

Council Date: April 12, 2018

Posting Language

Authorize execution of an agreement with Austin Independent School District to provide performance-based incentives for the generation of solar energy at its facilities located at: Boone Elementary School, 8101 Croftwood Drive; Galindo Elementary School, 3800 South 2nd Street; Kocurek Elementary School, 9800 Curlew Drive; and Paredes Middle School, 10001 David Moore Drive, for an estimated \$100,929 per year, for a total amount not to exceed \$1,009,290 over a 10-year period. (Districts 3, 5, 8)

Lead Department

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy.

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Danielle Murray, Solar Program Manager (512) 322-6055.

Council Committee, Boards and Commission Action:

March 19, 2018 – To be reviewed by the Electric Utility Commission. March 20, 2018 – To be reviewed by the Resource Management Commission.

Additional Backup Information:

Austin Energy requests authorization to enter into an agreement with Austin Independent School District, to provide a performance-based incentive (PBI) for an amount not to exceed \$1,009,290 over a 10-year period, for the generation of solar energy at the following facilities located within Austin Energy's service area:

1. Boone Elementary School, 8101 Croftwood Drive in District 8;
2. Galindo Elementary School, 3800 South 2nd Street in District 3;
3. Kocurek Elementary School, 9800 Curlew Drive in District 5; and
4. Paredes Middle School, 10001 David Moore Drive in District 5.

The total installation cost is \$1,737,335.90 and the incentive will cover up to 58% of the cost. The PBI level for this project is \$0.06 per kilowatt hour (kWh) for 10 years. The solar equipment, which meets Austin Energy program requirements, includes a total of 3,040 solar modules rated at 355 watts. The combined solar installations will have a total capacity of 895.7 kW-AC.

Austin Energy's solar program helps meet the community's solar goal of 950 Megawatts (MW) by 2025, including 200 MW of local solar capacity, established in the updated Resource, Generation and Climate Protection Plan approved by City Council in August 2017. The solar program is designed to reduce the amount of electricity Austin Energy must purchase from the market and reduce associated greenhouse gas emissions.

These new energy improvements will together generate an estimated 1,462,739 kWh per year— enough to power 139 average Austin homes for a year. This project is estimated to prevent the production of the following emissions each year: 968 tons of Carbon Dioxide (CO₂); 1,221 pounds of Sulfur Dioxide (SO₂); 1,350 pounds of Nitrogen Oxide (NO_x); and 938 pounds of Carbon Monoxide (CO). These emissions reductions are equivalent to planting 22,564 trees or 1,128 acres of forest in Austin's parks or the removal of 1,972,039 vehicle miles or 168 cars from Austin roadways.

The Austin City Council launched Austin Energy's original solar photovoltaic (PV) rebate incentive program in 2004 (Resolution No. 040527-06) to benefit Austin residents and utility customers by: promoting the use of an environmentally-friendly and energy efficient renewable energy resource; promoting economic development for the development, recruitment and retention of renewable energy enterprises; and ensuring that Austin remains a local, national and international leader in the development and use of renewable energy.

In 2010, City Council approved Resolution No. 20100204-003, revising Austin Energy's solar program for commercial customers by replacing the upfront rebate with "performance-based" payments. The PBI solar program offers commercial customers payments based on the metered solar production of their approved PV system for the first 10 years of operation. Payments are made as a monthly billing adjustment to the customers' electric account.



Austin Energy Project Fact Sheet Solar Applications

File Number(s)	1144575, 1144785, 1144787, 1144788
Customer Name	AUSTIN INDEPENDENT SCHOOL DISTRICT
Facility Addresses	8101 CROFTWOOD DR 3800 S 2ND ST 9800 CURLEW DR 10001 DAVID MOORE DR
Estimated Incentives	\$100,929 per year for 10 years
Application Received Date	1/25/2018
Number of Modules	3040
Wattage per Module (STC)	355
Solar Contractor	Performance Contracting, Inc.
Installation Cost	\$1,737,335.90
Estimated kWh Savings	1,462,739 kWh
Estimated kW Demand Savings	895.7 kW-AC
Estimated Date of Completion	July 2018
Site Information/Additional Comments	Boone ES Galindo ES Kocurek ES Paredes MS

Council Date: April 12, 2018

Posting Language

Authorize the execution of agreements with Foundation Communities and Guadalupe Neighborhood Development Corporation to provide incentives for installing solar electric systems on three multifamily affordable housing facilities located at 813 East 8th Street, 1200 Paul Theresa Saldana Street and 11015 Four Points Drive, for a total amount not to exceed \$502,600. (Districts 1, 3, 6)

Fiscal Note

Funding is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy.

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Danielle Murray, Solar Program Manager (512) 322-6055.

Council Committee, Boards and Commission Action:

March 19, 2018 – To be reviewed by the Electric Utility Commission.

March 20, 2018 – To be reviewed by the Resource Management Commission.

Additional Backup Information:

In October 2017, City Council approved Resolution No. 20171005-033, setting a goal of \$500,000 in the Fiscal Year 2018 budget towards incentives and programming for increasing solar energy adoption and access for underserved markets. In support of the resolution, Austin Energy released a call for participation for a “Multifamily Affordable Housing Shared Solar Pilot Program” in January 2018.

The experience and lessons obtained from this pilot program will help Austin Energy to better understand technical, financial and programmatic barriers and challenges on solar deployment to underserved communities and multifamily properties, and to test an innovative metering and billing Shared Solar solution that enables more cost-effective solar installations on individually-metered, multi-tenant properties for low-to-moderate-income customers.

