



Recommendation for Council Action (Purchasing)

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|--|--|-------|---------------|--|
| Austin City Council | Item ID: | 29731 | Agenda Number | |
| Meeting Date: | February 13, 2014 | | | |
| Department: | Purchasing | | | |
| Subject | | | | |
| <p>Authorize negotiation and execution of a 12-month requirements service agreement with YOKA, INC., for preventative and corrective maintenance services for critical flywheel equipment at Austin Energy's System Control Center, in an amount not to exceed \$33,056, with four 12-month extension options in an amount not to exceed \$33,056 per extension option, for a total contract amount not to exceed \$165,280.</p> | | | | |
| Amount and Source of Funding | | | | |
| <p>Funding in the amount of \$33,056 is available in the Fiscal Year 2013-2014 Operating Budget of Austin Energy. Funding for the 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: | Sole bid received. | | | |
| Prior Council Action: | | | | |
| For More Information: | Oralia Jones, Senior Buyer, 512-322-6594 | | | |
| Boards and Commission Action: | To be reviewed by the Electric Utility Commission on January 27, 2014. | | | |
| MBE / WBE: | This contract will be awarded in compliance with City Code Chapter 2-9C (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 will provide preventative and corrective maintenance for 14 Eaton flywheels at Austin Energy's System Control Center (SCC). The SCC is home to Austin Energy Operations which manages and controls electrical grid power. The infrastructure in place at the SCC is critical to maintaining all aspects of public safety and life safety which depend on electric service delivery, and is supported by dual utility feeds to ensure 99.999% reliability. The flywheel equipment takes the place of traditional banks of batteries used to store stand-by power. The flywheel equipment provides the uninterrupted power supply to critical equipment in the event of a power failure.

The periodic inspection and preventative maintenance services provided under this contract will be in accordance with Original Equipment Manufacturer (OEM) performance and technical specifications and/or industry best practices for

similar equipment. In addition to the established maintenance schedule, the contract also provides for both routine and emergency repair services of equipment 24 hours a day, seven days a week, including holidays, with the contractor responding within eight hours of notification in the event of an emergency.

The SCC supports the mission set forth by the Electric Reliability Council of Texas (ERCOT) which manages the flow of electric power to 23 million Texas customers representing 85 percent of the state's electric load. As the independent system operator for the region, ERCOT schedules power on an electric grid that connects 40,500 miles of transmission lines and more than 550 generation units.

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

MBE/WBE solicited: 1/3

MBE/WBE bid: 0/0

BID TABULATION

IFB No. OPJ0020

Flywheel Preventative and Corrective Maintenance at Austin Energy's SCC
(6 Line Items)

Vendor

Total Bid Amount

Yoka, Inc.
Beverly Hills, CA

\$33,056

PRICE ANALYSIS

- a. Sole bid.
- b. Fifty-Nine notices were sent including one MBE and three WBEs. One bid was received, with no response from the MBE/WBEs.
- c. This is the first purchase of its type; therefore, there is no pricing history available.

APPROVAL JUSTIFICATION

- a. Sole bid received. In attempts to obtain additional bids, the solicitation was extended multiple times and vendor contacts made.
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.



Recommendation for Council Action (Purchasing)

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|---------------------|----------|-------|---------------|--|
| Austin City Council | Item ID: | 29745 | Agenda Number | |
|---------------------|----------|-------|---------------|--|

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| Meeting Date: | February 13, 2014 |
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| Department: | Purchasing |
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Subject

Authorize award and execution of Amendment No. 3 to a requirements supply agreement with PIONEER TRANSFORMERS, LTD., for network transformers for Austin Energy, to increase the contract authorization for the current contract period in an amount not to exceed \$2,050,493, and two remaining extensions options in an amount not to exceed \$2,050,493 per option, for a revised total contract amount not to exceed \$12,003,539.

Amount and Source of Funding

Funding in the amount of \$2,050,493 is available in the Fiscal Year 2013-2014 Operating Budget of Austin Energy. Funding for the remaining extension options is contingent upon available funding in future budgets.

Fiscal Note

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

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| Purchasing Language: | Contract Amendment. |
| Prior Council Action: | December 8, 2011 - Approved original contract. |
| For More Information: | Gabriel Guerrero, Buyer II/322-6060 |
| Boards and Commission Action: | January 27, 2014 - To be reviewed by the Electric Utility Commission. |
| MBE / WBE: | This contract will be awarded in compliance with City Code Chapter 2-9D (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

On December 8, 2011, City Council approved the award of a contract with Pioneer Transformers, LTD, Granby, Quebec, Canada, for the purchase of network transformers. Network transformers reduce voltage from primary to secondary levels and are used to supply power to grid-type secondary or “network” distribution systems in areas of high load density, specifically downtown Austin. These network systems are backed up, so that in the event of a failure, customers will not experience disruption of service. Network transformers are installed in vaults either above or below ground, and are designed to operate even in conditions of occasional underwater submersion. Due to the influx of new projects in the downtown area, Austin Energy has experienced significantly higher demand for network transformers than originally estimated. During this time of increased downtown construction, Austin Energy has over


10 buildings in design stages, including, but not limited to, the Green Water Treatment Redevelopment, Fairmont Hotel, Republic Square, and the Seaholm Redevelopment. All of these projects require up to six network transformers per project. The transformers range in price from \$30,376.13 to \$68,752.13, and have a lead time of approximately four months.

This proposed contract amendment will increase the spending authority in the current contract period and in the two remaining extension options. The additional authority is necessary to ensure that Austin Energy is able to maintain electric reliability in the downtown area and quickly react to customer-driven construction projects. This increase will cover Austin Energy's network transformer needs through the remainder of the contract when a new contract will be awarded through a competitive solicitation.

The additional authority represents approximately a 105% increase to the original contract amount. In accordance with Senate Bill 7, as adopted by the City of Austin as Resolution No. 040610-02, Austin Energy contracts may be increased in excess of the 25% limit required by Chapter 252 of the Texas Local Government Code.

