, Texas 78741. The three facilities are common areas of the complex including the laundry, pool and office space, and are commercial accounts. Their specific addresses are: 1600 Royal Crest Drive Bldg 2; 1600 Royal Crest Drive Unit 1; and 1601 Royal Crest Drive Unit 2.</p> <p>The total installation cost is \$321,172.50 and the incentive will cover between 33% and 38% of the cost. The PBI level for this project is \$0.14 per kWh for 10 years. The solar equipment, which meets Austin Energy program requirements, includes a total of 229 solar modules rated at 255 watts and associated inverters rated at 95.5% and 96% efficiency. A total of 44.96 kW-AC in demand savings is expected.</p> <p>This energy improvement will save an estimated 75,732 kWh per year—enough to provide electricity to seven average Austin homes for a year—and produce an estimated 76 Renewable Energy Credits (RECs) per year. These savings are equivalent to the planting of 1,168 trees or 58 acres of forest in Austin's parks or the removal of 102,101 vehicle miles or nine cars from Austin roadways. This project will save 50 tons of Carbon Dioxide (CO₂), 63 pounds of Sulfur Dioxide (SO₂), 70 pounds of Nitrogen Oxide (NOX), and 49 pounds of Carbon Monoxide (CO) from being emitted into the atmosphere.</p>				



Project Fact Sheet Solar Applications





File Number	PBI069-PBI071 (3 ACCOUNTS)
Customer Name	COEUS BE AUSTIN, LP
Facility Address	1600 ROYAL CREST DR, BLDG 2 1600 ROYAL CREST DR, UNIT 1 1601 ROYAL CREST DR, UNIT 2
Customer Contact	CROSS MOCERI
Phone Number	512-614-0758
Estimated Total Incentives	\$12,194 per year for 10-years
Application Received Date	2/5/13
Number of Modules	229
Wattage per Module (STC)	255
Inverter Efficiency	95.5% & 96%
Solar Contractor	CIRCULAR ENERGY
Contractor Contact	GAVIN ESTENSSORO
Contractor Phone	303-704-0533
Installation Cost	\$321,172.50
Estimated kWh Savings	75,732 kWh per year
Estimated kW Demand Savings	44.96 kW AC
Estimated Date of Completion	TBD
Site Information/Additional Comments	COMMON AREAS (COMMERCIAL ACCOUNTS) AT APARTMENT COMPLEX IN SOUTHEAST AUSTIN.

<div style="text-align: center;">  </div>				
Recommendation for Council Action				
Austin City Council	Item ID	22467	Agenda Number	
Meeting Date:	3/7/2013		Department:	Austin Energy
Subject				
Authorize negotiation and execution of an agreement with Phoebe Austin, LP, to provide a performance-based incentive for the generation of solar energy at two facilities located on Royal Crest Drive in Austin, Texas, for an estimated \$7,219 per year, for a total amount not to exceed \$72,190 over a 10-year period.				
Amount and Source of Funding				
Funding in the amount of \$7,219 is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy.				
Fiscal Note				
There is no unanticipated fiscal impact. A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:				
For More Information:	Jeff Vice 322-6087, Debbie Kimberly 322-6327, Leslie Libby 482-5390.			
Boards and Commission Action:	Recommended by the Resource Management Commission; to be reviewed by the Electric Utility Commission on February 25, 2013.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Austin Energy requests authorization to enter into an agreement with Phoebe Austin, LP, to provide a performance-based incentive (PBI) for an estimated \$7,219 per year, for a total amount not to exceed \$72,190 over the 10-year period for the generation of solar energy at two common-area facilities at the Arbor Apartments. The complex is located near East Riverside Drive on Royal Crest Drive in Austin, Texas 78741. The two facilities are common areas of the complex including the laundry, pool and office space, and are commercial accounts. Their specific addresses are: 1500 Royal Crest Drive Unit 11 and 1501 Royal Crest Drive Unit 11B.</p> <p>The total installation cost is \$201,960 and the incentive will cover between 31% and 36% of the cost. The PBI level for this project is \$0.14 per kWh for 10 years. The solar equipment, which meets Austin Energy program requirements, includes a total of 147 solar modules rated at 255 watts and associated inverters rated at 95.5% efficiency. A total of 28.27 kW-AC in demand savings is expected.</p> <p>This energy improvement will save an estimated 44,833 kWh per year—enough to provide electricity to four average Austin homes for a year—and produce an estimated 45 Renewable Energy Credits (RECs) per year. These savings are equivalent to the planting of 692 trees or 35 acres of forest in Austin's parks or the removal of 60,442 vehicle miles or five cars from Austin roadways. This project will save 30 tons of Carbon Dioxide (CO₂); 37 pounds of Sulfur Dioxide (SO₂); 41 pounds of Nitrogen Oxide (NO_x), and 29 pounds of Carbon Monoxide (CO) from being emitted into the atmosphere.</p>				