The incentive level under the pilot program is \$1/Watt-DC installed. An additional incentive of \$0.80/Watt-DC is offered to projects that can demonstrate net-zero energy in low rise multifamily construction. The amount of incentives for an individual project is capped at \$200,000.

In response to the call for participation in the Shared Solar pilot program, four proposals were received, thoroughly reviewed and ranked. The three projects listed below met program requirements and were selected to receive incentives.

1. Foundation Communities – for the installation of solar electric systems on five affordable residential buildings and one learning center at its Cardinal Point campus located at 11015 Four Points Drive (Council District 6). The proposed 200 kW-DC solar installation includes a total of 588 solar modules rated at 340 watts. It will serve 120 units at the property, all of which serve tenants below 60% median family income (MFI). The total installation cost is \$426,330 and the incentive amount is \$200,000.
2. Guadalupe Neighborhood Development Corporation – for the installation of a solar electric system on its La Vista Campus located at 813 East 8th Street (Council District 1). The proposed

150 kW-DC solar system includes a total of 525 solar modules rated at 285 watts. It will serve 22 units in the building, all of which serve tenants below 60% MFI. This project also intends to demonstrate net-zero energy capability. The total installation cost is \$275,640 and the incentive amount is \$200,000.

3. Guadalupe Neighborhood Development Corporation – for the installation of a solar electric system on its Jeremiah Program Moody Campus located at 1200 Paul Theresa Saldana Street (Council District 3). The proposed 57 kW-DC solar system includes a total of 200 solar modules rated at 285 watts. It will serve 35 units in the building, all of which serve tenants below 50% MFI. This project also intends to demonstrate net-zero energy capability. The total installation cost is \$145,850 and the incentive amount is \$102,600.

These solar installation projects will generate an estimated 571,444 kWh per year in total. They are estimated to prevent the production of the following emissions each year: 343 tons of Carbon Dioxide (CO₂); 477 pounds of Sulfur Dioxide (SO₂); 527 pounds of Nitrogen Oxide (NO_x); and 367 pounds of Carbon Monoxide (CO). These emissions reductions are equivalent to planting 8,815 trees or 441 acres of forest in Austin's parks or the removal of 770,411 vehicle miles or 66 cars from Austin roadways.

Austin Energy's solar program helps meet the community's solar goal of 950 MW by 2025, including 200 MW of local solar capacity, established in the updated Resource, Generation and Climate Protection Plan approved by City Council in August 2017. The solar program is designed to reduce the amount of electricity Austin Energy must purchase from the market and reduce associated greenhouse gas emissions.



Austin Energy Project Fact Sheet Solar Applications

File Number(s)	Shared Solar Proposal #1
Customer Name	Foundation Communities
Facility Address(es)	Cardinal Point Campus, 11015 Four Points Drive
Estimated Incentives	\$200,000
Application Received Date	2/26/2018
Number of Modules	588
Wattage per Module (STC)	340
Solar Contractor	Lighthouse Solar
Installation Cost	\$426,330
Estimated kWh Savings	277,068 kWh
Estimated Date of Completion	August 2018
Site Information/Additional Comments	The solar incentive level is \$1.00 per watt-DC to cover the partial cost of a 200 kW-DC solar system to be installed on five multi-family affordable housing buildings and one learning center. The system will serve 120 units with all below 60% MFI.

File Number(s)	Shared Solar Proposal #2
Customer Name	Guadalupe Neighborhood Development Corporation
Facility Address(es)	Moody Campus at 1200 Paul Teresa Saldana Street
Estimated Incentives	\$102,600
Application Received Date	2/26/2018
Number of Modules	200
Wattage per Module (STC)	285
Solar Contractor	Greenbelt Solar
Installation Cost	\$145,850
Estimated kWh Savings	79,882 kWh
Estimated Date of Completion	August 2018
Site Information/Additional Comments	The solar incentive level is \$1.80 per watt-DC to cover the partial cost of a 57 kW-DC solar system to be installed on a multi-family affordable housing building which intends to achieve net-zero capability. The system will serve 35 units with all below 50% MFI.

**Austin Energy
Project Fact Sheet
Solar Applications**

File Number(s)	Shared Solar Proposal #3
Customer Name	Guadalupe Neighborhood Development Corporation
Facility Address(es)	La Vista Campus at 1813 East 8th Street
Estimated Incentives	\$200,000
Application Received Date	2/26/2018
Number of Modules	525
Wattage per Module (STC)	285
Solar Contractor	Greenbelt Solar
Installation Cost	\$275,640
Estimated kWh Savings	79,882 kWh
Estimated Date of Completion	August 2018
Site Information/Additional Comments	The solar incentive level is \$1.80 per watt-DC to cover the partial cost of a 150 kW-DC solar system to be installed on a multi-family affordable housing building which intends to achieve net-zero capability. The system will serve 22 units with all below 60% MFI.

Council Date: April 12, 2018

Posting Language

Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire a permanent Electric Transmission and Distribution Easement consisting of a tract of land, which is approximately 5,920 square feet out of the J.P. Wallace Survey, being a portion of Lot 1, Omega Subdivision, Recorded in Vol. 49, Pg. 72 of the Plat Records of Travis County, Texas, situated in the City of Austin, Travis County, Texas, for the Austin Energy Transmission Circuit 811 upgrade project, in an amount not to exceed \$97,298, including standard and customary closing costs. (District 4)

Lead Department

Austin Energy

Fiscal Note

Funding in the amount of \$97,298 is available in the Fiscal Year 2017-2018 Capital Budget of Austin Energy.

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Dan Smith, VP Electric Service Delivery, (512) 505-7009; Pamela England, Manager, Public Involvement & Real Estate Services, (512) 322-6442.

