

# 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

Austin City Council	<b>Item ID</b>	65153	<b>Agenda Number</b>	2
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<b>Meeting Date:</b>	12/1/2016	<b>Department:</b>	Austin Energy
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#### Subject

Approve issuance of a rebate to Pleasant Valley Villas Housing, LP, for energy efficiency improvements at the Rosemont at Oak Valley Apartments located at 2800 Collins Creek Drive, in an amount not to exceed \$281,259 (District 3).

#### Amount and Source of Funding

Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.

#### Fiscal Note

A fiscal note is not required.

<b>Purchasing Language:</b>	
<b>Prior Council Action:</b>	
<b>For More Information:</b>	Jeff Vice, Director, Local Government Issues (512) 322-6450; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.
<b>Council Committee, Boards and Commission Action:</b>	To be reviewed by the Electric Utility Commission on November 14, 2016 and the Resource Management Commission on November 15, 2016.
<b>MBE / WBE:</b>	
<b>Related Items:</b>	

#### Additional Backup Information

Austin Energy requests authorization to issue a rebate to Pleasant Valley Villas Housing, LP, in an amount not to exceed \$281,259, for energy efficiency measures at the Rosemont at Oak Valley Apartments located at 2800 Collins Creek Drive, in Council District 3. This rebate is funded by Austin Energy's Multifamily Weatherization Assistance Rebates Program.

The property is listed in the 13<sup>th</sup> Edition of the Guide to Affordable Housing in the Greater Austin Area published by The Austin Tenant's Council, which meets the criteria set forth for payment from the Multifamily Weatherization Assistance Rebate budget. It comprises 82 buildings and 280 apartment units, with a total of 319,000 square feet of conditioned space. This property is income restricted to income Levels A&B (total household income is 50% or less of the area median income and total household income is more than 50% but less than 60% of the area median income) and participates in the Housing Tax Credit Program and the Austin Housing Finance Corporation Bond program. The rent for a two bedroom unit is \$759, for a three bedroom unit the rent is \$821, and a four bedroom unit rents for \$841. The energy efficiency measures proposed at this property are duct sealing and solar screens. The estimated total cost of the project is \$281,259 and the rebate will cover 100% of the total cost.

These improvements will be made in accordance with Austin Energy's Multifamily Weatherization Assistance Rebate guidelines. While similar to the standard Multifamily Rebate Program, the rebates are larger for low income housing and are customized for each measure, based on historical savings and cost data.

This program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to realize 700 MW of energy efficiency and 200 MW of demand response by 2025. The original plan, approved by City Council in April 2010 and updated in December 2014, is designed in part to reduce local air pollution through energy conservation, reduce peak demand, reduce the need to purchase additional generation and assist customers in reducing electric consumption.

The avoided kilowatt-hours estimated at 643,295 kilowatt-hours per year represent a major benefit to the local environment. This project is estimated to prevent the production of the following emissions: 386 metric tons of Carbon Dioxide, 0.269 metric tons of Nitrogen Oxides, and 0.244 metric tons of Sulfur Dioxide. The project savings is equivalent to an estimated 867,279 vehicle miles traveled, the removal of 74 cars from our roadways, or the planting of 9,924 trees or 496 acres of forest in Austin's parks.

## REBATE PROJECT FACT SHEET

<b>Community Name</b>	Rosemont at Oak Valley	
<b>Customer Name</b>	Pleasant Valley Villas Housing, LP	
<b>Property Address</b>	2800 Collins Creek Dr., 78741	
<b>Year Built</b>	2004	
<b>Average Rent per Floor Plan</b>	2BR \$759; 3BR \$821; 4 BR \$841	
<b>Number of Rentable Units<sup>1</sup></b>	280	
<b>Housing Type<sup>2</sup></b>	Housing Tax Credit; Austin Housing Financing Corporation Income Levels A&B (Total household income is <b>50%</b> or less of the area median income and total household income is more than <b>50%</b> but less than <b>60%</b> of the area median income.)	
<b>Percent of Customer Assistance Program Discount Participants</b>	54%	
<b>Percent of Housing Authority of the City of Austin Housing Voucher Recipients</b>	13%	
<b>Total Percent Customer Assistance Program Discount Participants and Housing Authority of the City of Austin Housing Voucher Recipients</b>	67%	
<b>On Repeat Offender List</b>	No <sup>3</sup>	
<b>Electric Utilization Intensity for this property type</b>	9.55	
<b>Average Electric Utilization Intensity for cohort<sup>4</sup></b>	8.29 for properties built after 2001 with gas heat	
<b>Energy Conservation Audit and Disclosure Status<sup>5</sup></b>	ECAD Audit Complete	
<b>Total Measure Costs</b>	\$281,259	
<b>Total Rebate – Not to Exceed</b>	\$281,259	
<b>% of Total Measure Costs</b>	100%	
<b>Rebate per Unit</b>	\$1,004	
<b>Scope of Work<sup>6</sup></b>		
Duct Seal 280 electric uncased fan coil (furred-down) units; solar screens		
<b>Project Annual Savings at 100% Occupancy</b>		
<b>kilo Watts Saved – Estimated</b>	432.6	
<b>Dollars per kilo-Watt– Estimated</b>	\$650	
<b>kilo-Watt hours Saved – Estimated</b>	643,295	
<b>Monthly Savings Per customer - Estimated<sup>7</sup></b>		
<b>Dollar savings</b>	\$21	
<b>Measures Performed - Last 10 Years at this Property</b>	<b>Completion Date</b>	<b>Rebate Amount</b>
Compact Fluorescent Lamps installed	October 2008	\$28,220

<sup>1</sup> Energy Conservation Audit and Disclosure 2016 Energy Guide for Prospective residents lists the total number of units in the property; this may include units that are not rentable such as office spaces, model units, maintenance shops, etc.

<sup>2</sup> Per "Guide to Affordable Housing" published by The Austin Tenants' Council. Includes income requirements and restrictions.

<sup>3</sup> <http://www.austintexas.gov/department/repeat-offender-program>

<sup>4</sup> Cohort Type is determined by the year the property is built and the heating type (either gas or electric).

<sup>5</sup> Owner agrees to comply with TITLE 6. ENVIRONMENTAL CONTROL AND CONSERVATION. CHAPTER 6-7. ENERGY CONSERVATION code prior to the issuance of the rebate check.

<sup>6</sup> Energy (kWh) and dollars (\$) saved per project varies by both the size of the project and the type of heating. Projects with electric heat generally have higher savings than projects with gas heat.

<sup>7</sup> Calculation based on 0.11 cents per kilo Watt-hours.

## REBATE PROJECT FACT SHEET

### Multifamily Program Averages for Duct Seal from October 2015-October2016

Measure	Average Dollars per kilo-Watt	Percent of project cost paid	Average kilo-Watt hours per project	Average number of Units per Project	Average annual dollar Savings per customer
Duct Seal	\$415	82%	262,000	213	\$135

### Multifamily Rebate Program FY2017 Rebates (as of 11-01-2016):

Name	# of Units	Rebate Amount	kW Saved	\$ per kW
N/A	0	\$0.00	0	\$0.00



# MULTI-FAMILY DISCLOSURE NOTICE ENERGY AUDIT RESULTS

Posted in accordance with the Austin City Conservation Code Chapter 6-7, Energy Conservation Audit and Disclosure Ordinance No. 20110421-001.