Contract Summary

| Action | Description | Amount |
|--------------------------------------|---|--------------|
| Original Contract awarded 12/08/2011 | Original 12-month contract. | \$1,159,012 |
| Amendment No. 1 | Exercise extension option 1. | \$1,159,012 |
| Amendment No. 2 | Exercise extension option 2 with 2.5% unit price decrease and administrative increase. | \$1,216,012 |
| Proposed Amendment No. 3 | Approve an increase to the current contract period and remaining two extension options (when exercised) in amounts of \$2,050,493 each. | \$6,151,479 |
| Future Amendments | Third 12-month extension option. | \$1,159,012 |
| | Fourth and final 12-month extension option. | \$1,159,012 |
| Total Revised Contract Amount | | \$12,003,539 |

| A U S T I N C I T Y C O U N C I L | | | | |
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| A G E N D A | | | | |
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| Recommendation for Council Action (Purchasing) | | | | |
| Austin City Council | Item ID: | 29809 | Agenda Number | |
| Meeting Date: | February 27, 2014 | | | |
| Department: | Purchasing | | | |
| Subject | | | | |
| <p>Authorize award and execution of a supply contract with TEXAS METER & DEVICE CO., LLC, for the purchase of three-phase portable meter testers for Austin Energy, in an amount not to exceed \$71,800.</p> | | | | |
| Amount and Source of Funding | | | | |
| Funding is available in the Fiscal Year 2013-2014 Capital Budget of Austin Energy. | | | | |
| Fiscal Note | | | | |
| A fiscal note is required. | | | | |
| Purchasing Language: | Sole bid received. | | | |
| Prior Council Action: | | | | |
| For More Information: | Paige McDonald, Buyer II/512-322-6118 | | | |
| Boards and Commission Action: | January 27, 2014 - To be reviewed by the Electric Utility Commission. | | | |
| MBE / WBE: | This contract will be awarded in compliance with Chapter 2-D 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 contract is for the one-time purchase of four portable three-phase meter site testers/analyzers for use by Austin Energy. These portable meter site testers/analyzer will be used to evaluate customers' billing meter apparatus and site wiring for proper and accurate function. On-site assessments and testing are necessary to verify that installations are operating correctly, ensuring that customers' electrical usage is accurately recorded. The field testing devices are all-in-one portable testing units that allow electric characteristics to be compiled and analyzed in a safe and efficient manner. They will be used by Austin Energy personnel to test electrical meter installations, associated current transformers and wiring at customer locations throughout the service area.</p> | | | | |
| MBE/WBE solicited: 2/0 | | MBE/WBE bid: 0/0 | | |

BID TABULATION

IFB No. MPM0006
 Three-Phase Portable Meter Testers
 (1 – line item, qty. 4)

| <u>Vendor</u> | <u>Unit Price</u> | <u>Total Bid Amount</u> |
|--|--------------------------|--------------------------------|
| Texas Meter & Device Co, LLC Waco, TX | \$17,950 | \$71,800 |





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. Sole bid received. The product offered has been on the market for 13 months. This is new equipment in the market and limited competitors are available. AE tested product offered and approved as a good quality acceptable product. No proposed-equal products were offered by other firms.
- b. Sixty-nine notices were sent including two MBEs. There are no known WBEs for this commodity. One bid was received, with no response from the MBEs.
- c. This is the first purchase of its type; therefore, there is no pricing history available.

APPROVAL JUSTIFICATION

- a. Sole bid received.
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.

| <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: | 29498 | Agenda Number | |
| Meeting Date: | February 13, 2014 | | | |
| Department: | Purchasing | | | |
| Subject | | | | |
| <p>Authorize negotiation and execution of a 24-month requirements service contract with AIR HYGIENE INTERNATIONAL, INC. or another qualified offeror to RFP No. GAL0014, for the purchase of stack testing services for Austin Energy, in an amount not to exceed \$130,000, with two 24-month extension options in an amount not to exceed \$130,000 per extension option, for a total contract amount not to exceed \$390,000.</p> | | | | |
| Amount and Source of Funding | | | | |
| <p>Funding in the amount of \$43,334 is available in the Fiscal Year 2013-2014 Operating Budget of Austin Energy. Funding for the remaining 16 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 proposal. | | | |
| Prior Council Action: | | | | |
| For More Information: | Gage Loots, Supervising Senior Buyer/512-322-6251 | | | |
| Boards and Commission Action: | To be reviewed by the Electric Utility Commission on January 27, 2014. | | | |
| MBE / WBE: | This contract will be awarded in compliance with City Code Chapter 2-9C (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this contract. | | | |
| Related Items: | | | | |
| Additional Backup Information | | | | |
| <p>This contract with Air Hygiene International, Inc., Broken Arrow, OK, will provide required stack testing services on an as-needed basis at Austin Energy. The purpose of stack testing is to compare emissions readings with continuous emissions monitors already installed in the stacks to ensure the continuous monitors are working properly. The contract includes monitoring velocity, temperature and other measurements required for compliance with air permits. Annual testing of the exhaust stacks from the steam turbines at the Decker Creek Power Station and the gas turbines at the Sand Hill Energy Center is required by the U.S. Environmental Protection Agency (EPA), and annual stack testing of the turbine stack at the Mueller Energy Center is required by the EPA's New Source Performance Standards regulations.</p> | | | | |

An Austin Energy evaluation team 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 the solution to accomplish the work, cost, experience, project management and personnel qualifications, and local business presence.

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

MBE/WBE solicited: 52/14

MBE/WBE bid: 0/0

PRICE ANALYSIS

- a. Adequate competition.
- b. Four-hundred thirty-six notices were sent, including 52 MBEs and 14 WBEs. Three proposals were received, with no response from the MBEs/WBEs.

APPROVAL JUSTIFICATION


- a. Best evaluated proposal received.
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.

| Evaluation Category | Maximum Points | Air Hygiene International, Inc. Broken Arrow, OK | Air Sampling Associates, Inc. Lewisville, TX | TRC Environmental Corporation Austin, TX |
|---|----------------|---|---|---|
| Demonstrated Applicable Experience | 20 | 17.3 | 14.0 | 16.7 |
| Project Management & Personnel Qualifications | 10 | 7.3 | 5.7 | 7.0 |
| Solution & Program (Grasp of requirement and overall approach to accomplish work) | 20 | 18.7 | 16.7 | 18.7 |
| Total Evaluated Cost | 40 | 40.0 | 32.0 | 23.3 |
| Local Business Presence | 10 | 0.0* | 0.0 | 0.0 ** |
| Total | 100 | 83.3 | 68.3 | 65.6 |

*Air Hygiene International, Inc. has a branch office within the Austin Corporate City Limits; however, it has not been there for the five years required for Local Business Presence.

** TRC Environmental Corporation has a branch office in Austin but outside of the Austin Corporate City Limits; therefore, it does not qualify for Local Business Presence.