Project Fact Sheet Solar Applications





File Number	PBI072-PBI073 (2 ACCOUNTS)
Customer Name	PHOEBE AUSTIN, LP
Facility Address	1500 ROYAL CREST DR, UNIT 11 1501 ROYAL CREST DR, UNIT 11B
Customer Contact	CROSS MOCERI
Phone Number	512-614-0758
Estimated Total Incentives	\$7,219 per year for 10-years
Application Received Date	2/5/13
Number of Modules	147
Wattage per Module (STC)	255
Inverter Efficiency	95.5%
Solar Contractor	CIRCULAR ENERGY
Contractor Contact	GAVIN ESTENSSORO
Contractor Phone	303-704-0533
Installation Cost	\$201,960
Estimated kWh Savings	44,833 kWh per year
Estimated kW Demand Savings	28.27 kW AC
Estimated Date of Completion	TBD
Site Information/Additional Comments	COMMON AREAS (COMMERCIAL ACCOUNTS) AT APARTMENT COMPLEX IN SOUTHEAST AUSTIN.

<div style="text-align: center;"> A U S T I N C I T Y C O U N C I L AGENDA </div> <div style="display: flex; justify-content: space-around;">     </div>				
Recommendation for Council Action				
Austin City Council	Item ID	22459	Agenda Number	
Meeting Date:	3/7/2013		Department:	Austin Energy
Subject				
<p>Authorize negotiation and execution of an agreement with Canyon Oaks, LP, to provide a performance-based incentive for the generation of solar energy at six facilities located on Royal Crest Drive and Burton Drive in Austin, Texas, for an estimated \$22,384 per year, for a total amount not to exceed \$223,840 over a 10-year period.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$22,384 is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy.</p>				
Fiscal Note				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
Purchasing Language:				
Prior Council Action:				
For More Information:	Jeff Vice 322-6087, Debbie Kimberly 322-6327, Leslie Libby 482-5390.			
Boards and Commission Action:	Recommended by the Resource Management Commission; to be reviewed by the Electric Utility Commission on February 25, 2013.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Austin Energy requests authorization to enter into an agreement with Canyon Oaks, LP to provide a performance-based incentive (PBI) for an estimated \$22,384 per year, for a total amount not to exceed \$223,840 over the 10-year period for the generation of solar energy at six common-area facilities at the Canyon Oaks Apartments. The complex is located near East Riverside Drive on Royal Crest Drive and Burton Drive, Austin, Texas 78741. The six facilities are common areas of the complex including the laundry, pool and office space, and are commercial accounts. Their specific addresses are: 1601 Royal Crest Drive Units 5 and 10; 1515 Royal Crest Drive, Unit 1; 1700 Burton Drive Units 10 and 13; and 1516 Burton Drive Unit 7.</p> <p>The total cost is \$579,232.50 and the incentive will cover between 33% and 38% of the cost. The PBI level for this project is \$0.14 per kWh for 10 years. The solar equipment, which meets Austin Energy program requirements, includes a total of 413 solar modules rated at 255 watts and associated inverters rated at 95.5% and 96% efficiency. A total of 81.09 kW-AC in demand savings is expected.</p> <p>This energy improvement will save an estimated 139,012 kWh per year—enough to provide electricity to 12 average Austin homes for a year—and produce an estimated 139 Renewable Energy Credits (RECs) per year. These savings are equivalent to the planting of 2,144 trees or 107 acres of forest in Austin's parks or the removal of 187,414 vehicle miles or 16 cars from Austin roadways. This project will save 92 tons of Carbon Dioxide (CO₂); 116 pounds of Sulfur Dioxide (SO₂); 128 pounds of Nitrogen Oxide (NO_x), and 89 pounds of Carbon Monoxide (CO) from being emitted into the atmosphere.</p>				