2800 COLLINS CREEK DR, AUSTIN TX 78741

## STREET ADDRESS

ENERGY EFFICIENCY MEASURES EVALUATED	AUSTIN ENERGY RECOMMENDS	AUDITS RESULTS (AVERAGED)
Air Duct System	Less Than 10%	55% Leakage
Attic or Roof	Between R22-R30	R 18
Solar Screens or Window Film	On all East, South and West Windows	Complete

"Average" values are calculated from results obtained from multiple buildings and systems

CONSTRUCTION YEAR: 2003

NUMBER OF UNITS: 280

ENERGY UTILITIES: Electric and Gas

DATE OF ENERGY AUDIT: 10/11/2016

ENERGY AUDIT CONDUCTED BY: J. Moore McDonough

DATE OF DISCLOSURE NOTICE: 11/7/2016

The Austin City Code Chapter 6-7 of the Energy Conservation Audit and Disclosure Ordinance applies to multi-family properties 10 years old and older served by Austin Energy and located within Austin city limits. Some exemptions apply. Under the ordinance, the owner of a multi-family facility must post and provide results of an energy audit of the property to current and prospective residents. Detailed copies of the audit are available upon request to the property owner/manager. For more information about the ordinance, visit [austinenenergy.com/go/ECAD](http://austinenenergy.com/go/ECAD), email [ECAD@austinenenergy.com](mailto:ECAD@austinenenergy.com) or call 974-7827.



## Austin City Code Chapter 6-7, Energy Conservation

# ENERGY GUIDE

2016

## FOR PROSPECTIVE TENANTS

Estimated Monthly Electric Cost



Austin Average

### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- Built
- Sq. ft. average apartment size

Cost information: average apartment size

- Is based on this facility's average size apartment,
- based on a cost of \$0.10 per kWh and
- is updated annually.

### YOUR BILL

kWh

### ESTIMATED MONTHLY ELECTRIC USE

For details, visit the web site

[Austinenergy.com/go/ECAD](http://Austinenergy.com/go/ECAD),  
call 482-5278 or Austin City Code



Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat and cold – especially if electric heat is used),
- Thermostat settings, Number of occupants, Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer), Energy efficiency measures in place, and
- Age and type of heating/cooling equipment

## REPORT STATUS: Completed ECAD Energy Audit Date: 10/11/2016

Property ID: 551652 & 551691  
Property Owner: Pleasant Valley Villas Housing, LP  
Property Name: Rosemont at Oak Valley Apartments  
Property Management Company: Pinnacle  
Property Address: 2800 Collins Creek Drive, Austin, TX 78741  
ECAD EUI: 9.55 (pending verification)  
Comparable Apt EUI: TBD

Project Agreement: ECAD audit in conjunction with this project has been completed, which brings the property status 'In-Compliance' which is included in their scope of work. Rebates will not be issued to any property owners pending final confirmation that an audit has been completed. This is also referenced in the Multifamily Program eligibility guidelines on the AE website.

## AGENDA



## Recommendation for Council Action

Austin City Council		Item ID	65075	Agenda Number	3
Meeting Date:	12/1/2016		Department:	Austin Energy	
Subject					
Approve issuance of a rebate to Foundation Communities, for performing energy efficiency improvements at the Southwest Trails Apartments located at 8405 Old Bee Caves Road, in an amount not to exceed \$77,064 (District 8).					
Amount and Source of Funding					
Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.					
Fiscal Note					
A fiscal note is not required.					
Purchasing Language:					
Prior Council Action:					
For More Information:	Jeff Vice, Director, Local Government Issues (512) 322-6087; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.				
Council Committee, Boards and Commission Action:	To be reviewed by the Electric Utility Commission on November 14, 2016, and the Resource Management Commission on November 15, 2016.				
MBE / WBE:					
Related Items:					

## Additional Backup Information

Austin Energy requests authorization to issue a rebate to Foundation Communities, in an amount not to exceed \$77,064, for energy efficiency measures to be completed at the Southwest Trails Apartments located at 8405 Old Bee Caves Rd., in Council District 8. This rebate is funded by Austin Energy's Multifamily Weatherization Assistance Rebates Program.

The property is listed in the 13th Edition of the Guide to Affordable Housing in the Greater Austin Area published by The Austin Tenant's Council, which meets the criteria set forth for the Multifamily Weatherization Assistance Rebate Program. Southwest Trails Apartments is comprised of 17 buildings and 160 apartment units, with a total of 168,416 square feet of conditioned space. Foundation Communities is a nonprofit organization that provides affordable housing. This community is income restricted: Income Level A (Total household income is 50% or less of the area median income.) The rent for one bedroom units is \$655; \$780 for the two bedroom units; and \$899 for the three bedroom units. The energy efficiency measure proposed at this property is duct sealing. The estimated total cost of the project is \$77,064; the rebate will cover 100% of the total cost.

These improvements will be made in accordance with Austin Energy's Multifamily Weatherization Assistance Rebate guidelines. While similar to the standard Multifamily Rebate Program, the rebates are larger for low income housing and are customized for each measure, based on historical savings and cost data.

This program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to realize 700 MW of energy efficiency and 200 MW of demand response by 2025. The original plan, approved by City Council in April 2010 and updated in December 2014, is designed in part to reduce local air pollution through energy conservation, reduce peak demand, reduce the need to purchase additional generation and assist customers in reducing electric consumption.

The avoided kilowatt hours (kWh) estimated at 131,848 kWh per year represents a major benefit to the local environment. This project is estimated to prevent the production of the following air pollutants: 79.2 metric tons of Carbon Dioxide (CO<sub>2</sub>), 0.055 metric tons of Nitrogen Oxides (NO<sub>x</sub>), and 0.050 metric tons of Sulfur Dioxide (SO<sub>2</sub>). The project savings is equivalent to an estimated 177,175 vehicle miles traveled, the removal of 15 cars from our roadways, or the planting of 2,034 trees or 102 acres of forest in Austin's parks.



# REBATE PROJECT FACT SHEET

<b>Community Name</b>	Southwest Trails				
<b>Customer Name</b>	Foundation Communities				
<b>Property Address</b>	8405 Old Bee Caves Rd, Austin TX, 78735				
<b>Year Built</b>	2001				
<b>Average Rent per Floor Plan</b>	1BR \$655; 2BR \$780; 3BR \$899				
<b>Number of Rentable Units<sup>1</sup></b>	160				
<b>Housing Type<sup>2</sup></b>	Nonprofit, affordable housing; Housing Tax Credit; Austin Housing Financing Corporation (AHFC); Income Level A (Total household income is <b>50%</b> or less of the area median income.)				
<b>% Customer Assistance Program (CAP) Discount</b>	41% - 66 residents are CAP discount participants				
<b>Housing Authority of the City of Austin (HACA) Housing Vouchers</b>	11% -18 residents receive HACA housing vouchers.				
<b>Total % CAP Discount/HACA</b>	52%				
<b>On Repeat Offender List</b>	No <sup>3</sup>				
<b>Electric Utilization Intensity (EUI) for this property type</b>	7.45				
<b>Average EUI for cohort<sup>4</sup></b>	8.29 for properties built after 2001 with gas heat				
<b>Energy Conservation Audit and Disclosure (ECAD) Status<sup>5</sup></b>	ECAD Audit Complete				
<b>Total Measure Costs</b>	\$77,064				
<b>Total Rebate – Not to Exceed</b>	\$77,064				
<b>% of Total Measure Costs</b>	100%				
<b>Rebate per Unit</b>	\$482				
<b>Scope of Work<sup>6</sup></b>					
Duct Seal 160 electric uncased fan coil (furred-down) units.					
<b>Project Annual Savings at 100% Occupancy</b>					
<b>kilo Watt (kW) Saved – Estimated</b>	128.4				
<b>\$/kW – Estimated</b>	\$600				
<b>kilo-Watt hours (kWh) Saved – Estimated</b>	131,848				
<b>Monthly Savings Per customer - Estimated<sup>7</sup></b>					
<b>Dollar savings</b>	\$8				
<b>Measures Performed - Last 10 Years at this Property</b>	<b>Completion Date</b>	<b>Rebate Amount</b>			
Compact Fluorescent Lamps (CFL's) installed	January 2009	\$16,532			
<b>Multifamily Program Averages for Duct Seal from October 2015-October2016</b>					
<b>Measure</b>	<b>Avg\$/kW</b>	<b>% of project</b>	<b>Avg kWh per</b>	<b>Avg # of Units per</b>	<b>Avg annual dollar Savings</b>

<sup>1</sup> ECAD 2016 Energy Guide for Prospective Tenants lists the total number of units in the property; this may include units that are not rentable such as office spaces, model units, maintenance shops, etc.