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.

| A U S T I N C I T Y C O U N C I L | | | | |
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| A G E N D A | | | | |
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| Recommendation for Council Action (Purchasing) | | | | |
| Austin City Council | Item ID: | 29732 | Agenda Number | |
| Meeting Date: | February 13, 2014 | | | |
| Department: | Purchasing | | | |
| Subject | | | | |
| Approve ratification of a contract with AFFILIATED POWER SERVICES LP to provide repair services for the heat recovery steam generator at Austin's Energy's Sand Hill Energy Center in an amount not to exceed \$696,026. | | | | |
| Amount and Source of Funding | | | | |
| Funding is available in the Fiscal Year 2013-2014 Operating Budget of Austin Energy. | | | | |
| Fiscal Note | | | | |
| There is no unanticipated fiscal impact. A fiscal note is not required. | | | | |
| Purchasing Language: | Critical Business Need | | | |
| Prior Council Action: | | | | |
| For More Information: | Maria Andrade, Buyer I, 512-972-9424 | | | |
| Boards and Commission Action: | To be reviewed by the Electric Utility Commission on January 27, 2014. | | | |
| MBE / WBE: | This contract was awarded in compliance with City Code Chapter 2-9C (Minority-Owned and Women-Owned Business Enterprise Procurement Program). This was an emergency service contract; therefore, it is exempted under Chapter 791 of the Texas Local Government Code and no goals were established for this solicitation. | | | |
| Related Items: | | | | |
| Additional Backup Information | | | | |
| <p>This contract with Affiliated Power Services LP, Houston, TX, is for repairs required on the Combined Cycle Unit Heat Recovery Steam Generator at Austin Energy's Sand Hill Energy Center. The Heat Recovery Steam Generator is a boiler which uses gas turbine exhaust to produce steam used to drive the steam turbine.</p> <p>In October 2013, a Request for Proposal solicitation was issued to procure services to repair the boiler during the planned outage in February 2014. Due to the time required to develop the repair plan and the lead time required to secure a qualified contractor prior to the outage, Austin Energy was unable to obtain a qualified vendor through the solicitation process. Austin Energy, with the assistance of the Purchasing Office, requested repair estimates from four</p> | | | | |

qualified companies. Of the two responses received, staff selected the contractor who met repair specifications and delivery requirements. A Critical Business Need was issued in December 2013 in order to secure the contractor for the upcoming planned outage.

Repair work will be performed during the planned spring outage in February 2014.

DRAFT



MEMORANDUM

TO: Mayor and Council Members

CC: Marc A. Ott, City Manager

FROM: Larry Weis, General Manager

DATE: December 5, 2013

SUBJECT: Critical Business Need for repair of Combined Cycle Unit at Sand Hill

ACTION:

As detailed below, and in accordance with City Council-approved purchasing procedures, I am designating as a Critical Business Need of Austin Energy (AE), the repair of the Combined Cycle Unit Heat Recovery Steam Generator (HRSG). The cost for repairs is \$696,025.60. Without this repair the reliability and availability of the Combined Cycle Unit is severely degraded. AE is currently without 80 megawatts from its most efficient and low emissions gas fired generating unit until this work is completed.

BACKGROUND:

The HRSG is a boiler which uses gas turbine exhaust to produce steam used to drive the steam turbine. Due to the time required to plan, make the repair and to secure qualified contractors during outage season, AE was unsuccessful soliciting a qualified vendor through the normal purchasing process. AE with the assistance of City of Austin Purchasing requested repair estimates from several qualified companies and selected a vendor from the results that met the AE repair specification requirements.

AE plans to bring this item forward for ratification by City Council in the next several weeks. Please let me know if you have any questions. I can be reached at 322-6157.

A handwritten signature in blue ink, appearing to read "Larry Weis", is written over a horizontal line.

Larry Weis
General Manager



Recommendation for Council Action (Purchasing)

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|---------------------|----------|-------|---------------|--|
| Austin City Council | Item ID: | 29747 | Agenda Number | |
|---------------------|----------|-------|---------------|--|

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| Meeting Date: | February 13, 2014 |
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| Department: | Purchasing |
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Subject

Authorize award and execution of Amendment No. 2 to the contract with WOOD GROUP POWER PLANT SERVICES, INC., to increase the contract amount for the upgrade of a replacement control system for the turbine and generator units 1-4 at Austin Energy's Sand Hill Energy Center, in an amount not to exceed \$282,367, for a revised total contract amount not to exceed \$1,663,632.

Amount and Source of Funding

Funding in the amount of \$282,367 is available in the Fiscal Year 2013-2014 Capital Budget of Austin Energy.

Fiscal Note

A fiscal note is required.

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| Purchasing Language: | Contract Amendment |
| Prior Council Action: | August 29, 2013 - Approved original contract. |
| For More Information: | Gage Loots, Supervising Senior Buyer/512-322-6251 |
| Boards and Commission Action: | January 27, 2014 - To be reviewed by the Electric Utility Commission. |
| MBE / WBE: | This contract will be awarded in compliance with City Code Chapter 2-9D (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

On August 29, 2013, City Council approved the award of a contract with Wood Group Power Plant Services, Inc., Loveland, CO, for the replacement of the Mark VI control system for units 1-4 at Austin Energy's Sand Hill Energy Center. The contract included associated hardware, software, and on-going maintenance and support services. The system controls the features and characteristics of the turbine and generator required for unit operation. It also provides plant operators with a visual representation of the unit, enabling real-time equipment monitoring.

During the project kickoff meeting, Wood Group performed a detailed pre-design system walk-through of units 1-4

with plant personnel. They recommended performing enhancements—to be completed at the same time as the control system upgrade—for several pieces of equipment that Austin Energy planned to replace in the future due to obsolescence and limited availability of parts. Austin Energy concluded it would be highly beneficial to perform these enhancements concurrently with the control system upgrade as this contractor will need to integrate their functionality into the new system logic. Waiting to perform the enhancements would add cost as the contractor would have to remobilize their project team in order to delete the original equipment configuration and integrate the new equipment at a future date.

This proposed contract amendment will increase spending authority to cover additional upgrades to the control system. The expanded scope of work includes replacement of voltage regulators, gas valve positioners, and nitrogen oxide water valve positioners, which provides redundancy for the vibration monitoring system for all four units at the Sand Hill Energy Center. The proposed contract changes enhance the entire upgrade package by replacing obsolete plant equipment which will be seamlessly integrated into the new control system design.

Unit reliability will be greatly improved by replacing obsolete valve positioners which are no longer supported and by replacing aging voltage regulators which have limited part support. As replacement parts become less available, the continued use of existing equipment could result in unit outages. The upgrades also leverage Wood Group's design efforts to achieve a total package solution for the control system. Upgrading this equipment now eliminates additional unit outages for installation and minimizes contractor mobilization costs.