Project Fact Sheet Solar Applications

File Number	PBI063-PBI068 (6 ACCOUNTS)
Customer Name	CANYON OAKS, LP
Facility Address	1601 ROYAL CREST DR, UNIT 5 1601 ROYAL CREST DR, UNIT 10 1700 BURTON DR, UNIT 10 1700 BURTON DR, UNIT 13 1516 BURTON DR, UNIT 7 1515 ROYAL CREST DR, UNIT 1
Customer Contact	CROSS MOCERI
Phone Number	512-614-0758
Estimated Total Incentives	\$22,384 per year for 10-years
Application Received Date	2/5/13
Number of Modules	413
Wattage per Module (STC)	255
Inverter Efficiency	95.5% & 96%
Solar Contractor	CIRCULAR ENERGY
Contractor Contact	GAVIN ESTENSSORO
Contractor Phone	303-704-0533
Installation Cost	\$579,232.50
Estimated kWh Savings	139,012 kWh per year
Estimated kW Demand Savings	81.09 kW AC
Estimated Date of Completion	TBD
Site Information/Additional Comments	COMMON AREAS (COMMERCIAL ACCOUNTS) AT APARTMENT COMPLEX IN SOUTHEAST AUSTIN.

<div style="text-align: center;"> A U S T I N C I T Y C O U N C I L AGENDA </div> <div style="display: flex; justify-content: space-around;">     </div>				
Recommendation for Council Action (Purchasing)				
Austin City Council	Item ID:	22219	Agenda Number	
Meeting Date:	March 7, 2013			
Department:	Purchasing			
Subject				
<p>Authorize award, negotiation and execution of Amendment No. 7 to the contract with ECOLOGIC ANALYTICS, LLC, for a software upgrade and implementation, support, and system enhancing services for Austin Energy's existing Meter Data Management System in an amount not to exceed \$1,573,438, for a revised total contract amount not to exceed \$3,622,750.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$1,573,438 is available in the Fiscal Year 2012-2013 Capital Budget of Austin Energy. Funding for the remaining five months of the current contract period and extension options is contingent upon available funding in future budgets.</p>				
Fiscal Note				
A fiscal note is required.				
Purchasing Language:	Contract Amendment.			
Prior Council Action:	July 24, 2008 – Approved original contract; January 13, 2011 – Approved Amendment No. 4.			
For More Information:	Art Acuña, Senior Buyer/512-322-6307			
Boards and Commission Action:	To be reviewed by the Electric Utility Commission on February 25, 2013.			
MBE / WBE:	This contract was awarded in compliance with Chapter 2-9C of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.			
Related Items:				
Additional Backup Information				
<p>On July 24, 2008, Council approved the award and execution of a competitive contract with Ecologic Analytic, LLC, Bloomington, MN, for the purchase and installation of a Meter Data Management System (MDMS) for Austin Energy. The MDMS is a software that manages the data and enables the utility to conduct and store real-time meter reads every 15 minutes for the over 400,000 meters within the Austin Energy service area.</p> <p>On January 13, 2011, Council approved Amendment No. 4 to the contract to allow for the purchase of a software upgrade, implementation, support and system enhancing services in the amount of \$425,000. This enhancement included the software upgrade as well as improved interface capabilities with multiple AE software systems.</p> <p>This proposed Amendment No. 7 is for an upgrade to the latest version of Ecologic MDMS to integrate multiple</p>				

electric metering systems and provide a single repository for collection, validation, and analysis of all meter data. This will enable the utility to deploy a MDMS that includes programmatic interfaces to head end meter systems, the CC&B, Advanced Data Management System (ADMS) and other extracts including Lodestar, Pecan Street, Load Profiler and others.

Additional features and integrations in this upgrade include the following:

- On Demand Engine – will allow service orders to be closed in CC&B and provide functionality, such as remote connect/disconnect and pinging of the meter, to be implemented in the future.
- Command Center Upgrade and Integration – will enable transition to two-way meters by replacing the UtiliNet Solution Center with Command Center.
- Smart Data Connect Implementation – will allow external customers to access the same usage views as utility business analysts and customer service representatives as well as enable customers access to their usage information from their smart mobile device.

This data is stored, categorized, reported upon, and can integrate with a number of other utility systems to enable service improvements and improve processes.

This proposed amendment includes a 20% contingency for additional project requirements as needed with approval by AE.