<sup>2</sup> Per "Guide to Affordable Housing" published by The Austin Tenants' Council. Includes income requirements and restrictions.

<sup>3</sup> <http://www.austintexas.gov/department/repeat-offender-program>

<sup>4</sup> Cohort Type is determined by the year the property is built and the heating type (either gas or electric).

<sup>5</sup> Owner agrees to comply with TITLE 6. ENVIRONMENTAL CONTROL AND CONSERVATION. CHAPTER 6-7. ENERGY CONSERVATION code (ECAD Ordinance) prior to the issuance of the rebate check.

<sup>6</sup> Energy (kWh) and dollars (\$) saved per project varies by both the size of the project and the type of heating. Projects with electric heat generally have higher savings than projects with gas heat.

<sup>7</sup> Calculation based on 0.11 cents per kWh.

REBATE PROJECT FACT SHEET

		cost paid	project	Project	per customer
Duct Seal	\$415	82%	262,000	213	\$135
Multifamily Rebate Program FY 2017 Rebates (as of 10-01-2016):					
Name	# of Units	Rebate Amount		kW Saved	\$ per kW
N/A	0	\$0.00		0	\$0.00



# MULTI-FAMILY DISCLOSURE NOTICE ENERGY AUDIT RESULTS

Posted in accordance with the Austin City Conservation Code Chapter 6-7, Energy Conservation Audit and Disclosure Ordinance No. 20110421-001.

8405 OLD BEE CAVES RD, AUSTIN TX 78735

## STREET ADDRESS

ENERGY EFFICIENCY MEASURES EVALUATED	AUSTIN ENERGY RECOMMENDS	AUDITS RESULTS (AVERAGED)
Air Duct System	Less Than 15%	62% Leakage
Attic or Roof	Between R22-R30	R 14
Solar Screens or Window Film	On all East, South and West Windows	Complete

"Average" values are calculated from results obtained from multiple buildings and systems

CONSTRUCTION YEAR: 2001  
NUMBER OF UNITS: 160

ENERGY UTILITIES: Electric and Gas  
DATE OF ENERGY AUDIT: 10/25/2016

ENERGY AUDIT CONDUCTED BY: J. Moore McDonough  
DATE OF DISCLOSURE NOTICE: 11/10/2016

The Austin City Code Chapter 6-7 of the Energy Conservation Audit and Disclosure Ordinance applies to multi-family properties 10 years old and older served by Austin Energy and located within Austin city limits. Some exemptions apply. Under the ordinance, the owner of a multi-family facility must post and provide results of an energy audit of the property to current and prospective residents. Detailed copies of the audit are available upon request to the property owner/manager. For more information about the ordinance, visit [austinenrgy.com/go/ECAD](http://austinenrgy.com/go/ECAD), email [ECAD@austinenrgy.com](mailto:ECAD@austinenrgy.com) or call 974-7827.



## Austin City Code Chapter 6-7, Energy Conservation

# ENERGY GUIDE

2016

## FOR PROSPECTIVE TENANTS

Estimated Monthly Electric Cost



Austin average

### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- **Built**
- Sq. ft. average apartment size

Cost information: average apartment size

- Is based on this facility's average size apartment,
- based on a cost of \$0.10 per kWh and
- is updated annually.

### YOUR BILL

kWh

### ESTIMATED MONTHLY ELECTRIC USE

For details, visit the web site

[Austinenergy.com/go/ECAD](http://Austinenergy.com/go/ECAD),  
call 482-5278 or Austin City Code



Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat and cold – especially if electric heat is used),
- Thermostat settings, Number of occupants, Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer), Energy efficiency measures in place, and
- Age and type of heating/cooling equipment

## REPORT STATUS: Completed ECAD Energy Audit

Date: 10/25/2016

Property ID: 304765  
Property Owner: Foundation Communities  
Property Name: Southwest Trails Apartments  
Property Management Company: Foundation Communities  
Property Address: 8405 Old Bee Caves Road, Austin, TX 78748  
ECAD EUI: 7.45 (pending verification)  
Comparable Apt EUI: TBD

Project Agreement: ECAD audit in conjunction with this project has been completed, which brings the property status 'In-Compliance' which is included in their scope of work. Rebates will not be issued to any property owners pending final confirmation that an audit has been completed. This is also referenced in the Multifamily Program eligibility guidelines on the AE website.

## AGENDA



## Recommendation for Council Action (Purchasing)

Austin City Council

Item ID:

64893

Agenda Number

4

Meeting Date:

December 1, 2016

Department:

Purchasing

## Subject

Authorize negotiation and execution of a 36-month contract with CHARGEPOINT, INC., to provide electric vehicle plug-in charging station software and support services, in an amount not to exceed \$420,000, with two 12-month extension options in an amount not to exceed \$140,000 per extension option, for a total contract amount not to exceed \$700,000.

## Amount and Source of Funding

Funding in the amount of \$140,000 is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. Funding for the remaining 26 months of the original contract period and extension options is contingent upon available funding in future budgets.

## Fiscal Note

A fiscal note is not required.

Purchasing  
Language:

Sole Source

Prior Council  
Action:For More  
Information:

Raymundo Moncada Jr., Senior Buyer Specialist Corporate, 512-322-6594

Boards and  
Commission  
Action:

November 14, 2016 - To be reviewed by the Electric Utility Commission.  
November 15, 2016 - To be reviewed by the Resource Management Commission.

Related Items:

MBE / WBE:

This contract is exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established.

## Additional Backup Information

The contract is for electric vehicle charging station software, communications, and support services, including subscription to the software platform, network services, applications, upgraded stations and support services necessary to register electric vehicle (EV) charging stations in the Austin Energy service territory for online availability and station reliability. The software and network applications enable connection and registration of charging stations, data collection and reporting (including carbon dioxide reductions), upgraded station reliability support, driver mobile application support, and driver access for payment processing.

This program further supports Resolution 20160505-025 to develop a City EV fleet adoption plan and Resolution 20070215-023 to achieve a carbon neutral fleet by 2020. Austin Energy currently operates 262 ChargePoint®

compatible charging stations throughout its service area. Stations in the Plug-In EVerywhere™ network are 100% powered with renewable energy through the Austin Energy GreenChoice™ Program, thus further supporting the 2020 climate protection and generation plan. Austin Energy anticipates another 200 – 300 managed charging stations (with one or two charging ports provided per station) added to its network over the next three years.

Austin Energy's Plug-In EVerywhere™ program currently offers commercial and multi-family customers the option to join a growing network of charging stations. The customer pays for the charging station and installation and receives a rebate of 50%, up to \$4,000 per dual-port, Level 2 station. In addition, the customer agrees to transfer customer billing, network management (utilizing the ChargePoint Network platform), and station maintenance to Austin Energy.

ChargePoint, Inc. is sole provider of these proprietary services due to required compatibility with the existing electric vehicle charging station equipment owned, operated and maintained by Austin Energy as part of its Plug-In EVerywhere™ network program. ChargePoint, Inc. only offers these services directly, without the use of authorized third parties or distributors.

The current contract expires on December 31, 2016 and was for a term of three years with total authorization of \$210,540. The requested authorization for the new contract is based on forecasted growth in the number of charging stations over the term of the contract.

<b>CHARGEPOINT INC.</b>				
	<b># months</b>	<b>Contract Amount</b>	<b>Contract Amendment</b>	<b>Revised Amount</b>
Original Term	36	\$ 420,000	n/a	n/a
Extension Option 1	12	\$ 140,000	n/a	n/a
Extension Option 2	12	\$ 140,000	n/a	n/a
<b>TOTAL</b>	<b>60</b>	<b>\$ 700,000</b>	<b>\$ -</b>	<b>\$ -</b>

## AGENDA



## Recommendation for Council Action (CCO)

Austin City Council

Item ID:

64867

Agenda Number

5

Meeting Date:

December 1, 2016

Department:

Capital Contracting Office

## Subject

Authorize execution of an amendment to the Indefinite Delivery/Indefinite Quantity construction services contract with BILFINGER WESTCON, INC., for the chilled water piping construction in plants and on customer distribution sites, increasing the spending authorization to \$10,000,000 for the initial term of 24 months with one 24-month extension option for \$3,500,000 for a total contract amount not to exceed \$13,500,000.