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission on March 19, 2018

Additional Backup Information:

Austin Energy is upgrading several transmission circuits in its service territory to better serve a growing population and increased load density. Improvements to vital electrical infrastructure are required for safety, reliability and grid resiliency.

The Circuit 811 Upgrade Project replaces aging infrastructure by converting a four-mile section of Transmission Circuit 811 from 69kV to 138kV. The purchase of this 0.136-acre easement along North Lamar Boulevard is necessary for the conversion project. Additional easement widths are necessary for safety and clearance requirements pursuant to the National Electric Safety Code, and for access and maintenance. The property owner of the proposed easement accepted the appraised value as compensation, including the cost to cure for moving two signs out of the easement.

At the Austin Energy Utility Oversight Committee meeting on January 24, 2018, staff briefed Council members on this and other transmission and substation upgrade projects.

Proposed Easements at Stuart Tract #40

-  Parcels
-  Existing Easements
-  Proposed Easements

2015 Aerial Imagery, City of Austin

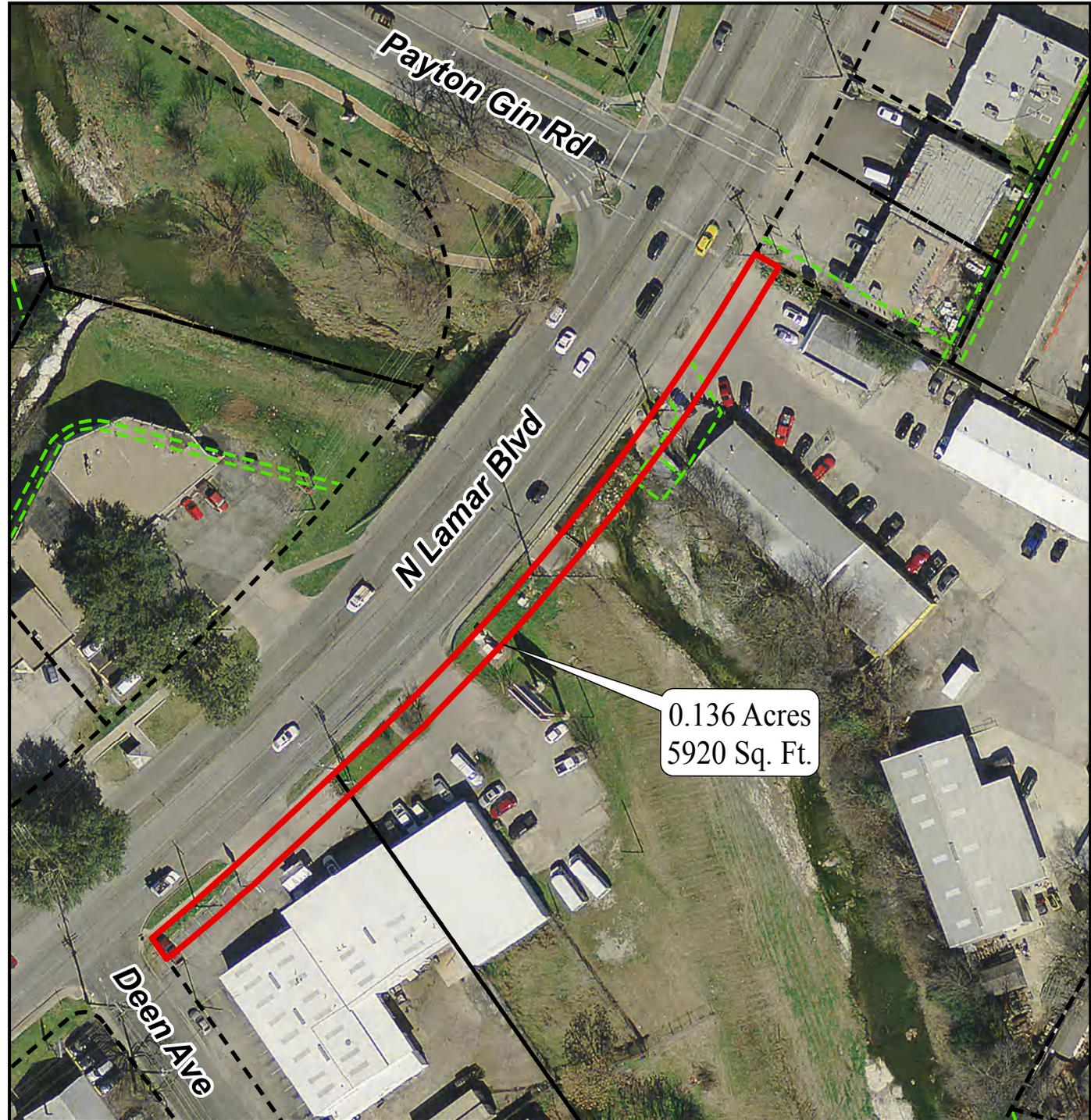


*AE Public Involvement
& Real Estate Services*



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by AUSTIN ENERGY for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





Landesign Services, Inc.