Contract Summary

| Action | Description | Amount |
|---|--|-------------|
| Original Contract awarded 08/29/2013 | Original contract | \$1,360,000 |
| Amendment No. 1 | Administrative increase for design services | \$21,265 |
| Proposed Amendment No. 2 | Approve increase for expanded upgrades to the control system | \$282,367 |
| Total Revised Contract Amount | | \$1,663,632 |



Recommendation for Council Action (Purchasing)

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|---|--|-------|---------------|--|
| Austin City Council | Item ID: | 29959 | Agenda Number | |
| Meeting Date: | January 30, 2014 | | | |
| Department: | Purchasing | | | |
| Subject | | | | |
| Authorize award, negotiations and execution of two 24-month requirements service contracts with BRAD NORTON and FREDERICK HAWKINS, or another qualified Offeror to RFP No. OPJ0106, for Hearings Officer services for various City departments, in an amount not to exceed \$120,000 each and combines, with two 24-month extension options in an amount not to exceed \$120,000 each and combined per extension option, for a total contract amount not to exceed \$360,000 each and combined. | | | | |
| Amount and Source of Funding | | | | |
| Funding in the amount of \$40,000 is available in the Fiscal Year 2013-2014 Operating Budgets of various City departments. Funding for the remaining months of the original contract period and extension option is contingent upon available funding in future budgets. (Note: AE’s annual estimated share is 30%.) | | | | |
| Fiscal Note | | | | |
| There is no unanticipated fiscal impact. A fiscal note is not required. | | | | |
| Purchasing Language: | Best evaluated proposals. | | | |
| Prior Council Action: | | | | |
| For More Information: | Oralia Jones, Senior Buyer/322-6594. | | | |
| Boards and Commission Action: | January 27, 2014 - To be reviewed by the Electric Utility Commission. | | | |
| MBE / WBE: | These contracts will be awarded in compliance with City Code Chapter 2-9C (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 requirement-based services contracts will provide Hearings Officer services for Austin Energy, Austin Water Utility, the Austin Police Department, and the Municipal Court for an estimated combined annual not-to-exceed expenditure of \$52,000, including fees and expenses. The Hearings Officers will preside over hearings initiated by customer objections to actions, policies or decisions of and by the utilities and City departments participating under the contract. The Hearings Officers will provide written decisions and reports based on evidence presented and in accordance with City Code and all applicable rules and regulations.

Hearings may be conducted for the following:

- Disputes regarding electric, water, wastewater, and solid waste services
- Water Conservation Violations
- Alarm system permits
- Vicious/dangerous dog offenses
- Red light offenses caught on camera
- Parking Administrative offenses
- Any other Civil or Administrative offenses or hearing support subject to the purview of the Municipal Court
- Other services as defined by the City of Austin Utility Service Regulations

An evaluation team comprised of Austin Energy and Law Department staff with expertise in this area evaluated proposals and unanimously determined that these two contractors were best to provide the services. Evaluation criteria used to evaluate proposals included an understanding of the requirements, demonstrated applicable experience, and personnel qualifications. A proposal submitted by a current Substitute Municipal Court Judge was disqualified from consideration due to a conflict of interest because decisions resulting from hearings may be appealed to the Municipal Court.

Based on last year's share of the contract, the City expects the following breakdown in expenses among participating departments.

- Electric Service-30%
- Water and Wastewater Service-20%
- Water Conservation Violations-10%
- Solid Waste Services-4%
- Alarm system permits-20%
- Vicious/dangerous dog offenses-5%
- Red light offenses caught on camera-5%
- Parking Administrative offenses-5%
- Any other Civil/Administrative offenses-1%

This request allows for the development of agreements with qualified offerors selected by Council. If the City is unsuccessful in negotiating satisfactory agreements, negotiations will cease and staff will return to Council for authorization to begin negotiations with other qualified offerors.

MBE/WBE solicited: 0/0

MBE/WBE bid: 0/0

PRICE ANALYSIS

- Adequate competition.
- Two-hundred and three notices were sent. There are no known MBE/WBEs for this commodity code. Three proposals were received, with no response from MBE/WBEs.

APPROVAL JUSTIFICATION

- Best evaluated proposals.
- The Purchasing Office concurs with Austin Energy's recommended award.
- Advertised on the Internet.

EVALUATION MATRIX
FOR
HEARING OFFICER SERVICES
RFP OPJ0106

| Evaluation Category | Maximum Points | Brad Norton Austin, TX | Frederick Hawkins Round Rock, TX | Ronald Johnson Denton, TX | * Olivia Ruiz Austin, TX |
|--|----------------|---------------------------|-------------------------------------|------------------------------|-----------------------------|
| System Concept and Solutions Proposed: (Grasp of the requirement and its solution(s), responsiveness to terms and conditions, completeness and thoroughness of the technical data and documentation.) | 25 | 21.5 | 20 | 14 | |
| Total Evaluated Cost | 20 | 20 | 20 | 13 | |
| Demonstrated Applicable Experience | 20 | 20 | 19 | 16 | |
| Evidence of Good Organization and Management Practices | 5 | 3.5 | 3 | 3 | |
| Personnel Qualifications | 5 | 5 | 5 | 4 | |
| Schedule | 5 | 3.75 | 5 | 1 | |
| Equipment/Facilities | 5 | 3.25 | 3 | 3 | |
| Financial viability/stability | 5 | 5 | 5 | 5 | |
| Local Business presence | 10 | 10 | 0 | 0 | |
| TOTAL POINTS | 100 | 92 | 80 | 59 | |

* Non-responsive. Proposal disqualified for consideration by City due to conflict of interest.

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)

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|---------------------|----------|-------|---------------|--|
| Austin City Council | Item ID: | 29810 | Agenda Number | |
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| Meeting Date: | February 13, 2014 |
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| Department: | Purchasing |
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Subject

Authorize award, negotiation and execution of a contract with JOHNSON CONTROLS INC. or another qualified offeror to RFP No. OPJ0107, for the purchase and installation of a 2500 ton chiller to be installed at Austin Energy's Domain District Cooling Plant, in an amount not to exceed \$2,402,517.

Amount and Source of Funding

Funding is available in the Fiscal Year 2013-2014 Capital Budget of Austin Energy.

Fiscal Note

A fiscal note is required.

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| Purchasing Language: | Best evaluated proposal. |
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| Prior Council Action: | |
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| For More Information: | Oralia Jones, Senior Buyer Specialist/322-6594 |
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| Boards and Commission Action: | January 27, 2014 - To be reviewed by the Electric Utility Commission. |
|-------------------------------|---|

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|------------|--|
| MBE / WBE: | This contract will be awarded in compliance with Chapter 2-9(D) of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 1.08% MBE and 6.17% WBE subcontractor participation. |
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| Related Items: | |
|----------------|--|

Additional Backup Information

This contract with Johnson Controls Inc., Austin, TX, is for the purchase and installation of a new 2500 ton centrifugal chiller at Austin Energy's Domain District Cooling Plant. The installation includes required mechanical piping, variable speed drive, power, controls, start up and commissioning, new refrigeration detection system, and modifications to the existing mechanical exhaust system to provide ventilation per the 2009 Uniform Mechanical Code requirements. The contract also includes selective demolition of mechanical, electrical and controls components from the removal of chillers #6 (2500 ton) and #7 (1500 ton) which are non-functional. The Domain District Cooling Plant provides thermal energy services to commercial and residential customers within the Domain development. This new chiller is required to meet Austin Energy's contractual capacity obligations to Domain customers.