## Amount and Source of Funding

Funding in the amount of \$1,500,000 is available in the Fiscal Year 2016-2017 Capital Budget of Austin Energy.

## Fiscal Note

A fiscal note is attached.

Purchasing Language:

Original contract was awarded through a competitive Invitation For Bids process.

Prior Council Action:

June 18, 2015 – Council approved a five-year construction services contract with Bilfinger Westcon, Inc. (formerly Bilfinger Tepsco).

For More Information:

Rolando Fernandez 512-974-7749, Sarah Torchin, 512-974-7141; Jim Collins, 512-322-6426; James Matlock Jr. 512-322-6273

Boards and Commission Action:

To be reviewed by the Electric Utility Commission on November 14, 2016.

Related Items:

MBE / WBE:

This was awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 38.29% MBE and 23.81% WBE participation to date.

## Additional Backup Information

Austin Energy requests an amendment to the terms of the construction services contract with Bilfinger Westcon Inc. (formerly Bilfinger Tepsco) to connect chilled water customers to its district cooling plants. In June 2015, Council approved the original contract for an initial 24-month period in the amount of \$6,000,000 with three, 12-month extension options for \$2,000,000 per extension option, for a total contract amount not to exceed \$12,000,000.

This amendment will increase the initial 24-month contract period authorization amount to \$10,000,000 and modify the extension options to only one 24-month extension option in the amount of \$3,500,000. The new total contract amount of \$13,500,000 will include a \$1,500,000 increase to the original not-to-exceed amount.

Austin Energy's three district chilled water energy systems serve the Downtown Central Business District, the Domain,

and Mueller. Currently Austin Energy has 68 customers, nearly 18.5 million square feet of space, connected to district energy systems. These customers include residential towers, office buildings, hotels, the Austin Convention Center, and City Hall. The Downtown and Domain systems provide chilled water services only. The Mueller Energy Center provides chilled water to neighboring buildings and chilled water, steam, and on-site generated electricity to the Dell Children's Medical Center.

Austin Energy's chiller plants transform electrical energy into thermal energy which is then distributed, via a network of underground pipes, to external customers in the form of chilled water and steam services.

The benefits of district energy to chilled water customers include reduced construction/capital costs, extraordinary reliability, and simple, low risk operations. The aggregation of loads enables superior efficiencies, reliability, and quality when compared to stand-alone systems. Benefits to Austin Energy and the City include having a valuable tool for economic development, providing new revenue from long term service agreements, and advancement of environmental stewardship. In this region, 40-45% of the electricity consumed by a typical commercial building goes to powering its air conditioning system. The thermal storage elements within each station enable Austin Energy's On-Site Energy Resources to shift electrical consumption from on-peak to off-peak electrical periods. Electric rate payers benefit from reduced regulatory charges due to the electric demand management provided by the district cooling system.

With the rapid growth in the downtown area, the number of new customers requesting chilled water service exceeded forecasts for the first two years of the contract. This contract is necessary to construct chilled water supply and return lines from Austin Energy's existing chilled water transmission lines to a mechanical room located within the customers' facilities. In the mechanical room, Austin Energy will install piping, heat exchangers, and metering equipment to provide thermal cooling to the customer. Austin Energy establishes chilled water service agreements with each customer that includes a billing rate designed to recover the connection costs over a 15-year period.

This amendment is pending review by the City's Change Control Committee. The Change Control Committee was established to comply with Council Resolution No. 20120126-048, which required the establishment of consistent criteria and process to evaluate contractual changes for all contracts administered by the Capital Contracting Office. The Change Control Committee is comprised of management-level subject matter experts.

The projects will be managed by Austin Energy.

Bilfinger Westcon, Inc. is located in Houston, Texas.



## **M/WBE Summary**

Participation goals stated in the original approved compliance plan for the agreement were 10.94% MBE and 1.24% WBE. Participation for this amendment:

Additional authorization has been listed under the Prime. Subcontractor participation for this authorization is unknown. Prior to issuance of a notice to proceed, the Prime will submit their Subcontractor Utilization Plan that will demonstrate how they will use their approved subcontractors in accordance with the established procedures and the MBE/WBE Procurement Ordinance and Rules.

<b><u>NON M/WBE PRIME</u></b>	<b>81.80%</b>
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Bilfinger Westcon, Deer Park, TX

<b><u>MBE TOTAL – SUBCONSULTANTS</u></b>	<b>10.94%</b>
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(MB) Unism Development Co., Inc., Austin, TX (Pipe Supplier)

(MH) Underground Water Solutions Co., Elgin, TX (Excavation Services)

<b><u>WBE TOTAL – SUBCONTRACTORS</u></b>	<b>1.24%</b>
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(FW) Guardian Industrial Supply, Austin, TX (Heat Exchangers)

(FB) All Points Inspection, Austin, TX (Video Scanning)

(FW) McGray & McGray Land Surveyors, Austin, TX (Surveying)

(FH) Affordable Lawn Care & Landscaping, Austin, TX (Landscaping)

<b><u>NON M/WBE TOTAL – SUBCONTRACTORS</u></b>	<b>6.02%</b>
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Dana Industrial Group LLC, League City, TX (Insulation)

Magnum Tunneling LLC, Houston, TX (Chilled Water Piping Installation Svcs)

Gulf Coast Grout, Huffman, TX (Chilled Water Piping Installation Svcs)

Team Industrial Services, Corpus Christi, TX (Chilled Water Piping Installation)

PurgeRite, LLC, Willis, TX (Chemical Treatment of Boiler & Water)

**Overall participation based on expenditures for the entire project as of October 10, 2016 (not including this amendment):**

### **PRIME:**

31.59% Non M/WBE

### **SUBCONSULTANTS:**

38.29% MBE; 23.81% WBE; and 6.31% Non M/WBE

### **TOTAL:**

38.29% MBE; 23.81% WBE; and 37.90% Non M/WBE

## AUTHORIZATION HISTORY

<u>AMOUNT</u>	<u>DATE – DESCRIPTION</u>
\$12,000,000	06/18/15 (Council) – Council approved a construction contract with Bilfinger Westcon Inc. (formerly Bilfinger Tepsco).
\$1,500,000	12/01/16 Proposed (Council) – Amendment # 1 – Reallocation of the \$12,000,000 authorization from the initial 24 month term with three 12- month extension option to one 24 month term for \$10,000,000 with one 24-month extension option for \$3,500,000 for a total of \$13,500,000.
\$13,500,000	<i>Total Contract Authorization</i>

## CONTRACT HISTORY

<u>AMOUNT</u>	<u>DATE – DESCRIPTION</u>
\$6,000,000	07/29/16 Execution of contract for the initial 24 month term
\$7,500,000	12/01/16 Reallocation of the \$12,000,000 authorization from one 24 month term with three 12-month extension option to the initial 24 month term for \$10,000,000 with one 24-month extension option for \$3,500,000 for a total of \$13,500,000
\$13,500,000	<i>Total Contract Expenditures</i>

# 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

Austin City Council	Item ID		Agenda Number	6
<b>Meeting Date:</b>	December 1, 2016	<b>Department:</b>	Austin Energy	

#### Subject

Approve an ordinance authorizing the negotiation and execution of a Community Facilities Agreement with Catellus Austin, LLC, for construction services associated with chilled water utilities to serve additional facilities at Mueller, in an amount not to exceed \$3,536,500.

#### Amount and Source of Funding

Funding is available in the Fiscal Year 2016-2017 Capital Budget of Austin Energy.

#### Fiscal Note

A fiscal note is required.