1220 McNeil Road
 Suite 200
 Round Rock, Texas 78681
 Firm Registration No. 10001800
 512-238-7901 office
 512-238-7902 fax

PROPERTY DESCRIPTION PARCEL 40

BEING A 0.136 OF ONE ACRE (5920 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, OMEGA SUBDIVISION, RECORDED IN VOL. 49, PG. 72 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING PART OF A CALLED 2.528 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2" IN A MEMORANDUM OF TRUST AND DEED AND STOCK TRANSFER POWER TO THE DAVID W. STUART AND SALLY J. STUART REVOCABLE LIVING TRUST, RECORDED IN DOCUMENT NO. 2009074296 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED AS "TRACT 1" IN SAID MEMORANDUM OF TRUST AND DEED AND STOCK TRANSFER POWER. SAID 0.136 OF ONE ACRE (5920 SQUARE FEET) PARCEL BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rebar found (Grid Coordinates: N=10103217.530, E=3126727.078) for the most westerly corner of said Lot 1 and being at the intersection of the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies) with the existing Northerly right-of-way line of Deen Avenue (R.O.W. Varies);

THENCE coincident with the common dividing line of said Lot 1 and said existing Easterly right-of-way line of North Lamar Boulevard, the following two (2) courses and distances:

1. **North 48° 41'10" East** a distance of **32.45** feet to a 1/2-inch iron rebar found for a Point of Curvature of a curve to the left; and
2. Northeasterly along said curve to the left having a radius of **1482.70** feet, an arc length of **107.84** feet, a delta angle of **04°10'03"**, and a chord which bears **North 46°24'44" East** a distance of **107.82** feet to a Calculated Point not set for the most Northerly corner of said Lot 1 and the most Westerly corner of said 2.528 acre tract;

THENCE coincident with the common dividing line of the 2.528 acres and said existing Easterly right-of-way line of North Lamar Boulevard the following two (2) courses and distances:

1. **North 42° 22'19" East** a distance of **101.15** feet to a 1/2-inch iron rebar found; and

EXHIBIT "A"

2. **North 39°04'17" East** a distance of **150.61** feet to a Calculated Point not set for the most Northerly corner of said 2.528 acre tract and the most Westerly corner of a called 1.876 acre tract of land described in a General Warranty Deed to Nga K. Nguyen and Thanh P. Do, recorded in Document No. 2013133157 of said Official Public Records, from which a 1/2-inch iron rebar with illegible cap found for the most Northerly corner of said 1.876 acre tract and the most Westerly corner of Lot 10-D, NORTH LAMAR PARK COMMERCIAL AREA, recorded in Vol. 30, Pg. 32 of said Plat Records, also being in said existing Easterly right-of-way line of North Lamar boulevard, bears Northeasterly along a curve to the left having a radius of 1601.24 feet, an arc length of 122.41 feet, a delta angle of 04°22'48", and a chord which bears North 30°49'01" East a distance of 122.38 feet;

THENCE **South 56°02'12" East** departing said existing Easterly right-of-way line of North Lamar Boulevard, coincident with the common dividing line of said 2.528 acre tract and said 1.876 acre tract, a distance of **15.06** feet to a Calculated Point not set for the most Easterly corner of the herein described tract,

THENCE over and across said 2.528 acre tract and said Lot 1, the following four (4) courses and distances:

1. **South 39°04'17" West** a distance of **152.38** feet to a Calculated Point not set,
2. **South 42°22'19' West** a distance of **101.84** feet to a Calculated Point not set for a Point of Curvature of a curve to the right;
3. Southwesterly along said curve to the right having a radius of **1497.70** feet, an arc length of **109.22** feet, a delta angle of **04°10'41"**, and a chord which bears **South 46°24'28' West** a distance of **109.19** feet to a Calculated Point not set for a Point of Tangency; and
4. **South 48°41'10" West** a distance of **33.81** feet to Calculated Point not set in the southwesterly line of Lot 1, in the existing Northerly right-of-way of Deen Avenue and the most southerly corner of the herein described tract,

THENCE **North 36°13'16" West** coincident with the common dividing line of said Lot 1 and said existing Northerly right-of-way line of Deen Avenue, a distance of **15.06** feet to the **POINT OF BEGINNING** and containing 0.136 of one acre of land (5920 Square Feet) more or less.

All bearings shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83 (2011 Adjustment). All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet. This property description is accompanied by a separate plat of even date and was prepared by an on the ground survey made under my supervision during the month of October, 2016.



Travis S. Tabor

Registered Professional Land Surveyor

State of Texas No. 6428

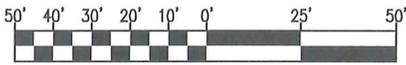
Job Number: 16-006_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006_Parcel 40