Contract Summary

Action	Description	Amount
Original Contract approved 7/24/08	Original 16-month contract with four-12 month extension options	\$ 1,611,492
Amendment No. 1	Administrative Increase	\$ 12,820
Amendment No. 2	Contract Term Revision	\$ 0
Amendment No. 3	Correct option periods due to lengthened implementation period, and exercise the first extension option	\$ 0
Amendment No. 4 approved 1/13/11	Implementation and support of system enhancement and optimization services	\$ 425,000
Amendment No. 5	Exercise the second extension option	\$ 0
Amendment No. 6	Exercise the third extension option	\$ 0
Proposed Amendment No. 7	Upgrade to MDMS Version 3.1.1 to integrate multiple electric metering systems and provide a single repository for collection, validation, and analysis of all meter data.	\$ 1,573,438
Revised Total Estimated Contract Amount		\$ 3,622,750

**CITY OF AUSTIN – PURCHASING DEPT.
RECOMMENDATION FOR COUNCIL ACTION
VENDOR NAME: CORIX UTILITIES**

AGENDA DATE: 3/21/2013

SUBJECT: Authorize award, negotiation, and execution of a 12-month requirements service contract with CORIX UTILITIES, or the other qualified offeror to RFP No. OPJ0103, to provide manual meter reading and other related services for Austin Energy, in an estimated amount not to exceed \$3,600,000, with four 12-month extension options in an estimated amount not to exceed \$3,600,000 per extension option, for a total estimated contract amount not to exceed \$18,000,000.

AMOUNT AND SOURCE OF FUNDING: Funding in the amount of \$1,800,000 is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy. Funding for the remaining six months of the original contract period and extension options is contingent upon available funding in future budgets.

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

FOR MORE INFORMATION CONTACT: Oralia Jones, Senior Buyer /322-6594

BOARD AND COMMISSION ACTION: To be reviewed by the Electric Utility Commission on February 25, 2013.

PURCHASING: Best evaluated proposal.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-C of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

This contract will provide manual meter reading services for water and electric utility meters as well as other meter related activities. The contractor will provide services on a daily basis for a timely, accurate and efficient reading of all assigned water and electric utility meters serviced by the City of Austin. The contractor will be responsible for all water meter billing reads and a small portion of the electric meter reads that are manually read. The contractor will also provide related services such as verification of the automated meter read information and delivery of 24-hour disconnect notices.

An evaluation team consisting of representatives from Austin Energy and Austin Water Utility with expertise in this area evaluated the proposals and unanimously chose this proposal as the best to provide these services. Evaluation criteria used to evaluate the proposals included cost, an understanding of the requirements, demonstrated applicable experience in meter reads and soft services, qualifications and equipment.

This request allows for the development of an agreement with a qualified offeror that Council selects. If the City is unsuccessful negotiating a satisfactory agreement with the selected offeror, negotiations will cease with that provider. Staff will return to Council so that Council may select another qualified offeror and authorize contract negotiations with this provider.

MBE/WBE solicited: 0/0

MBE/WBE bid: 0/0

PRICE ANALYSIS

- a. Adequate competition.
- b. Thirty-three notices were sent. There are no known MBE/WBEs for this commodity code. Three proposals were received.

APPROVAL JUSTIFICATION

- a. Best evaluated proposal. Corix Utilities is the current provider of this service.
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.

**EVALUATION MATRIX
FOR
MANUAL METER READING SERVICES
RFP OPJ0103**

Evaluation Category	Maximum Points	Corix Utilities Wauwatosa, WI	Grid One Solutions Aston, PA	CCI Contract Callers, Inc. Augusta, GA
System Concept and Solution: Grasp of the requirement(s), Responsiveness to terms and conditions, Completeness and thoroughness of the technical requirements, Documentation, Ability to meet daily/monthly deadlines.	25	20	20	15
Demonstrated Applicable Experience: Ability to perform and/or experience in volume – Meter Reads; Ability to perform and/or experience in volume – Soft Services	20	20	12	10
Total Evaluated Cost: Cost per read, Cost per soft service, Total Cost, Value of services provided.	20	19	16	20
Personnel Qualifications: Quality Control of Meter Reader Staff, Employee experience, Employee performance reviews, Continuing education/training.	10	10	5	5
Equipment: Equipment to be used to satisfy GPS requirement, Equipment to be used to successfully read water & electric meters, Hardware to be used for meter reading, Fleet to navigate the city/read meters (Vehicle type, year, etc.).	5	3	3	3
Evidence of Good Organization and Management Practices	5	5	5	5
Schedule: Implementation/Transition Period, All required deliverables	5	5	3	3
Local Business presence	10	0	0	2
TOTAL	100	82	64	63

NOTE: As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is awarded or as directed by the Texas Attorney General's Office. Therefore, the matrix will include points awarded for price but exact pricing will not be disclosed.