**Purchasing Language:**

**Prior Council Action:**

**For More Information:** Jim Collins, Director, On-Site Energy Resources (512) 322-6426.

**Boards and Commission Action:** To be reviewed by the Electric Utility Commission on November 14, 2016.

**MBE / WBE:** This contract will be awarded in compliance with the City of Austin Third Party Resolution (Resolution No. 20120112-058.)

**Related Items:**

#### Additional Backup Information

This request seeks authorization to negotiate and execute a Community Facilities Agreement to reimburse Catellus Austin LLC for construction costs associated with the installation of chilled water transmission lines at Mueller in an amount not to exceed \$3,536,500.

The project includes installation of approximately 700 feet of 18-inch supply and return chilled water transmission lines and associated appurtenances under Garcia Street and connection to existing chilled water lines under Mueller Boulevard. The improvements will serve the next phase of development at Mueller including the Texas Mutual Insurance building at the corner of Aldrich and Garcia.

Austin Energy expects to reduce installation costs and avoid schedule delays by having the Developer's general contractor responsible for utility and street improvements in Garcia Street install the chilled water transmission lines. The chilled water lines will be permitted and bid out along with the other utilities allowing for greater coordination of design and construction activities.

With this Community Facilities Agreement, Austin Energy recovers the construction costs for the transmission lines over time as part of the chilled water service rate specified in multi-year agreements between Austin Energy and new commercial chilled water customers added as part of the next phase of development at Mueller.

Austin Energy constructs, maintains, and operates district energy stations or chiller plants. These stations transform electrical energy into thermal energy which is then distributed, via a network of underground pipes, to external customers in the form of chilled water and steam services. The aggregation of loads enables superior efficiencies, reliability, and quality when compared to stand-alone systems. In this region, 40-45% of the electricity consumed by a typical commercial building goes to powering its air conditioning system. The thermal storage elements within each station enable OSER to shift electrical consumption from on-peak to off-peak electrical periods. In this region, 40-45% of the electricity consumed by a typical commercial building goes to powering its air conditioning system. The program currently serves the Downtown Central Business District, the Domain, and Mueller. It currently has 68 customers—nearly 18.5 million square feet of space—connected to its district energy systems including residential towers, office buildings, hotels, the Austin Convention Center, and City Hall. The Downtown and Domain systems provide chilled water services only. Mueller Energy Center provides chilled water to neighboring buildings and chilled water, steam, and on-site generated electricity to the Dell Children's Medical Center.

The benefits of district energy to chilled water customers include reduced construction/capital costs, extraordinary reliability, and simple, low risk operations. Benefits to Austin Energy and the City of Austin include having a valuable tool for economic development, providing new revenue from long term service agreements, and advancement of environmental stewardship. Electric rate payers benefit from reduced regulatory charges and power supply adjustments due to the electric demand management provided by the district cooling system. Connection of new customers to Austin Energy's District Cooling system increases the potential electrical peak demand shift capability of the downtown system as well as increases gross revenue and profitability.

## AGENDA



## Recommendation for Council Action (CCO)

Austin City Council

Item ID:

64869

Agenda Number

7

Meeting Date:

December 1, 2016

Department:

Capital Contracting Office

## Subject

Authorize additional funding for the New Central Library Project Construction Manager at Risk Contract with HENSEL PHELPS CONSTRUCTION COMPANY in the amount of \$5,550,000, for a revised contractual Construction Cost Limitation not to exceed amount of \$126,605,934, for the construction of the New Central Library and Related Improvements including 2nd Street Bridge, Utilities, Roadway Improvements, Shoal Creek Greenbelt Improvements, and the Seaholm Substation Art Wall. (District 9)

## Amount and Source of Funding

Funding in the amount of \$4,550,000 is available in the Fiscal Year 2016-2017 Capital Budget of the Austin Public Library Department. Funding in the amount of \$600,000 is available in the Fiscal Year 2016-2017 Capital Budget of Austin Energy. Funding in the amount of \$400,000 is available in the Fiscal Year 2016-2017 Capital Budget of the Public Works Department.

## Fiscal Note

A fiscal note is attached.

**Purchasing  
Language:**

Original contract was awarded to Hensel Phelps Construction through the Construction Manager-at-Risk process.

**Prior Council  
Action:**

November 20, 2014 – Council approved of revised Contractual Construction Cost Limitation for the Seaholm Substation Art Wall.  
 April 17, 2014 – Council approved revised Contractual Construction Cost Limitation.  
 May 9, 2013 – Council approved Construction Cost Limitation and a guaranteed maximum price for the New Central Library and Related Improvements.  
 October 18, 2012 – Council approved an amendment for additional Preconstruction Phase Services with Hensel Phelps Construction Company.  
 January 26, 2012 – Council approved an amendment for additional Preconstruction Phase services with Hensel Phelps Construction Company.  
 July 29, 2010 – Council approved Construction Manager At Risk contract with Hensel Phelps Construction Company.  
 March 6, 2008 – Council authorized use of the Construction Manager at Risk as project delivery method.

**For More  
Information:**

Rolando Fernandez 512-974-7749; Sarah Torchin, 512-974-7141; Lynda Williams 512-974-3066; Cynthia Jordan 512-974-7183.

**Boards and  
Commission  
Action:**

To be reviewed by the Electric Utility Commission on November 14, 2016.

**Related Items:**

<b>MBE / WBE:</b>	<p>This contract was awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) with 7.69% MBE and 3.02% WBE participation to date.</p> <p>Current and Future work packages for Construction Phase Services contains MBE/WBE goals which are: 2.07% African American; 7.26% Hispanic; 0.80% Native/Asian; and 2.44% WBE.</p>
<b>Additional Backup Information</b>	
<p>The New Central Library and Related Improvements Project (the 'Project') includes three distinct elements: the New Central Library, the 2<sup>nd</sup> Street extension (including a bridge over Shoal Creek and the related improvements to Shoal Creek Greenbelt), and a new artistic perimeter screen wall around the Seaholm Substation. The interrelated nature of these project elements and their overlapping work zones required the work to be consolidated under a single Construction Manager at Risk agreement with Hensel Phelps Construction Company.</p> <p>In May 2013, staff received Council authorization to proceed to construction phase services by approval of a Construction Cost Limitation for the Project in the amount of \$111,900,000 which included \$2,600,000 Owner Contingency for unforeseen conditions, scope changes, code interpretation, etc. This amount was based on an estimated cost provided by Hensel Phelps on 60% drawings. In June 2013, early work elements commenced on site under the first Guaranteed Maximum Price Amendment.</p> <p>In January 2014, the second Guaranteed Maximum Price Amendment was approved and work commenced for the library's concrete and steel structures, mechanical, electrical, and plumbing systems, building envelope construction, masonry, metal siding, and glazing, the 2<sup>nd</sup> Street bridge, and Mechanically Stabilized Earth wall construction.</p> <p>In April 2014, Council authorized a revised Construction Cost Limitation increasing it by \$5,351,861 which was based on a revised estimated construction cost provided by Hensel Phelps on 90% drawings. The total estimated construction cost was above the authorized Construction Cost Limitation set in May 2013.</p> <p>In May 2014, the third Guaranteed Maximum Price Amendment was approved and work commenced for the remaining work associated with the library and 2<sup>nd</sup> Street. Specifically, Library finishes, site concrete and landscaping, 2<sup>nd</sup> Street roadway construction, the Shoal Creek Greenbelt landscaping, and the Seaholm Substation Art Wall foundation.</p> <p>In November 2014, Council authorized a revised Construction Cost Limitation increasing it by \$2,852,073 for construction of the perimeter screen art wall around the Seaholm Substation. Soon thereafter, the fourth and final Guaranteed Maximum Price Amendment was approved for the art wall included colored concrete posts, precast concrete bases and steel corrugated perforated metal panels with mini-mesh infill panels, and mini-mesh metal fencing along the east side.</p> <p>This Request for Council Action revises the Construction Cost Limitation to provide additional funding authorization for the New Central Library and Related Improvements project with Hensel Phelps Construction Company, Construction Manager at Risk, for a total not to exceed authorization of \$126,605,934. The Construction Cost Limitation is not the contract amount, but rather a budget threshold for which the final contract amount shall not exceed without prior Council approval. The Construction Cost Limitation is an amount which includes all work performed by the Construction Manager consisting of Preconstruction Phase Services and Construction Phase Services, including fees and construction contingencies.</p> <p>This need for additional authorization is due to a few contributing and significant factors including: inclusion of a photovoltaic system on the library roof, increase in construction costs to address building and life safety code requirements; and minor user departments' requests such as the added electrical connectivity for the Library Department's newly acquired Book Mobile.</p>	

### **M/WBE Summary**

In 2010, Council awarded the Construction Manager at Risk agreement to Hensel Phelps for \$250,000 for Preconstruction Phase Services in compliance with the Minority and Women Owned Business Enterprise Procurement Program by meeting the goals with 7.69% MBE and 3.02% WBE participation.