01/27/2017

Date



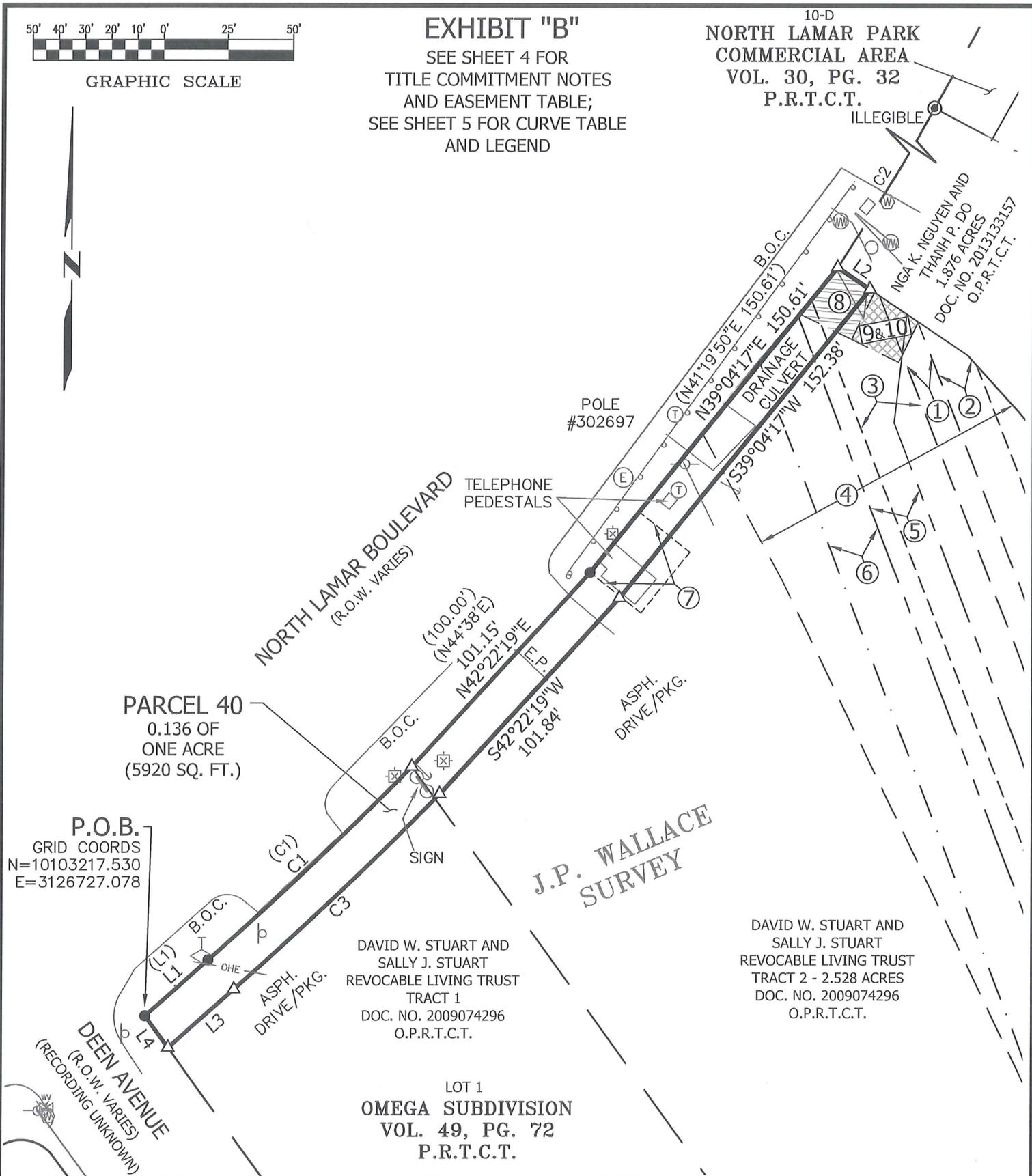
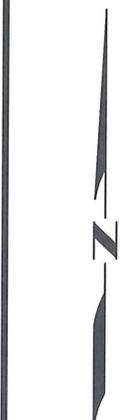


GRAPHIC SCALE

EXHIBIT "B"

SEE SHEET 4 FOR
TITLE COMMITMENT NOTES
AND EASEMENT TABLE;
SEE SHEET 5 FOR CURVE TABLE
AND LEGEND

10-D
NORTH LAMAR PARK
COMMERCIAL AREA
VOL. 30, PG. 32
P.R.T.C.T.



JOB NUMBER: 16-006		DATE: 01/27/2017	
PROJECT NAME: 811 UPGRADE			
DRAWING NAME: 16006_PARCEL 40			
DRAWING FILE PATH: L:\City of Austin\811 Upgrade\DWGS\Parcels			
FIELDNOTE FILE PATH: L:\City of Austin\811 Upgrade\Metes and Bounds			
RPLS: TST	TECH: DH	PARTYCHIEF: JA	CHK BY: JB
SHEET 03 of 05		FIELDBOOKS: 265/267	
SCALE: 1" = 50'			



LANDESIGN SERVICES, INC.

512-238-7901
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY
 GF NO.: CTA-07-CTA1602560JP
 ISSUE DATE: OCTOBER 25, 2016 - EFFECTIVE DATE: OCTOBER 17, 2016

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

1. THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 5612, PG. 2293, DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2)

SCHEDULE B EXCEPTIONS:

- 10a. NOT A SURVEY MATTER.
- 10b. NOT A SURVEY MATTER.
- 10c. NOT A SURVEY MATTER.
- 10d. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. NOTED HEREON
- 10e. NOT A SURVEY MATTER.
- 10f. EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 3945, PG. 849, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.
- 10g. NOT A SURVEY MATTER.
- 10h. NOT A SURVEY MATTER.
- 10i. NOT A SURVEY MATTER.
- 10j. NOT A SURVEY MATTER.
- 10k. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 2308, PG. 298, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.
- 10l. ANY AND ALL BUILDING SETBACK LINES AS SET OUT IN VOL. 5612, PG. 2293, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
- 10m. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 7756, PG. 319, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.
- 10n. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 10334, PG. 157, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.
- 10o. OPEN DRAINAGE DITCH OR ENCLOSED STORM SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 10342, PG. 247, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.
- 10p. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 10342, PG. 253, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.
- 10q. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, GRANTED TO DOC. NO. 2000021971, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.
- 10r. MATTERS CONTAINED IN THAT RIGHT OF ENTRY AND POSSESSION, RECORDED IN DOC. NO. 2003227079, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. NOTED AND SHOWN HEREON.
- 10s. WASTEWATER LINE EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN DOC. NO. 2004108500, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.
- 10t. NOT A SURVEY MATTER.