Recommendation for Council Action (Purchasing)

Austin City Council	Item ID:	22500	Agenda Number	
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Meeting Date:	March 7, 2013
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Department:	Purchasing
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Subject

Authorize award and execution of a 24-month requirements service contract with ALLIED WASTE SERVICES #843, for the management and disposal of industrial Class 2 non-hazardous waste for Austin Energy in an estimated amount not to exceed \$529,640, with three 12-month extension options in an estimated amount not to exceed \$264,820 per extension option, for a total estimated contract amount not to exceed \$1,324,100.

Amount and Source of Funding

Funding in the amount of \$132,409.99 is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy. Funding for the remaining six months of the original contract period and extension options is contingent upon available funding in future budgets.

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	Lowest responsive bid of two bids received.
Prior Council Action:	
For More Information:	Dolores Castillo, Sr. Buyer/512-322-6466
Boards and Commission Action:	To be reviewed by the Electric Utility Commission on February 25, 2013.
MBE / WBE:	This contract will be awarded in compliance with Chapter 2-9C of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.
Related Items:	

Additional Backup Information

This contract is to provide services for the management and disposal of industrial Class 2 and non-hazardous Special Wastes for Austin Energy (AE). AE manages/occupies several facilities and work sites that generate non-hazardous liquid and solid wastes, generally through routine maintenance activities. Waste includes items such as weathered utility poles, contaminated soil from transformers and construction/demolition debris.

In order to comply with federal, state, and local regulations, AE requires the turn-key services of a waste disposal contractor to transport and dispose of industrial Class 2 and non-hazardous Special Wastes generated.

MBE/ WBE Solicited: 1/1

MBE/WBE Bid: 0/0

BID TABULATION

IFB No. DKC0093

Management & Disposal of Class 2 Waste
36 Line Items**Vendor****Allied Waste Services #843
Del Valle, Texas****Total Bid – 12 Month Period****\$264,820**Texas Disposal Systems
Austin, Texas

*

*Note: Nonresponsive, did not submit complete bid sheet including signature

A complete bid tabulation is on file in the Purchasing Office and is on the City of Austin, FASD Purchasing Office website.

PRICE ANALYSIS

- a. Adequate competition.
- b. One hundred thirty-eight notices were sent including one MBE and one WBE. Two bids were received, with no response from the MBE/WBEs.
- c. The pricing offered represents a 16% increase to the last contract awarded in March 2009. The increase can be attributed to increased disposal costs from reduced landfill space and increased difficulty in obtaining permits.

APPROVAL JUSTIFICATION

- a. Lowest bid received. Allied Waste Service is not the current provider of this service.
- b. The Purchasing office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.

CITY OF AUSTIN – PURCHASING DEPT.

AGENDA DATE: 03/28/2013

RECOMMENDATION FOR COUNCIL ACTION

VENDOR NAME: Clean Harbors Environmental Services, Gruene Environmental Companies, Effective Environmental, & Weston Solutions, Inc., and Progressive Environmental Services, Inc. dba SWS Environmental Services

SUBJECT: Authorize award, negotiation, and execution of a 60-month requirements service contract with CLEAN HARBORS ENVIRONMENTAL SERVICES, GRUENE ENVIRONMENTAL COMPANIES, EFFECTIVE ENVIRONMENTAL, INC., WESTON SOLUTIONS, INC., and PROGRESSIVE ENVIRONMENTAL SERVICES dba SWS ENVIRONMENTAL SERVICES for soil remediation and equipment and surface decontamination services for Austin Energy in an estimated amount not to exceed \$5,000,000 each and combined.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$500,000 is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy. Funding for the remaining 54 months of the original contract period is contingent upon available funding in future budgets.

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

BOARD AND COMMISSION ACTION: To be reviewed by the Electric Utility Commission on February 25, 2013.

PURCHASING: Best evaluated proposals.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9C of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

FOR MORE INFORMATION CONTACT: Dolores Castillo, Sr. Buyer/322-6466

This contract will provide for soil remediation and equipment decontamination services for Austin Energy (AE). AE anticipates the need to remediate sites that have been identified as containing materials impacted by regulated levels of a variety of contaminants including gasoline or petroleum hydrocarbons. In some cases, these sites are being prepared for redevelopment in compliance with local, state and federal regulatory agencies.

Work under this contract also includes decontamination of equipment, structural members, tanks/vessels, and other items that have been identified as being impacted by regulated substances. Contaminants being addressed under this contract may include Polychlorinated Biphenyls (PCBs), pesticides, heavy metals such as mercury and lead, and other organic and inorganic compounds and waste. Multiple contractors are needed in order to assure competitively timely responses and expertise. As projects are identified, each contractor will be

given the opportunity to submit pricing for the individual project. Contractors will submit a work plan, schedule, and pricing for individual projects, and the contractor offering the lowest pricing within the required schedule to the City will be awarded the work for that project.