These goals also included the General Conditions of the construction contract. In 2011 and 2012, additional Preconstruction Phase services and General Conditions costs were added to the Construction Manager at Risk agreement when the 2nd Street Bridge and Extension from Shoal Creek to West Avenue and the Seaholm Substation Screen Wall were added to the contract. The incorporation of these additional scopes resulted in an increase in the scope of work performed by the Hensel Phelps without impacting their commitment to their MBE/WBE subconsultant/subcontractor participation during this phase.

Due to the nature of this additional Preconstruction Phase scope a disproportion in the original established goals set in 2010 has resulted. To date most preconstruction services have been performed by Hensel Phelps.

To date most preconstruction services have been performed by Hensel Phelps. Participation of subcontractors/subconsultants whose work effort is tied to the procurement process for the construction phase or for the General Conditions of the construction contract is 4.16% MBE and 1.60% WBE.

The MBE/WBE goals established for the Construction Phase are: 2.07% African American; 7.26% Hispanic; 0.80% Native/Asian American; and 2.44% WBE. To date approximately 98% of all work packages are purchased by the Construction Manager and approved by SMBR.

### **Overall Construction Phase Services Participation to Date:**

#### **HENSEL PHELPS CONSTRUCTION COMPANY:**

3.32% Non M/WBE

#### **SUBCONTRACTOR:**

5.49% African American; 7.62% Hispanic; 1.46% Native/Asian American; and 5.65% WBE; and 76.46% Non M/WBE.

#### **TOTAL:**

5.49% African American; 7.62% Hispanic; 1.46% Native/Asian American; and 5.65% WBE; and 79.78% Non M/WBE

## AUTHORIZATION HISTORY

AMOUNT	DATE	DESCRIPTION
	03/06/08	(Council) - Authorize Construction-Manager-at-Risk Methodology
\$250,000	07/29/10	(Council) - Authorize Construction-Manager-at-Risk Agreement Pre-Construction Phase Services
\$52,000	06/27/11	(Administrative Authority) – Amendment #1 to add scheduling to Preconstruction Phase Services
\$450,000	01/26/12	(Council) – Approve additional Preconstruction Phase Services scope to include 2nd Street Bridge and Extension/Shoal Creek to West Av
\$200,000	10/18/12	(Council) – Approve additional Preconstruction Phase Services scope to include Seaholm Substation Art Wall and New Central Library make ready work
\$111,900,000	05/09/13	(Council) - Construction Cost Limitation funding authority including Owner Contingency
\$5,351,861	04/17/14	(Council) - Revised Construction Cost Limitation funding authority including Owner Contingency
\$2,852,073	11/20/14	(Council) - Revised Construction Cost Limitation funding authority including Owner Contingency (Seaholm Substation Art Wall Option 4)
\$5,550,000	12/01/16	Proposed - (Council) - Revised Construction Cost Limitation funding authority including Owner Contingency
\$126,605,934		<i>Proposed Total Revised Project Authorization</i>

## CONTRACT HISTORY

AMOUNT	DATE	DESCRIPTION
	03/06/08	Authorize Construction-Manager-at-Risk Methodology
\$250,000.00	11/23/10	Executed Original Agreement Pre-Construction Phase Services Fees
\$48,339.00	06/27/11	Amendment #1 – add scheduling to Preconstruction Phase Services
\$450,000.00	04/27/12	Amendment #2 – increase Preconstruction Phase Services scope to include 2nd Street Bridge and Extension/Shoal Creek to West Ave
\$198,360.00	10/18/12	Amendment #3 – to increase Preconstruction Phase Services scope to include Seaholm Substation Art Wall and New Central Library make ready work
\$8,230,742.00	06/11/13	Partial Guaranteed Maximum Price 1 Amendment increase to contract
\$86,821,460.00	01/21/14	Partial Guaranteed Maximum Price 2 Amendment increase to contract
\$16,251,677.00	05/23/14	Partial Guaranteed Maximum Price 3 Amendment increase to contract
\$3,000,408.69	11/20/14	Final Partial Guaranteed Maximum Price 4 Amendment increase to contract
\$5,025,186.31	various	Change orders & amendments to date for modifications to the general conditions, unforeseen site conditions and added scopes of work
\$120,282,677.00		<i>Total Contract to Date</i>



## AGENDA



## Recommendation for Council Action (Purchasing)

Austin City Council

Item ID:

64878

Agenda Number

8

Meeting Date:

December 1, 2016

Department:

Purchasing

## Subject

Authorize negotiation and execution of a 36-month contract with REPUBLIC SERVICES, or one of the other qualified offerors to Request For Proposals SLW0514, to provide citywide refuse, recycling, organics and special waste collections for City facilities, in an amount not to exceed \$7,725,000, with three 12-month extension options in an amount not to exceed \$3,090,000 per extension option, for a total contract amount not to exceed \$16,995,000.

## Amount and Source of Funding

Funding in the amount of \$1,818,750 is available in the Fiscal Year 2016-2017 Operating Budgets of various City departments. Funding for the remaining 27 months of the original contract period and extension options are contingent upon available funding in future budgets.

## Fiscal Note

A fiscal note is not required.

**Purchasing Language:**

The Purchasing Office issued a Request for Proposals (RFP) SLW0514 for these services on June 6, 2016 and it closed on July 28, 2016 with two offers received. The recommended offer is the best evaluated offer submitted by a responsible offeror. Additional information on the solicitation is included below the line. The recommended offeror is the current provider for these services.

**Prior Council Action:**



**For More Information:**

Sandy Wirtanen, Senior Buyer, 512-974-7711

**Boards and Commission Action:**

November 9, 2016 – To be reviewed by the Zero Waste Advisory Commission.  
November 9, 2016 – To be reviewed by Water and Wastewater Commission.  
November 14, 2016 – To be reviewed by the Electric Utility Commission.

**Related Items:**

**MBE / WBE:**

This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were insufficient subcontracting opportunities; therefore, no subcontracting goals were established.

## Additional Backup Information

The contract will provide transportation, collection, and processing of refuse, recycling, brush, and compostable materials generated by City facilities.

Austin Resource Recovery does not provide these services because they do not have the type of equipment that is required. The majority of all containers will be serviced on a weekly basis, with some sites utilizing roll-off containers, compactors and balers that will be serviced on an as needed basis. A provision of this contract allows for containers to be added or removed as departmental requirements change.

In addition, the contract will provide services for the management and disposal of industrial Class 2 and non-hazardous special wastes for Austin Energy (AE), and other departments as needed. AE manages 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 and 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 the industrial Class 2 and non-hazardous special wastes generated.

An evaluation team with expertise in this area evaluated the offers and scored Republic Services as the best to provide these services based on community impact and zero waste, company history and experience, facilities and equipment, regulatory compliance, references, total evaluated cost, and local business presence.

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

Requested authorization amounts were determined using the departments estimated usage for current programs and locations as well as additional planned programs and locations. Also included is Class 2 waste from Austin Energy. If the City is unable to secure a contract, City facilities will be unable to properly dispose of refuse, recycling and compostable materials.