EASEMENT TABLE	
①	10' SANITARY SEWER EASEMENT VOL. 10334, PG. 157 R.P.R.T.C.T.
②	15' TEMPORARY WORKSPACE EASEMENT VOL. 10334, PG. 157 R.P.R.T.C.T.
③	25' TEMPORARY WORKSPACE EASEMENT VOL. 10334, PG. 157 R.P.R.T.C.T.
④	OPEN DRAINAGE DITCH OR ENCLOSED STORM SEWER EASEMENT VOL. 10342, PG. 247 R.P.R.T.C.T.
⑤	SANITARY SEWER EASEMENT VOL. 10342, PG. 253 R.P.R.T.C.T.
⑥	TEMPORARY WORKSPACE EASEMENT VOL. 10342, PG. 253 R.P.R.T.C.T.
⑦	SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT DOC. NO. 2000021971 O.P.R.T.C.T.
⑧	RIGHT OF ENTRY AND POSSESSION DOC. NO. 2003227079 O.P.R.T.C.T.
⑨	RIGHT OF ENTRY AND POSSESSION DOC. NO. 2003227079 O.P.R.T.C.T.
⑩	WASTEWATER LINE EASEMENT DOC. NO. 2004108500 O.P.R.T.C.T.

JOB NUMBER: 16-006	DATE: 01/27/2017
PROJECT NAME: 811 UPGRADE	
DRAWING NAME: 16006_PARCEL 40	
DRAWING FILE PATH: L:\City of Austin\811 Upgrade\DWGS\Parcels	
FIELDNOTE FILE PATH: L:\City of Austin\811 Upgrade\FIELD\Field to Office\FNs	
RPLS: TST	TECH: DH
PARTYCHIEF: JA	CHK BY: JB
SHEET 04 of 05	FIELDBOOKS: 265/267
SCALE: 1"= 50'	



LANDESIGN SERVICES, INC.

512-238-7901
 1220 MCNEIL ROAD
 SUITE 200
 ROUND ROCK, TEXAS 78681
 FIRM REGISTRATION NO. 10001800

LEGEND

- ☼ COTTON SPINDLE FOUND (OR AS NOTED)
- TX.D.O.T. TYPE I MONUMENT FOUND
- ◼ TX.D.O.T. TYPE II MONUMENT FOUND
- IRON REBAR FOUND (1/2" OR AS NOTED)
- IRON PIPE FOUND (1/2" OR AS NOTED)
- ⊙ IRON REBAR FOUND WITH CAP (ILLEGIBLE)
- ▲ NAIL FOUND (PK OR AS NOTED)
- △ CALCULATED POINT NOT SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- O.R.T.C.T. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- C.R.T.C.T. CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE
- (S45°E 45') RECORD INFO. PER TRAVIS COUNTY

LEGEND

- CO WASTEWATER CLEANOUT
- ⊕ WATER METER
- ⊗ WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- UN UNKNOWN MANHOLE
- PB ELECTRIC PULLBOX
- M MAILBOX
- GUARDRAIL
- IRON FENCE
- OHE — OVERHEAD ELECTRIC
- ⊗ ELECTRIC MISC.
- ⊕ ELECTRIC MANHOLE
- POLE
- POWER POLE
- ⊐ SIGN POST
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- BP BOLLARD
- ⊕ TELEPHONE MANHOLE
- TEL TELEPHONE PEDESTAL
- TV CABLE MARKER
- CONC. CONCRETE
- ASPH. ASPHALT
- PKG. PARKING AREA
- E.P. EDGE OF PAVEMENT
- B.O.C. BACK OF CURB

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	1482.70'	107.84'	4°10'03"	N46° 24' 44"E	107.82'
C2	1601.24'	122.41'	4°22'48"	N30° 49' 01"E	122.38'
C3	1497.70'	109.22'	4°10'41"	S46° 24' 28"W	109.19'
(C1)	1482.70'	107.83'		N48° 32'E	107.82'

Line Table

Line #	Direction	Length
L1	N48° 41' 10"E	32.45'
L2	S56° 02' 12"E	15.06'
L3	S48° 41' 10"W	33.81'
L4	N36° 13' 16"W	15.06'
(L1)	N50° 37'E	32.37'

THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED IN OCTOBER, 2016.

[Signature]
 TRAVIS S. TABOR
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS - NO. 6428
 DATE: 01/27/2017



THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

JOB NUMBER: 16-006	DATE: 01/27/2017
PROJECT NAME: 811 UPGRADE	
DRAWING NAME: 16006_PARCEL 40	
DRAWING FILE PATH: L:\City of Austin\811 Upgrade\DWGS\Parcels	
FIELDNOTE FILE PATH: L:\City of Austin\811 Upgrade\Metes and Bounds	
RPLS: TST	TECH: DH
PARTYCHIEF: JA	CHK BY: JB
SHEET 05 of 05	FIELDBOOKS: 265/267
SCALE: 1" = 50'	



LANDESIGN SERVICES, INC.

512-238-7901
 1220 MCNEIL ROAD
 SUITE 200
 ROUND ROCK, TEXAS 78681
 FIRM REGISTRATION NO. 10001800

Council Date: April 12, 2018

Posting Language

Authorize negotiation and execution of a multi-term contract through the State of Texas Department of Information Resources with SHI-Government Solutions, Inc., to provide Tableau software licenses and technical services, for up to three years for a total contract amount not to exceed \$598,000.

(Note: This procurement 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 procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy.

Fiscal Note

Funding in the amount of \$220,051 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

Multiple cooperative purchase programs were reviewed for these goods and services. The Purchasing Office has determined this contractor best meets the needs of the department to provide these goods and services required at the best value for the City.

Prior Council Action:

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov or to the buyer, Brett Hardy, at 512-322-6122 or Brett.Hardy@austineregy.com.