An Austin Energy evaluation team 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,

technical concept and solution including compliance with the specification, demonstrated applicable experience, factory service and local business presence.

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

MBE/WBE solicited: 13/4

MBE/WBE proposed: 1/0

PRICE ANALYSIS

- a. Adequate competition.
- b. Two-hundred Three notices were sent, including 13 MBEs and four WBEs. Six proposals were received, with one MBE and no WBEs responding.

APPROVAL JUSTIFICATION

- a. Best evaluated proposal of six proposals received.
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.

| Evaluation Category | Maximum Points | Johnson Controls, Inc. Austin, TX | Mechanical & Process Systems (MBE) Round Rock, TX | Mechanical & Process Systems (MBE) (Alternate Proposal) Round Rock, TX | Hot Rod Mechanical, Inc. Austin, TX | *DMI Corp. Cedar Hill, TX | *Brandt Mechanical Services, Inc. Austin, TX |
|--|----------------|-----------------------------------|---|--|-------------------------------------|---------------------------|--|
| Demonstrated Applicable Experience: Proposers experience installing and commissioning industrial grade 2500 ton centrifugal, water-cooled chillers with Variable Frequency Drives at a district cooling plant. | 10 | 10 | 2.8 | 3 | 1 | | |
| Technical Concept and Solutions Proposed (Grasp of the requirement and its solution(s), responsiveness to terms and conditions, completeness and thoroughness of the technical data and documentation, including justification for the industrial grade chiller selection, refrigerant, VFD, transformer and motor design meeting specification.) | 30 | 28.6 | 27.4 | 23 | 14 | | |
| Chiller Performance | 10 | 10 | 10 | 3.4 | 10 | | |
| Local Factory Service | 5 | 5 | 5 | 5 | 5 | | |
| Concordance Matrix | 5 | 5 | 5 | 1.4 | 5 | | |
| Total Evaluated Cost | 30 | 30 | 28.5 | 30 | 27.6 | | |
| Local Business Presence | 10 | 10 | 0** | 6** | 10 | | |
| Total | 100 | 98.6 | 78.7 | 71.8 | 72.6 | | |

* Non-responsive. Proposers did not meet Compliance Plan requirements.

** The variation in scores for Local Business Presence is due to different subcontractors for the base and alternate proposals.

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.

M/WBE Summary

Participation goals stated in the solicitation were 1.0% MBE and 1.2% WBE. The recommended firm submitted an M/WBE Compliance Plan that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department.

| | | |
|-------------------------------------|---------------------------|----------------------|
| <u>NON M/WBE TOTAL PRIME</u> | <u>\$2,065,394</u> | <u>85.96%</u> |
|-------------------------------------|---------------------------|----------------------|

| | | |
|-------------------------------------|--------------------|---------------|
| Johnson Controls Inc. Austin, TX | <u>\$2,065,394</u> | <u>85.96%</u> |
|-------------------------------------|--------------------|---------------|

| | | |
|---|------------------------|---------------------|
| <u>MBE TOTAL – SUBCONTRACTOR</u> | <u>\$25,840</u> | <u>1.08%</u> |
|---|------------------------|---------------------|

| | | |
|--------------------------------|-----------------|--------------|
| Kamo Energy Universal City, TX | <u>\$25,840</u> | <u>1.08%</u> |
|--------------------------------|-----------------|--------------|

Labor and materials to install the control circuits for the chiller includes items such as conduit and communications wiring to tie in temperature transmitters, differential pressure devices to the main chiller control panel.

| | | |
|---|-------------------------|---------------------|
| <u>WBE TOTAL – SUBCONTRACTOR</u> | <u>\$148,081</u> | <u>6.17%</u> |
|---|-------------------------|---------------------|

| | | |
|-----------------------|-----------------|--------------|
| J S Electric Buda, TX | <u>\$75,631</u> | <u>3.15%</u> |
|-----------------------|-----------------|--------------|

Labor to demo selected electrical gear, provide and install all high voltage electrical wiring to connect the chiller to the electrical gear also connect the electrical service to the chiller and the associated chiller Variable Speed Drive, and connect the electrical service to the new chiller

| | | |
|--------------------------------|-----------------|--------------|
| DFW Movers & Erectors Kyle, TX | <u>\$72,450</u> | <u>3.02%</u> |
|--------------------------------|-----------------|--------------|

Labor and equipment to remove designated electrical gear provide the crane and rigging to off load the chiller once delivered and set the chiller in place on its housekeeping pad.

| | | |
|--|-------------------------|---------------------|
| <u>NON M/WBE- SUBCONTRACTOR</u> | <u>\$163,202</u> | <u>6.79%</u> |
|--|-------------------------|---------------------|


| | | |
|---|-----------------|--------------|
| Beard Integrated Systems Austin, TX Sheet metal ductwork | <u>\$10,295</u> | <u>0.43%</u> |
|---|-----------------|--------------|

| | | |
|---|-----------------|--------------|
| Advanced Flow Technologies Universal City, TX Hot taps for the piping that will serve the new chiller. | <u>\$12,360</u> | <u>0.51%</u> |
|---|-----------------|--------------|

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|--|-----------------|--------------|
| Dart Construction Dripping Springs, TX Concrete pad for the chiller and the structural beam, and painting services. | <u>\$43,026</u> | <u>1.79%</u> |
|--|-----------------|--------------|

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|---|-----------------|--------------|
| Romar San Antonio, TX Piping, fittings and valves pipe hangers and support materials | <u>\$64,921</u> | <u>2.70%</u> |
|---|-----------------|--------------|

| | | |
|---|-----------------|--------------|
| Mid-State Austin, TX Labor and materials to insulate the water lines | <u>\$32,600</u> | <u>1.36%</u> |
|---|-----------------|--------------|

