

A G E N D A



Recommendation for Council Action (Purchasing)

Austin City Council	Item ID:	25247	Agenda Number	53.
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Meeting Date:	June 27, 2013
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Department:	Purchasing
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Subject

Authorize award and execution of a 12-month requirements service contract through the Texas Multiple Award Schedule (TXMAS) with JOHNSON CONTROLS, INC. for preventative and corrective maintenance services and upgrades on 17 chillers in an amount not to exceed \$415,774, with one 60-month extension option in an amount not to exceed \$2,168,721, for a total contract amount not to exceed \$2,584,495.

Amount and Source of Funding

Funding in the amount of \$131,914.49 is available in the Fiscal Year 2012-2013 Operating Budget for Austin Energy and \$100,000 is available in the Fiscal Year 2012-2013 Capital Budget of Austin Energy. Funding for the remaining nine months and extension options is contingent upon available funding in future budgets.

Fiscal Note

A fiscal note is attached.

Purchasing Language:	Cooperative Purchase.
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Prior Council Action:	
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For More Information:	Oralia Jones, Senior Buyer/322-6594
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Boards and Commission Action:	June 17, 2013 - Unanimously approved by the Electric Utility Commission on a 7-0 vote.
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Related Items:	
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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 contract.
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Additional Backup Information

This contract will provide for the preventative and corrective maintenance and improvements and upgrades on 17 Austin Energy chillers located at Paul Robbins District Cooling Plant, District Cooling Plant 2, and the Domain District Cooling Plant. The contractor will perform operational inspections and preventative maintenance on the chillers. A detailed inspection of the compressor-motor assemblies, compressor oil systems, control panels, condensers, water flow, switch operation, and refrigerant levels will be conducted on an annual basis, and include written reports for each system. In addition to preventative maintenance, this contract will provide corrective maintenance for needed repairs.

Furthermore, this contract will allow Austin Energy's On-Site Energy Resources staff to enhance the operating efficiency of the chillers by directing the contractor to implement improvements and upgrades. These specific services are estimated at \$300,000 annually. The annual preventative maintenance services will cost \$115,774 for the first year with annual average increases of 4.75%. All of these services will ensure Austin Energy's ability to provide uninterrupted chilled water service to customers, as required by service agreements, and protect its investment in the chiller equipment.

Johnson Controls is under contract through TXMAS to provide these services to other public entities state-wide. The cooperative purchasing program is coordinated by the State of Texas Comptroller of Public Accounts, and allows the City to use TXMAS contracts that have been developed from contracts that were competitively bid and awarded by the General Services Administration Federal Supply.