Council Committee, Boards and Commission Action:

March 19, 2018 - To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract is for Tableau software which is a business intelligence and analytics software. This will allow Austin Energy to implement an interactive corporate dashboard consolidating Excel data sheets and other data sources across multiple business units, into a single source for corporate performance measures that is clear, easy to use, secure, and flexible enough to incorporate the functionality needed by each group. The platform will align corporate, business unit, departmental, and initiative metrics under a common framework of key performance indicators and provide line-of-sight for stakeholders throughout the organization to better access and analyze performance results and report results to stakeholders, including the City Council.

The current environment requiring collecting, validating, and synthesizing key performance results is arduous, time consuming, and susceptible to error. It also does not allow access to stakeholders across the organization making it more difficult for Austin Energy to align around shared objectives.

Austin Energy now recognizes a need for an enterprise platform. The Tableau software provides for an enterprise-wide server license, which will eventually subsume the different software packages and licenses currently used throughout Austin Energy, making individual desktop purchases no longer necessary. Tableau software offered the best package of options to meet the varied requirements of the business units. Tableau software is available through the State of Texas Department of Information Resources (DIR) by the sole reseller, SHI-Government Solutions, Inc.

The DIR cooperative establishes competitively bid contracts that can be utilized by the State and other government agencies through a cooperative agreement. Cooperative agreements save taxpayer dollars by leveraging the State's volume-buying power to drive down costs on hundreds of contracts through a streamlined cooperative purchasing program.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	1 yr.	\$220,051
Optional Extension 1	1 yr.	\$188,560
Optional Extension 2	1 yr.	\$188,560
TOTAL	3 yrs.	\$597,171

Note: Contract Authorization amounts are based on the City's estimated annual usage.

Council Date: April 12, 2018

Posting Language

Authorize award and execution of a multi-term contract with H. Brown, Inc., to provide heavy hauling services, for up to five years for a total contract amount not to exceed \$2,896,875.

(Note: 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 no subcontracting opportunities identified; therefore, no subcontracting goals were established).

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy.

Fiscal Note

Funding in the amount of \$289,688 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

The Purchasing Office issued an Invitation for Bids (IFB) 1100 DNJ0140 for these services. The solicitation issued on June 12, 2017 and it closed on June 27, 2017. Of the two offers received, the recommended contractor submitted the only responsive offer. A complete solicitation package, including a tabulation of the bids received, is available for viewing on the City's Financial Services website, Austin Finance Online. Link: [Solicitation Documents](#).

Prior Council Action:

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Darralyn N. Johnson, at 512-505-7293 or Darralyn.Johnson@austinenergy.com.

Council Committee, Boards and Commission Action:

March 19, 2018 - To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract will provide heavy equipment hauling services for Austin Energy on an as-needed basis. Services include both planned, unplanned and emergency hauling. The contractor will provide all supervision, labor, trucks, materials and traffic security services required to safely transport Austin Energy's heavy electric utility equipment. The contractor will also provide all necessary lifting and jacking equipment to safely lift, load and unload equipment at the locations designated by Austin Energy. The equipment to be transported under this contract ranges from 40,000 to 600,000 pounds and includes power transformers, switchgear, power poles and mobile substations.

The current contract will expire on May 11, 2018. The additional authority requested includes 12 to 15 upcoming projects that are projected to cost from \$45,000 to \$150,000 each, depending on the size of the unit. Also included in the request is contingency funding for unplanned and emergency use. The recommended contractor is the current provider for these services.

Without this contract, Austin Energy would be required to seek bids for these services for each occurrence, which would negatively impact restoration of electric service to customers and the ability to maintain electric infrastructure throughout the service territory.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	2 yrs.	\$1,158,750
Optional Extension 1	1 yr.	\$ 579,375
Optional Extension 2	1 yr.	\$ 579,375
Optional Extension 3	1 yr.	\$ 579,375
TOTAL	5 yrs.	\$2,896,875

Note: Contract Authorization amounts are based on the City's estimated annual usage.

Council Date: April 12, 2018

Posting Language

Authorize negotiation and execution of a multi-term contract with Leidos Cyber, Inc., to provide maintenance and support and training for existing Industrial Defender automated systems manager software, for up to five years for a total contract amount not to exceed \$528,000.

(Note: Sole source contracts are exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established).

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy.

Fiscal Note

Funding in the amount of \$105,801 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

Sole Source.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov or to the buyer, Brett Hardy, at 512-322-6122 or Brett.Hardy@austinenergy.com.

Council Committee, Boards and Commission Action:

March 19, 2018 - To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract is for maintenance and support and training for existing Industrial Defender automated systems manager (ASM) asset management software that enables efficient North American Electric Reliability Corporation (NERC) critical infrastructure protection (CIP) reporting for Austin Energy. The solution was designed from the ground up to isolate and identify assets that are in the control system footprint, the asset management function tracks changes to those assets and provides valuable insight when vulnerabilities emerge.

Industrial Defender ASM offers an advanced and comprehensive NERC CIP compliance solution that enables electric utilities to ensure compliance. Industrial Defender ASM automatically collects the necessary information across a diverse asset base, analyzes it, reports anomalies, and provides a turnkey solution to ease the compliance reporting burden.

Austin Energy originally purchased this software under its Advanced Distribution Management System contract with Telvent USA, LLC. The software was sold to Leidos Cyber, Inc. in August 2016. At this time, Leidos Cyber, Inc. owns all rights, title, and interest in and to the Industrial Defender ASM suite of software solutions and they do not have any authorized service providers for their tier three level of maintenance support required by Austin Energy.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	1 yr.	\$134,742
Optional Extension 1	1 yr.	\$ 95,553
Optional Extension 2	1 yr.	\$ 97,358
Optional Extension 3	1 yr.	\$ 99,216
Optional Extension 4	1 yr.	\$101,131
TOTAL	5 yrs.	\$528,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.