| <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 | 29818 | Agenda Number |
| Meeting Date: | 1/30/2014 | | Department: | Austin Energy |
| Subject | | | | |
| <p>Authorize negotiation and execution of an agreement with Cedars International Academy, to provide a performance-based incentive for the generation of solar energy at its facility located at 8416 North IH 35 in Austin, Texas, for an estimated \$17,434 per year, for a total amount not to exceed \$174,340 over a 10-year period.</p> | | | | |
| Amount and Source of Funding | | | | |
| <p>Funding in the amount of \$17,434 is available in the proposed Fiscal Year 2013-2014 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: | <p>Jeff Vice, Director, Local Government Issues (512) 322-6087; Debbie Kimberly, Vice President, Distributed Energy Services (512) 322-6327; Kurt Stogdill, Interim Solar Program Manager (512) 322-6510.</p> | | | |
| Boards and Commission Action: | <p>To be reviewed by the Resource Management Commission on January 21, 2014 and the Electric Utility Commission on January 27, 2014.</p> | | | |
| MBE / WBE: | | | | |
| Related Items: | | | | |
| Additional Backup Information | | | | |
| <p>Austin Energy requests authorization to enter into an agreement with Cedars International Academy, to provide a performance-based incentive (PBI) for an estimated \$17,434 per year, for a total amount not to exceed \$174,340 over the 10-year period for the generation of solar energy at this charter school located at 8416 North IH 35, Austin, Texas 78735.</p> <p>The total installation cost is \$315,000 and the incentive will cover between 52% and 61% of the cost. The PBI level for this project is \$0.12 per kWh for 10 years. The solar equipment, which meets Austin Energy program requirements, includes a total of 423 solar modules rated at 250 watts and associated inverters rated at 96% efficiency. A total of 81 kW-AC in demand savings is expected.</p> <p>This energy improvement will save an estimated 138,356 kWh per year—enough to provide electricity to 12 average Austin homes for a year—and produce an estimated 138 Renewable Energy Credits (RECs) per year. These savings</p> | | | | |

are equivalent to the planting of 2,134 trees or 107 acres of forest in Austin's parks or the removal of 186,529 vehicle miles or 16 cars from Austin roadways. This project will save 92 tons of Carbon Dioxide (CO₂); 115 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, and 62,260 gallons of water at the generation power plant.

DRAFT

**CITY OF AUSTIN – AUSTIN ENERGY
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA DATE: 2-13-2014

SUBJECT: Authorize negotiation and execution of an agreement with Target – Arboretum, to provide a performance-based incentive for the generation of solar energy at its facility located at 10107 Research Blvd., Austin, Texas 78759, for an estimated \$42,122 per year, for a total amount not to exceed \$421,220 over a 10-year period.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$42,122 is available in the Fiscal Year 2013-2014 Operating Budget of Austin Energy.

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

FOR MORE INFORMATION CONTACT: Jeff Vice, Director, Local Government Issues (512) 322-6087; Debbie Kimberly, Vice President, Distributed Energy Services (512) 322-6327; Kurt Stogdill, Interim Solar Program Manager (512) 322-6510.

BOARD AND COMMISSION ACTION: To be reviewed by the Resource Management Commission on January 21, 2014 and the Electric Utility Commission on January 27, 2014.

Austin Energy requests authorization to enter into an agreement with Target – Arboretum, to provide a performance-based incentive (PBI) for an estimated \$42,122 per year, for a total amount not to exceed \$421,220 over the 10-year period, for the generation of solar energy at its facility located at 10107 Research Blvd., Austin, Texas 78759.

The total installation cost is \$537,263 and the incentive will cover between 75% and 78% of the cost. The PBI level for this project is \$0.12 per kWh for 10 years. The solar equipment, which meets Austin Energy program requirements, includes a total of 799 solar modules rated at 300 watts and associated inverters rated at 98% efficiency. A total of 185 kW-AC in demand savings is expected.

This energy improvement will save an estimated 334,300 kWh per year—enough to provide electricity to 30 average Austin homes for a year—and produce an estimated 334 Renewable Energy Credits (RECs) per year. These savings are equivalent to the planting of 5,157 trees or 258 acres of forest in Austin's parks or the removal of 450,697 vehicle miles or 39 cars from Austin roadways. This project will save 221 tons of Carbon Dioxide (CO₂); 279 pounds of Sulfur Dioxide (SO₂); 308 pounds of Nitrogen Oxide (NOX); and 214 pounds of Carbon Monoxide (CO) from being emitted into the atmosphere, and 140,435 gallons of water at the generation power plant.

**CITY OF AUSTIN – AUSTIN ENERGY
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA DATE: 2-13-2014

SUBJECT: Authorize negotiation and execution of an agreement with Target – South Park Meadows, to provide a performance-based incentive for the generation of solar energy at its facility located at 9500 South I-35, Suite G, Austin, Texas 78748, for an estimated \$42,425 per year, for a total amount not to exceed \$424,250 over a 10-year period.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$42,122 is available in the Fiscal Year 2013-2014 Operating Budget of Austin Energy.

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

FOR MORE INFORMATION CONTACT: Jeff Vice, Director, Local Government Issues (512) 322-6087; Debbie Kimberly, Vice President, Distributed Energy Services (512) 322-6327; Kurt Stogdill, Interim Solar Program Manager (512) 322-6510.

BOARD AND COMMISSION ACTION: To be reviewed by the Resource Management Commission on January 21, 2014 and the Electric Utility Commission on January 27, 2014.

Austin Energy requests authorization to enter into an agreement with Target – South Park Meadows, to provide a performance-based incentive (PBI) for an estimated \$42,425 per year, for a total amount not to exceed \$424,250 over the 10-year period, for the generation of solar energy at its facility located at 9500 South I-35, Suite G; Austin, Texas 78748.

The total installation cost is \$537,263 and the incentive will cover between 75% and 79% of the cost. The PBI level for this project is \$0.12 per kWh for 10 years. The solar equipment, which meets Austin Energy program requirements, includes a total of 799 solar modules rated at 300 watts and associated inverters rated at 98% efficiency. A total of 185 kW-AC in demand savings is expected.

This energy improvement will save an estimated 336,700 kWh per year—enough to provide electricity to 30 average Austin homes for a year—and produce an estimated 337 Renewable Energy Credits (RECs) per year. These savings are equivalent to the planting of 5,194 trees or 260 acres of forest in Austin's parks or the removal of 453,933 vehicle miles or 39 cars from Austin roadways. This project will save 223 tons of Carbon Dioxide (CO₂); 281 pounds of Sulfur Dioxide (SO₂); 311 pounds of Nitrogen Oxide (NO_x); and 216 pounds of Carbon Monoxide (CO) from being emitted into the atmosphere, and 151,515 gallons of water at the generation power plant.

**CITY OF AUSTIN – AUSTIN ENERGY
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA DATE: 02/13/2014

SUBJECT: Approve issuance of a rebate to Barrington Austin Apartments, LLC, for performing energy efficiency improvements at The Barrington at Park Place Apartments (Phase 1) located at 3204 Duval Rd., Austin, Texas 78759, in an amount not to exceed \$176,399.

AMOUNT & SOURCE OF FUNDING: Funding is available in the Fiscal Year 2013-2014 Operating Budget of Austin Energy.