A City of Austin team with expertise in environmental remediation and decontamination evaluated the proposals and unanimously chose these proposals as the best to provide the services. Evaluation criteria included cost, responses to sample work scopes, personnel qualifications, experience, equipment, facilities, and local business presence.

MBE/WBE solicited: 4/2

MBE/WBE bid: 0/0

PRICE ANALYSIS

- a. Adequate competition.
- b. Eighty-six notices were sent including four MBE's and two WBE's. Five proposals were received, with no response from the MBE/WBEs.

APPROVAL JUSTIFICATION



- a. Best evaluated proposals. Progressive Environmental Services Inc. and Effective Environmental Inc. are two of the four current contractors for these services.
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.

EVALUATION FACTORS FOR: RFP DKC0045 – Soil Remediation and Equipment Decontamination Services

EVALUATION CRITERIA				
	Total Points	Gruebe Environmental Companies New Braunfels, TX	Weston Solutions, Inc Austin, TX	Effective Environmental Inc. Mesquite, TX
1	30	30	20	22
2	30	24	28	24
3	20	15	19	19
4	10	8	9	8
5	10	10	10	6
GRAND TOTAL SCORE	100	87	86	79

EVALUATION CRITERIA			
	Total Points	Clean Harbors Environmental Services Norwell, MA	SWS Environmental Services Panama City, FL
1	30	25	23
2	30	25	25
3	20	18	18
4	10	9	8
5	10	0	0
GRAND TOTAL SCORE		77	74

NOTE: As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is awarded or as directed by the Texas Attorney General's Office. Therefore, the matrix will include points awarded for price but exact pricing will not be disclosed.

<div style="text-align: center;"> A U S T I N C I T Y C O U N C I L AGENDA </div> <div style="display: flex; justify-content: space-around;">     </div>				
Recommendation for Council Action (Purchasing)				
Austin City Council	Item ID:	22501	Agenda Number	<ITEM_OUTLINE>
Meeting Date:	March 7, 2013			
Department:	Purchasing			
Subject				
<p>Authorize award and execution of a 24-month requirements service agreement with ISS FACILITY MAINTENANCE, or one of the other qualified bidders for IFB-BV MLG0057, to provide janitorial services in an estimated amount not to exceed \$1,283,088, with two 12-month extension options in an estimated amount not to exceed \$641,544 per extension option, for a total estimated contract amount not to exceed \$2,566,176.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$320,772 is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy. Funding for the remaining six months of the original contract period and extension options is contingent upon available funding in future budgets.</p>				
Fiscal Note				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
Purchasing Language:	Best evaluated bid received			
Prior Council Action:				
For More Information:	Martha Williams, Contract Compliance Specialist Sr. 322-6583			
Boards and Commission Action:	To be reviewed by the Electric Utility Commission on February 25, 2013.			
MBE / WBE:	This contract will be awarded in compliance with Chapter 2-9C of the City Code (Minority Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.			
Related Items:				
Additional Backup Information				

These contracts will provide janitorial services to include labor, supervision, supplies and equipment at Austin Energy (AE) locations. The solicitation included 3 service packages which encompassed multiple sites. Package A includes the following locations: Town Lake Center, St. Elmo and Kramer Lane Service Centers, Customer Care Walk-in Branch, and the Backup and Energy Control Centers. Package B includes several buildings at the three District Cooling Plants (Paul Robbins, DCP-2 and Domain Plant), the Decker Creek Power Station, Decker Steel Yard and other buildings, the Sand Hill Power Plant and the AE Laboratory Services building. Package C includes the System Control Center (SCC) and the Combined Transportation, Emergency & Communication Center (CTECC). The purpose of a janitorial services contract is to provide a clean and safe environment for City employees and also the public. These facilities host both public and City meetings, and therefore, must be professionally cleaned and maintained. Services include day and night crews with tasks that are divided on a daily, weekly, bi-weekly, monthly and quarterly basis varying per site. The total area to be serviced for CTECC and SCC is approximately 255,500 square feet and approximately 258,312 square feet for the remaining AE facilities. The evaluation team is recommending award of packages (A, B and C) to ISS facility Services as the best evaluated bidder for all three janitorial service packages based on cost, experience, sustainable products and services, and local presence.

This contract and scopes of work were reviewed as part of the response to Resolution 20120405-054 regarding insourcing analysis. The analysis showed the best method to accomplish this work was to outsource it.