A complete solicitation package, including a response list, is on file in the City's Purchasing Office and is available on the City's Financial Services Austin Finance Online website. Link: [Solicitation Documents](#)

<b>REPUBLIC SERVICES</b>				
	<b># months</b>	<b>Contract Amount</b>	<b>Contract Amendment</b>	<b>Revised Amount</b>
Original Term	36	\$ 7,725,000	n/a	n/a
Extension Option 1	12	\$ 3,090,000	n/a	n/a
Extension Option 2	12	\$ 3,090,000	n/a	n/a
Extension Option 3	12	\$ 3,090,000	n/a	n/a
<b>TOTAL</b>	<b>72</b>	<b>\$ 16,995,000</b>	<b>\$ -</b>	<b>\$ -</b>

EVALUATION MATRIX CITYWIDE DUMPSTER COLLECTION SERVICES RFP SLW0514			
EVALUATION FACTORS	# Possible Points	Republic Services	Waste Management of Texas, Inc.
COMMUNITY IMPACT AND ZERO WASTE	15	13	9
COMPANY HISTORY AND EXPERIENCE	12.5	11	9
FACILITIES AND EQUIPMENT	12.5	11	8
REGULATORY COMPLIANCE	10	10	9
REFERENCES	5	5	5
TOTAL EVALUATED COST	35	35	16
LOCAL BUSINESS PRESENCE	10	0	10
<b>Total</b>	<b>100</b>	<b>85</b>	<b>66</b>

NOTE: As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is awarded. Therefore, the matrix will include points awarded for price but exact pricing will not be disclosed.

## Department Estimates

<u>Department</u>	<u>3-year initial term estimates</u>
Animal Services	\$40,303
Austin Code	\$203,701
Austin Convention Center	\$300,194
Austin Energy	\$902,643
Austin Public Library	\$46,828
Austin Resource Recovery	\$2,834,140
Austin Transportation	\$9,692
Austin Water Utility	\$346,850
Aviation	\$130,847
Building Services	\$256,383
Communications and Technology Management	\$10,333
Convention Center CIPs	\$2,541
Emergency Medical Services	\$2,483
Financial Services	\$6,429
Fire	\$46,616
Fleet Services	\$117,850
Health and Human Services	\$101,527
Parks and Recreation	\$2,038,368
Police	\$83,731
Public Works-Transportation	\$218,790
Watershed Protection	\$19,752
<u>Wireless Communication Services</u>	<u>\$4,998</u>
Total	\$7,725,000



## Recommendation for Council Action (Purchasing)

Austin City Council	Item ID:	64892	Agenda Number	9
Meeting Date:	December 1, 2016			
Department:	Purchasing			
Subject				
<p>Authorize negotiation and execution of a 60-month contract with TEXAS METER AND DEVICE COMPANY, LLC, to provide commercial meter replacement installation services, in an amount not to exceed \$3,600,000.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$600,000 is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. Funding for the remaining 50 months of the original contract period is contingent upon available funding in future budgets.</p>				
Fiscal Note				
<p>A fiscal note is not required.</p>				
Purchasing Language:	<p>The Purchasing Office issued a Request for Proposals (RFP) CAK0004 for these goods and services on June 27, 2016, and it closed on August 11, 2016, with three offers received. The recommended offer is the best evaluated offer submitted by a responsible offeror. Additional information on the solicitation is included below the line.</p>			
Prior Council Action:				
For More Information:	Cheryl A. Kaufman, Senior Buyer, 512-505-3545			
Boards and Commission Action:	November 14, 2016 - To be reviewed by the Electric Utility Commission			
Related Items:				
MBE / WBE:	<p>This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this solicitation, there were insufficient subcontracting opportunities; therefore, no subcontracting goals were established.</p>			
Additional Backup Information				

The contract is for commercial meter replacement installation services. The Contractor will provide services to replace commercial electric meters with limited capabilities with meters that have greater functionality provided by Austin Energy. The new meters will provide increased functionality and reliability including superior outage notification, theft and maintenance issue detection, and application of flexible and multi-tier rate structures. These meter system features and functions support Austin Energy's strategic goals and objectives regarding system reliability and outage management, reduction of greenhouse gas emissions, and safety. The contract is necessary to complete the commercial meter replacement project in a timely manner.

An evaluation team with expertise in this area evaluated the offers and scored Texas Meter and Device Company, LLC as the best to provide these services based on technical solution and program, experience, qualifications, and performance, safety, cost, and local business presence.

There is no previous contract for these services. The requested authorization amount is based on estimates of the quantity and types of meters that Austin Energy anticipates to be installed under the contract, as included in the solicitation.

A complete solicitation package, including a response list, is on file in the City's Purchasing Office and is available on the City's Financial Services Austin Finance Online website. Link: [Solicitation Documents](#)

**EVALUATION MATRIX**  
**RFP CAK0004**  
**Commercial Meter Replacement Installation Services**

EVALUATION CRITERIA		Total Points	Texas Meter and Device Company, LLC	Sooner Meter Sales & Services, Inc.	Texas Electric Cooperatives
1	Technical Solution & Program	20	18.3	*	**
2	Experience & Qualifications	30	25.8	*	**
3	Safety	15	14	*	**
4	Cost	25	25	*	**
5	Local Business Presence	10	0	*	**
GRAND TOTAL SCORE		100	83.1	*	**

\* Deemed Non-Responsive – Did not meet the specification requirements of the solicitation.

\*\* Deemed Non-Responsive – Did not meet the requirements of the solicitation related to the Minority Owned and Women Owned Business Enterprise Procurement Program.

**NOTE:** As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is. Therefore, the matrix will include points awarded for price but exact pricing will not be disclosed.

## AGENDA



## Recommendation for Council Action (Purchasing)

Austin City Council

Item ID:

65076

Agenda Number

10

Meeting Date:

December 1, 2016

Department:

Purchasing

## Subject

Authorize negotiation and execution of a 12-month contract with JOHN L. WORTHAM & SON, L.P. DBA WORTHAM INSURANCE AND RISK MANAGEMENT, to provide excess liability insurance broker services, in an amount not to exceed \$976,198, with six 12-month extension options in an amount not to exceed \$1,025,008 for the first extension option, \$1,055,758 for the second extension option, \$1,087,431 for the third extension option, \$1,120,054 for the fourth extension option, \$1,153,656 for the fifth extension option and \$1,188,266 for the sixth extension option, for a total contract amount not to exceed \$7,606,371.

## Amount and Source of Funding

Funding in the amount of \$976,198 is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. Funding for the remaining three months of the original contract period and the extension options is contingent upon available funding in future budgets.

## Fiscal Note

A fiscal note is not required.

Purchasing Language:

The Purchasing Office issued Request for Proposals (RFP) TLF0303 for these services on August 15, 2016 and it closed on September 29, 2016 with one offer received. The recommended offer is the sole offer submitted by a responsible offeror. Additional information on the solicitation is included below. The recommended offeror is the current provider for these services.

Prior Council Action:



For More Information:

Tracy Franklin, Senior Buyer Specialist, 512-974-2034

Boards and Commission Action:

November 14, 2016 - To be reviewed by the Electric Utility Commission.

Related Items:

MBE / WBE:

This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were insufficient subcontracting opportunities; therefore, no subcontracting goals were established.

## Additional Backup Information



The contract will provide \$35,000,000 in excess liability insurance coverage over a \$2,000,000 self-insured retention for general liability, automobile liability, pollution liability, wildfire liability, failure to supply liability, and employers' liability exposures emanating from the operations of Austin Energy (AE). John L. Wortham & Son, L.P. will serve as a broker to provide the coverage through the insurance carrier Associated Electric & Gas Insurance Services Limited (AEGIS). AEGIS was established over 40 years ago to meet the insurance needs of the public utility industry. It writes insurance for many large electric utilities in the U.S.

This type of coverage is carried by utilities nationwide and is required by AE since its operations are proprietary and its liability is not limited by the Texas Tort Claims Act.

An evaluation team with expertise in this area evaluated the offer from John L. Wortham & Son, L.P. and scored it as capable to provide these insurance broker services based on qualifications, coverage and limits, claims handling, and local business presence.