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

FOR MORE INFORMATION CONTACT: Jeff Vice, Director, Local Government Issues (512) 322-6450; Debbie Kimberly, Vice-President, Customer Energy Solutions(512) 322-6327; Scott Jarman, P.E., Consulting Engineer, Energy Efficiency Services(512) 482-5307.

BOARD AND COMMISSION ACTION: To be reviewed by the Resource Management Commission on January 21, 2014 and the Electric Utility Commission on January 27, 2014.

Austin Energy requests authorization to issue a rebate to Barrington Austin Apartments, LLC, in an amount not to exceed \$176,399, for performing energy efficiency improvements at The Barrington at Park Place Apartments (Phase 1) 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 and designed to reduce local air pollution through energy conservation, reduce peak demand, and assist customers in reducing electric consumption.

The Barrington at Park Place Apartments is located at 3204 Duval Rd., Austin, Texas 78759. The property comprises 18 buildings containing 294 apartment units, with 198,984 square feet of conditioned space. The average rent for a one bedroom unit ranges from \$790 to \$880 and the two bedroom units range from \$1,075 to \$1,095 depending on amenities. The demand (kilowatt or kW) savings associated with these energy efficiency improvements is estimated at 168.5 kW, at a program cost of \$1,047 per kW saved. The avoided kilowatt hours (kWh), estimated at 327,502 kWh per year, represent a major benefit to the local environment. This project will prevent the production of the following air pollutants from being emitted: 196.7 metric tons of Carbon Dioxide (CO₂), 0.137 metric tons of Nitrogen Oxides (NO_x), and 0.124 metric tons of Sulfur Dioxide (SO₂).

In addition to the reduced air and toxic pollution, the project savings are also equivalent to an estimated 441,533 vehicle miles traveled, the removal of 38 cars from our roadways, or the planting of 5,052 trees or 253 acres of forest in Austin's parks. The project will also generate approximately 147,376 gallons of water savings at the power plant.

**CITY OF AUSTIN – AUSTIN ENERGY
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA DATE: 02/13/2014

SUBJECT: Approve issuance of a rebate to Jacob Castellanos, for performing energy efficiency improvements at the Club Creek Apartments located at 502 W. Longspur Blvd., Austin, Texas 78753, in an amount not to exceed \$107,999.

AMOUNT & SOURCE OF FUNDING: Funding is available in the Fiscal Year 2013-2014 Operating Budget of Austin Energy.

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

FOR MORE INFORMATION CONTACT: Jeff Vice, Director, Local Government Issues (512) 322-6450; Debbie Kimberly, Vice-President, Customer Energy Solutions (512) 322-6327; Scott Jarman, P.E., Consulting Engineer, Energy Efficiency Services (512) 482-5307.

BOARD AND COMMISSION ACTION: To be reviewed by the Resource Management Commission on January 21, 2014 and the Electric Utility Commission on January 27, 2014.

Austin Energy requests authorization to issue a rebate to Jacob Castellanos, in an amount not to exceed \$107,999, for performing energy efficiency improvements at The Club Creek 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 and designed to reduce local air pollution through energy conservation, reduces peak demand, and assist customers in reducing electric consumption.

The Club Creek Apartments are located at 502 W. Longspur Blvd., Austin, Texas 78753. The property comprises nine buildings containing 160 apartment units, with 130,292 square feet of conditioned space. The average rent for one bedroom units range from \$650 - \$700 and the two bedroom units range from \$790 - \$950. The demand (kilowatt or kW) savings associated with these energy efficiency improvements is estimated at 146.9 kW, at a program cost of \$735 per kilowatt saved. The avoided kilowatt hours (kWh), estimated at 237,419 kWh per year, represent a major benefit to the local environment. This project will prevent the production of the following air pollutants from being emitted: 142.6 metric tons of Carbon Dioxide (CO₂), 0.099 metric tons of Nitrogen Oxides (NO_x), and 0.090 metric tons of Sulfur Dioxide (SO₂).

In addition to the reduced air and toxic pollution, the project savings are also equivalent to an estimated 320,084 vehicle miles traveled, the removal of 27 cars from our roadways, or the planting of 3,662 trees or 183 acres of forest in Austin's parks. The project will also generate approximately 106,839 gallons of water savings at the power plant.

**CITY OF AUSTIN – AUSTIN ENERGY
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA DATE: 02/13/2014

SUBJECT: Approve issuance of a rebate to Jacob Castellanos, for performing energy efficiency improvements at the Wildwood Apartments located at 7610 Cameron Rd., Austin, Texas 78752, in an amount not to exceed \$191,449.

AMOUNT & SOURCE OF FUNDING: Funding is available in the Fiscal Year 2013-2014 Operating Budget of Austin Energy.

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





FOR MORE INFORMATION CONTACT: Jeff Vice, Director, Local Government Issues (512) 322-6450; Debbie Kimberly, Vice-President, Customer Energy Solutions (512) 322-6327; Scott Jarman, P.E., Consulting Engineer, Energy Efficiency Services (512) 482-5307.

BOARD AND COMMISSION ACTION: To be reviewed by the Resource Management Commission on January 21, 2014 and the Electric Utility Commission on January 27, 2014.

Austin Energy requests authorization to issue a rebate to Jacob Castellanos, in an amount not to exceed \$191,449, for performing energy efficiency improvements at The Wildwood 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 and designed to reduce local air pollution through energy conservation, reduces peak demand, and assist customers in reducing electric consumption.

The Wildwood Apartments are located at 7610 Cameron Rd., Austin, Texas 78752. The property comprises 21 buildings containing 344 apartment units, with 235,337 square feet of conditioned space. The average rent for a one bedroom unit ranges from \$360 - \$775 and the two bedroom unit ranges from \$800 to \$950. The demand (kilowatt or kW) savings associated with these energy efficiency improvements is estimated at 205.6 kW, at a program cost of \$931 per kW saved. The avoided kilowatt hours (kWh), estimated at 363,286 kWh per year, represent a major benefit to the local environment. This project will prevent the production of the following air pollutants from being emitted: 218.1 metric tons of Carbon Dioxide (CO₂), 0.152 metric tons of Nitrogen Oxides (NO_x), and 0.138 metric tons of Sulfur Dioxide (SO₂).