The solicitation requirements for sustainable type products and equipment were based on sustainability guidelines from the City's Sustainability Office. The contract will require the contractor to provide:

- Cleaning chemicals. EcoLogo or Green Seal for all daily use chemicals (GS-37) Floor (GS-40) Hand Care (GS-41). Zinc free floor finish and stripper (GS-40). Products which are low VOC, low toxicity, readily biodegradable, non carcinogens, concentrates and dilution control, no heavy metal floor finishes, low odor, etc.
- Paper products. All paper products shall be of recycled materials. Products with EPA guidelines for recycled content – toilet tissue (GS-01), Towels (GS-09).
- Refuse Recycling. Establish a team to utilize single-stream (office stream) recycling program. Designate recycling collection bins and storage area for pick-up.
- Dusting. Use micro fiber cloths with no chemicals if possible. Water or Water-based cleaners.
- Equipment. Vacuums operating at 70 Decibels or less. Power cleaning equipment used shall reduce building and the environmental impact.

MBE/WBE solicited: 14/9

MBE/WBE: bid 0/1

BID TABULATION

IFB (BEST VALUE) NO. MLG0057
JANITORIAL SERVICES
PACKAGE "A" – 7 LOCATIONS

<u>VENDOR</u>	<u>TOTAL BID AMOUNT</u>
ISS Facility Services Austin, TX	\$314,616
Goodwill Staffing Austin, TX	\$328,512
Resource Service Solutions Killeen, TX	\$331,836
Kleen-Tech Services Corporation Austin, TX	\$332,748

Selrico Services San Antonio, TX	\$337,272
International Building Austin, TX	\$394,800
Capitol City Janitorial (MWB) Pflugerville, TX	\$421,860
ABM Janitorial Austin, TX	\$469,212
Coverall of Central Texas Austin, TX	\$503,244
Service Master Quality Houston, TX	*
American Facility Service Alpharetta, GA	*
UBM Enterprises Dallas, TX	*
Building Stars Austin, TX	*

* Non-responsive. Bidder did not submit MBE/WBE good faith efforts documentation.

PACKAGE "B" – 13 LOCATIONS

<u>VENDOR</u>	<u>TOTAL PRICE</u>
ISS Facility Services Austin, TX	\$112,704
International Building Austin, TX	\$122,040
Selrico Services San Antonio, TX	\$143,808
Coverall of Central Texas Austin, TX	\$146,820
Resource Service Solutions Killeen, TX	\$161,136
Capitol City Janitorial (MWB) Pflugerville, TX	\$165,900
ABM Janitorial Austin, TX	\$188,136
Service Master Quality Clean LLC Houston, TX	*

American Facility Service Alpharetta, GA	*
UBM Enterprise Dallas, TX	*
Buildingstars Austin, TX	*
Kleen-Tech Services Corporation Austin, TX	**
Goodwill Staffing Austin, TX	**

* Non-responsive. Bidder did not submit MBE/WBE good faith efforts documentation.

** Non-responsible. Bidder's cost proposed did not demonstrate responsibility to perform services required in the solicitation including supplying products, equipment and labor.

PACKAGE "C" – 2 LOCATIONS

<u>VENDOR</u>	<u>TOTAL BID AMOUNT</u>
ISS Facility Services Austin, TX	\$214,224
Resource Service Solutions Killeen, TX	\$265,488
Goodwill Staffing Austin, TX	\$294,444
Coverall of Central Texas Austin, TX	\$297,684
Capitol City Janitorial (MWB) Pflugerville, TX	\$307,980
Selrico Services San Antonio, TX	\$336,420
Kleen-Tech Services Corporation Austin	\$393,516
ABM Janitorial Austin, TX	\$556,848
International Building Austin, TX	\$632,280
Service Master Quality Clean, LLC Houston, TX	*
American Facility Service Alpharetta, GA	*

UBM Enterprise
Dallas, TX

*

Buildingstars
Austin, TX

*

* Non-responsive. Bidder did not submit MBE/WBE good faith efforts documentation.

A copy of complete bid tabulation is on file in the Purchasing Office and is on the City of Austin, FASD Purchasing Office website.

PRICE ANALYSIS

- a. Adequate competition.
- b. Three hundred fifty-eight notices were sent including 14 MBEs and nine WBEs. Thirteen bids were received, with one response from a WBE firm.
- c. The pricing offered represents a 4% increase from the last contracts awarded in January and February 2008.