The current contract expires December 31, 2016. The premium for the first year of the new contract reflects a 9% increase. This increase is due to overall losses nationwide stemming from wildfires associated with power lines.

This contract is necessary to provide continued insurance protection to AE. Without this contract, AE will be subject to unacceptable risk and financial exposure.

A complete solicitation package, including a response list, is on file in the City's Purchasing Office and is available on the City's Financial Services Austin Finance Online website. Link: [Solicitation Documents](#)

<b>JOHN L. WORTHAM &amp; SON, L.P. dba WORTHAM INSURANCE AND RISK MANAGEMENT</b>				
	<b># months</b>	<b>Contract Amount</b>	<b>Contract Amendment</b>	<b>Revised Amount</b>
Original Term	12	\$ 976,198	n/a	n/a
Extension Option 1	12	\$ 1,025,008	n/a	n/a
Extension Option 2	12	\$ 1,055,758	n/a	n/a
Extension Option 3	12	\$ 1,087,431	n/a	n/a
Extension Option 4	12	\$ 1,120,054	n/a	n/a
Extension Option 5	12	\$ 1,153,656	n/a	n/a
Extension Option 6	12	\$ 1,188,266	n/a	n/a
<b>TOTAL</b>	<b>84</b>	<b>\$ 7,606,371</b>	<b>\$ -</b>	<b>\$ -</b>

<b>EVALUATION MATRIX</b> <b>EXCESS LIABILITY INSURANCE FOR AUSTIN ENERGY</b> <b>RFP TLF0303</b>		
<b>EVALUATION FACTORS</b>	<b># Possible Points</b>	<b>John L. Wortham &amp; Son, L.P. dba Wortham Insurance and Risk Management</b>
Local Business Presence	10	10
Qualifications	20	19
Coverage and Limits	30	26
Claims Handling and Other Services	15	13
Total Evaluated Cost	25	25
<b>Total</b>	<b>100</b>	<b>93</b>

NOTE: As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is awarded. 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

## A G E N D A



### Recommendation for Council Action

Austin City Council	Item ID	65091	Agenda Number	11
Meeting Date:	12/1/2016	Department:	Austin Energy	

#### Subject

Authorize recurring, exempted, sole source procurements (postage, electronic subscriptions, and professional dues and memberships) under Texas Local Government Code 252 for expenditures necessary to conduct routine City business with multiple agencies and vendors in an amount not to exceed \$3,409,000.

#### Amount and Source of Funding

Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.

#### Fiscal Note

A fiscal note is not required.

**Purchasing Language:** Exempt, Sole Source Purchases

**Prior Council Action:**

**For More Information:** Jeff Vice, Director, Local Government Issues (512) 322-6450; Mark Dreyfus, VP, Communications and Regulatory Affairs (512) 322-6544.

**Council Committee, Boards and Commission Action:** To be reviewed by the Electric Utility Commission on November 14, 2016.

**MBE / WBE:**

**Related Items:**

#### Additional Backup Information

The City routinely enters into transactions that are exempt from State of Texas competitive procurement law. While exempt from competitive procurement law, these routine transactions can exceed the City Manager's authority when aggregated for an entire fiscal year. Texas Local Government Code 252.022 (a)(7)(A) allows for items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies to be excluded from the competitive procurement process.

In the event that a specific vendor identified below discontinues services or is otherwise not available to provide the required goods and services, the City will attempt to use a similar vendor to fulfill the City's requirements without returning for additional Council action. For example, should one of the providers of electronic subscription services no longer provide the service, the City will attempt to acquire an alternate provider, subject to the same anticipated expenditure level.

The table below identifies the anticipated vendor or agency and provides a description of the expenditure and estimated amount to be expended in Fiscal Year 2016-2017.

VENDOR	CATEGORY	DESCRIPTION	AMOUNT
U.S. Postal Service (USPS)	Postage	Austin Energy (AE) requires postage for customer-related mailings including: utility bills (average \$185,000/month), Customer Assistance Program correspondence, line clearance and tree trimming notifications and hearings notifications. Postage is needed for mailings on issues related to meter tampering and theft investigations. AE distributes materials to promote its program offerings and incentives related to energy efficiency, demand response, solar, etc. Postage is used for community event outreach announcements, mandatory compliance and regulatory reports and for real estate matters including utility easements and transmission maintenance notices, and for miscellaneous routine mail as needed.	\$2,790,000
E-Source	Electronic Subscription Service	E-Source provides member organizations with unbiased, independent analysis of retail energy markets, services and technologies. Clients include electric and gas utilities and other energy service providers, large corporate and institutional energy users, government agencies, energy service companies, manufacturers, consultants, research institutions, and other organizations in nearly two dozen countries worldwide. The professional services provided include training, research, strategic consulting, industry surveys, and access to industry experts. Specifically, E-Source provides Austin Energy a number of proprietary items not provided by other companies: in-depth research and analysis in the areas of energy efficiency, emerging technology, customer experience and engagement, product and service evaluation, and utility benchmarking. E Source also provides a number of proprietary databases with information on demand response programs and customer enhancement modalities.	\$152,000
Large Public Power Council (LPPC)	Professional Dues and Memberships	Created in 1987, LPPC consists of 25 of the nation's largest public power systems, including AE, CPS Energy and LCRA. LPPC provides forums where public power electric utility professionals exchange information and best practices. LPPC has four Task Forces—Governmental Relations, Environmental, Tax and Finance and Energy Regulation—that deal with federal legislation, environmental rules and regulations, tax implications, and electric and energy policy. LPPC hires professional consultants in each of these areas to assist the organization and its individual members. LPPC is extremely valuable in lobbying the Congress and federal agencies on public policies related to the industry.	\$132,000
American Public Power Association (APPA)	Professional Dues and Memberships	APPA is the national trade association for the more than 2,000 public power electric utilities. Created in 1940, the Washington, DC based association's mission is to advance the interests of its members and consumers. APPA provides an array of services to assist Austin Energy in fulfilling its mission to provide clean, affordable and reliable service. APPA provides detailed analyses of federal legislation related to the electric utility industry, and a full array of advocacy, education and information services and programs. APPA's policy positions emphasize the importance of hometown decision making.	\$120,000

VENDOR	CATEGORY	DESCRIPTION	AMOUNT
Texas Public Power Association (TPPA)	Professional Dues and Memberships	TPPA is the state trade association representing the interests of 72 public power providers located throughout Texas, including Austin Energy, CPS Energy and LCRA. TPPA is a central vehicle through which members can extend their influence on policy matters affecting the public power industry, especially at the Texas Legislature. TPPA provides forums for the transfer of information, technology and training in the public power arena.	\$110,000
M.J. Bradley & Associates -Clean Energy Group (MJB&A and CEG)	Professional Dues and Memberships	MJB&A coordinates national coalitions to advance clean energy policy, protect air and water, reduce methane emissions, and support safe, reliable and cost-effective natural gas service. AE is a member of the CEG, a coalition made up of public and private electric utilities to promote clean energy initiatives. The CEG provides AE with a forum to have influence at the federal level to further the goals of the Resource, Generation and Climate Protection Plan to reduce greenhouse gas (GHG) emissions from power plants to 20 percent of 2005 levels by 2020 and to promote clean energy and energy efficiency. The CEG and its individual electric utilities, including Calpine, Nextera, PG&E, PSEG, Exelon, National Grid, Seattle City Light, SMUD, Entergy, NYPA and LADWP, are vocal advocates of progressive environmental policies and AE benefits from belonging to a coalition that promotes like-minded environmental policies. The CEG also provides its members with technical information and analyses that address federal environmental policies. It provides AE with detailed and technical information to respond to environmental rules and regulations proposed and administered by the EPA including rules and regulations dealing with the Clean Power Plan to reduce GHGs, replacement rules for NOx and SO2 cap and trade programs, ozone and new particulate matter standards, rules for disposal and processing of coal combustion products, wastewater effluent standards at utilities and cooling water intake structure standards among others.	\$105,000
		Total	\$3,409,000