In addition to the reduced air and toxic pollution, the project savings are also equivalent to an estimated 489,776 vehicle miles traveled, the removal of 42 cars from our roadways, or the planting of 5,604 trees or 280 acres of forest in Austin's parks. The project will also generate approximately 163,479 gallons of water savings at the power plant.

| <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: | | Agenda Number |
| Meeting Date: | February 13, 2014 | | | |
| Department: | Purchasing | | | |
| Subject | | | | |
| <p>Authorize award and execution of a 36-month requirements service contract with ENTECH SALES & SERVICE, INC., to provide heating, ventilation and air conditioning maintenance and repair services for the various City Departments, in an amount not to exceed \$2,806,500, with three 12-month extension options in an amount not to exceed \$935,500 per extension option, for a total contract amount not to exceed \$5,613,000.</p> | | | | |
| Amount and Source of Funding | | | | |
| <p>Funding in the amount of \$701,625 is available in the Fiscal Year 2013-2014 Operating Budget of the various City Department. Funding for the remaining 27 months of the original contract period and the extension options is contingent upon available funding in future budgets. (Note: AE's annual share is estimated to be \$50,000.)</p> | | | | |
| Fiscal Note | | | | |
| <p>There is no unanticipated fiscal impact. A fiscal note is not required.</p> | | | | |
| Purchasing Language: | Lowest bid of five bids received. | | | |
| Prior Council Action: | | | | |
| For More Information: | Sai Purcell, Senior Buyer Specialist, 512-972-4016 | | | |
| Boards and Commission Action: | <p>January 8, 2014 – To be reviewed by the Water and Wastewater Commission. January 14, 2014 – To be reviewed by the Airport Advisory Commission. January 27, 2014 - To be reviewed by the Electric Utility Commission.</p> | | | |
| MBE / WBE: | <p>This contract will be awarded in compliance with City Code Chapter 2-9C (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this contract.</p> | | | |
| Related Items: | | | | |
| Additional Backup Information | | | | |
| <p>This contract will provide heating, ventilation, and air conditioning (HVAC) maintenance and repair services on an as-needed basis for the Convention Center Department, Aviation Department, Building Services Department, Library Department, Police Department, Austin Energy, and Austin Water Utility. Each City Department will manage their own contract.</p> <p>In addition to maintenance and repair services, contract services shall include minor renovations to HVAC systems and equipment, and additional services that may be required to complete HVAC repairs such as carpentry, painting, sheet metal fabrication, building automation controls, and mechanical work. The Contractor is responsible for</p> | | | | |

securing all permits required for each service and for all labor and materials including tools, ladders, lifts, rental of equipment, and any other related equipment.

MBE/WBE solicited: 11/0

MBE/WBE bid: 0/0

BID TABULATION

IFB PAX0049

Heating, Ventilating, and Air Conditioning, Maintenance and Repair Services
4 Line Item

| <u>Vendor</u> | <u>Total Price</u> |
|--|---------------------------|
| Entech Sales & Service, Inc. Austin, TX | \$935,500 |
| Fox Service Co., Inc. Austin, TX | \$937,500 |
| Central TX Commercial A/C Austin, TX | \$957,500 |
| Johnson Controls, Inc. Austin, TX | \$1,147,750 |
| Trane U.S. Inc. Austin, TX | \$1,314,600 |


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

PRICE ANALYSIS

- Adequate Competition.
- Two hundred and one notices were sent, including 11 MBEs. There are no known WBEs for this commodity code. Five bids were received with no response from the MBEs.
- The pricing offered represents a 9.3% increase from the last contract awarded in June 2011 and December 2011.

APPROVAL JUSTIFICATION

- Lowest bid received.
- The Purchasing Office concurs with the Convention Center Department, Aviation Department, Building Services Department, Library Department, Police Department, Austin Energy, and Austin Water Utility's recommended award.
- Advertised in the Austin American Statesman and on the Internet.

| A U S T I N C I T Y C O U N C I L | | | | |
|--|---|-------|---------------|--|
| A G E N D A | | | | |
|  | | | | |
| Recommendation for Council Action (Purchasing) | | | | |
| Austin City Council | Item ID: | 29807 | Agenda Number | |
| Meeting Date: | February 27, 2014 | | | |
| Department: | Purchasing | | | |
| Subject | | | | |
| <p>Authorize award and execution of a 36-month requirements service contract with TRAVIS COX PLUMBING COMPANY, LLC. to provide plumbing maintenance and repair services for various City Departments in an amount not to exceed \$2,364,375, with three 12-month extension options in an amount not to exceed \$868,219 for the first extension option, \$911,630 for the second extension option, and \$957,211 for the third extension option, for a total estimated contract amount not to exceed \$5,101,435.</p> | | | | |
| Amount and Source of Funding | | | | |
| <p>Funding in the amount of \$500,000 is available in the Fiscal Year 2013-2014 Operating Budget of the various City Department. Funding for the remaining 28 months of the original contract period and the extension options is contingent upon available funding in future budgets. (Note: AE's annual estimated share is \$70,000.)</p> | | | | |
| Fiscal Note | | | | |
| There is no unanticipated fiscal impact. A fiscal note is not required. | | | | |
| Purchasing Language: | Lowest bid received. | | | |
| Prior Council Action: | | | | |
| For More Information: | Sai Purcell, Senior Buyer Specialist, 972-4016 | | | |
| Boards and Commission Action: | January 27, 2014 – To be reviewed by the Electric Utility Commission. February 11, 2014 – To be reviewed by the Austin Airport Advisory Commission. | | | |
| 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 contract will provide plumbing maintenance and repair services on an as-needed basis for the Convention Center Department, Aviation Department, Building Services Department, Library Department, Police Department, Parks and Recreation Department, Public Works Department, and Austin Energy.</p> <p>Services shall include, but are not limited to, maintenance, repair, and minor renovations to plumbing systems and equipment including services that may be required to complete plumbing repairs such as carpentry, masonry, trenching, plumbing, and mechanicals. The Contractor is responsible for securing all permits required for each service and for all labor and materials including tools, ladders, lifts, rental of equipment, and any other related equipment.</p> | | | | |

MBE/WBE solicited: 18/4

MBE/WBE bid: 0/0

BID TABULATION

IFB PAX0038

Plumbing Maintenance and Repair Services
8 Line Item

| <u>Vendor</u> | <u>Total Price</u> |
|---|---------------------------|
| Travis Cox Plumbing Company, LLC. Austin, TX | \$721,107.79 |
| Beard Integrated Systems, Inc. Austin, TX | \$744,344.12 |
| Fox Service Co., Inc. Austin, TX | \$781,454.38 |
| The Porter Service, Co. Austin, TX | \$811,081.62 |

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

PRICE ANALYSIS

- a. Adequate Competition.
- b. Two hundred thirty-eight notices were sent, including 18 MBEs and four WBEs. Four bids were received with no response from the MBEs/WBEs.
- c. The pricing offered represents a 61% decrease in labor rates from the last contract awarded in July 2011.

APPROVAL JUSTIFICATION

- a. Lowest bid received.
- b. The Purchasing Office concurs with the Convention Center Department, Aviation Department, Building Services Department, Library Department, Police Department, Parks and Recreation Department, Public Works Department, and Austin Energy's recommended award.
- c. Advertised in the Austin American Statesman and on the Internet.