APPROVAL JUSTIFICATION

- a. Best evaluated bid. ISS Facility Services is not the current provider of this service.
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.

EVALUATION MATRIX – PACKAGE A
For
AE Janitorial Services Annual Agreement
IFB-Best Value MLG0057

Evaluation Category	ISS Facility Services Austin, TX	Goodwill Staffing Austin, TX	Kleen-Tech Services Corp Austin, TX	Resource Service Solutions Killeen, TX	Selrico Services San Antonio, TX	Coverall Of Central Texas Austin, TX	International Building Services Austin, TX	Capitol City Janitorial Pflugerville, TX	ABM Janitorial Services Austin, TX	Service Master Quality* Houston, TX	American Facility Services* Austin, TX	UBM Enterprises* Dallas, TX	Building Stars* Austin, TX
A. Cost (60 points)	60	57	57	57	56	38	48	45	40				
B. QUALIFICATION / EXPERIENCE (15 points) 1) Number of years experience and capacity to do the work 2) Secure limited access facilities experience 3) Commercial Services experience 4) Square footage of buildings maintained 5) Resumes of key personnel 6) References 7) Projects serviced and currently servicing; equipment and supply list	13	13	13	11	10	12	7	9	14				
C. SUSTAINABILITY (15 points)	13	9	13	10	6	12	5	5	14				
D. LOCAL PRESENCE (10 points)	10	10	0	0	0	10	10	10	0				
TOTAL(100 points)	96	89	83	78	72	72	70	69	68				

* Non-responsive. Bidder did not submit MBE/WBE good faith efforts documentation.

EVALUATION MATRIX - Package B

For

AE Janitorial Services Annual Agreement

IFB-Best Value MLG0057

Evaluation Category	ISS Facility Services Austin, TX	Coverall Of Central Texas Austin, TX	International Building Services Austin, TX	Capitol City Janitorial Pflugerville TX	ABM Janitorial Services Austin, TX	Selrico Services San Antonio, TX	Resource Service Solutions Killeen, TX	Service Master Quality* Houston, TX	American Facility Services* Austin, TX	Goodwill Staffing** Austin, TX	UBM Enterprises* Dallas, TX	Building Stars* Austin, TX	Kleen-Tech Services Corp** Austin, TX
A. Cost	60	46	55	41	36	47	42						
B. QUALIFICATION / EXPERIENCE (15 Points) 1) Number of years experience and capacity to do the work 2) Secure limited access facilities experience 3) Commercial Services experience 4) Square footage of buildings maintained 5) Resumes of key personnel 6) References 7) Projects serviced and currently servicing; equipment and supply list	13	12	7	9	14	10	11						
C. SUSTAINABILITY (15 Points)	13	12	5	5	14	6	10						
D. LOCAL PRESENCE (10 Points)	10	10	10	10	0	0	0						
TOTAL	96	80	77	65	64	63	63						

* Non-responsive. Bidder did not submit MBE/WBE good faith efforts documentation.

** Non-responsive. Bidder's cost proposed did not demonstrate responsibility to perform services required in the solicitation including supplying products, equipment and labor.

EVALUATION MATRIX - Package C
FOR
AE Janitorial Services Annual Agreement
IFB-Best Value MLG0057

Evaluation Category	ISS Facility Services Austin, TX	Coverall Of Central Texas Austin, TX	Goodwill Staffing Austin, TX	Capitol City Janitorial Pflugerville, TX	Resource Service Solutions Killeen, TX	Selrico Services San Antonio, TX	Kleen-Tech Services Corp Austin, TX	ABM Janitorial Services Austin, TX	International Building Services Austin, TX	Service Master Quality* Houston, TX	American Facility Services* Austin, TX	UBM Enterprises* Dallas, TX	Building Stars* Austin, TX
A. Cost (60 points)	60	43	44	47	48	38	33	23	20				
B. QUALIFICATION / EXPERIENCE (15 points) 1) Number of years experience and capacity to do the work 2) Secure limited access facilities experience 3) Commercial Services experience 4) Square footage of buildings maintained 5) Resumes of key personnel 6) References 7) Projects serviced and currently servicing; equipment and supply list	13	12	13	9	11	10	13	14	7				
C. SUSTAINABILITY (15 points)	13	12	9	5	10	6	13	14	5				
D. LOCAL PRESENCE (10 points)	10	10	10	10	0	0	0	0	10				
TOTAL (100 points)	96	77	76	71	69	54	59	51	42				

* Non-responsive. Bidder did not submit MBE/WBE good faith efforts documentation.