Council Date: April 12, 2018

Posting Language

Authorize award and execution of a multi-term contract with Priestler-Mell & Nicholson, to provide station post insulators, for up to five years for a total contract amount not to exceed \$440,000.

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

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy.

Fiscal Note

Funding in the amount of \$44,000 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

The Purchasing Office issued an Invitation for Bids (IFB) 1100 DNJ0146 for these goods. The solicitation issued on November 27, 2017 and it closed on December 12, 2017. Of the three offers received, the recommended contractor submitted the lowest responsive offer. A complete solicitation package, including a tabulation of the bids received, is available for viewing on the City's Financial Services website, Austin Finance Online. Link: [Solicitation Documents](#).

Prior Council Action:

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Darralyn N. Johnson, at 512-505-7293 or darralyn.johnson@austinenergy.com.

Council Committee, Boards and Commission Action:

March 19, 2018 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract will provide Austin Energy with a reliable supply of station post insulators to support planned projects, capital improvements and operational needs. Station post insulators are used to support the rigid aluminum pipe conductors (also referred to as bus) and flexible cable bus in substations. These extra-strength polymer insulators increase the reliability of the system by improving safety and providing increased capability to withstand higher bus faults. These requirements include a minimum specified cantilever load of 5900 pounds.

Austin Energy has purchased these items in the past through spot purchases. Most recently, in May 2017, a spot purchase for 173 insulators was made to meet immediate needs and maintain a minimal stock for unforeseen needs until a long term contract could be established.

The authority requested will support Austin Energy's upcoming capital improvement projects for fiscal years 2018 through 2022 as well as current operations.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	1 yr.	\$ 88,000
Optional Extension 1	1 yr.	\$ 88,000
Optional Extension 2	1 yr.	\$ 88,000
Optional Extension 3	1 yr.	\$ 88,000
Optional Extension 4	1 yr.	\$ 88,000
TOTAL	5 yrs.	\$440,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.

Council Date: April 12, 2018

Posting Language

Authorize negotiation and execution of multi-term contracts with Sisk-Robb Inc., Building Abatement Demolition Company Inc., and AAR Inc., or one of the other qualified offerors to Request For Proposals 1100 CAK0020, to provide lead, mold, and asbestos abatement, for up to five years for total contract amounts not to exceed \$4,100,000 divided among the contractors.

(Note: 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 no subcontracting opportunities; therefore, no subcontracting goals were established).

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy; Building Services Department.

Fiscal Note

Funding in the amount of \$50,000 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding in the amount of \$291,667 is available in the Fiscal Year 2017-2018 Operating Budget of the Building Services Department. Funding for the remaining contract terms are contingent upon available funding in future budgets.

Purchasing Language:

The Purchasing Office issued a Request for Proposals (RFP) 1100 CAK0020 for these services. The solicitation issued on October 2, 2017 and it closed on October 31, 2017. Of the seven offers received, the recommended contractors submitted the best evaluated responsive offers. A complete solicitation package, including a response list, is available for viewing on the City's Financial Services website, Austin Finance Online. Link: [Solicitation Documents](#).

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Cheryl Kaufman, at 512-505-3545 or Cheryl.Kaufman@austinenergy.com.

Council Committee, Boards and Commission Action:

March 19, 2018 - To be reviewed by the Energy Utility Commission.

Additional Backup Information:

These contracts will provide asbestos, lead paint, and mold abatement/remediation services for Austin Energy and the Building Services Department. The timely removal of contaminants exposed during planned maintenance, renovation, remodeling, and demolition projects is critical to the safe occupation of city buildings. These contracts will also provide contingency funding for emergency response to unplanned disturbances from sources of contamination to conform to Texas law and Texas Department of State Health

Services regulations. Removal of contaminated materials is regulated by the Texas Department of State Health Services and must be performed by abatement contractors licensed by the State of Texas.

All contractors will be requested to submit a response to individual projects as they are identified and awards will be based on cost and availability.

An evaluation team with expertise in this area evaluated the offers and scored Sisk-Robb Inc., Building Abatement Demolition Company Inc., and AAR Inc. as the best to provide these services based on technical solution and concept, cost, experience and qualifications, safety, local business presence, and service-disabled veteran business enterprise criteria.

These contracts will replace two previous contracts with a total expenditure of approximately \$2,000,000 over the past five years. The additional authority requested includes contingency funding in anticipation of an updated state abatement policy expected to be released during the contract term that will substantially increase the number of work orders for these types of services.

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

Without this contract, Austin Energy and the Building Services Department will be unable to conform to Texas law and Texas Department of State Health Services regulations.

Contract Detail

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	1 yr.	\$ 820,000
Optional Extension 1	1 yr.	\$ 820,000
Optional Extension 2	1 yr.	\$ 820,000
Optional Extension 3	1 yr.	\$ 820,000
Optional Extension 4	1 yr.	\$ 820,000
TOTAL	5 yrs.	\$4,100,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.

EVALUATION MATRIX
RFP 1100 CAK0020
Asbestos, Lead, and Mold/Particulate Abatement Services

Evaluation Category	Maximum Points	Sisk-Robb Inc.	Building Abatement Demolition Company, Inc.	AAR Inc.	Alamo 1	ARC Abatement, Inc.	RNDI Companies Inc.	1 Priority
Technical Solution & Concept	30	28	16	18	12	8	*	**
Cost	27	20	27	23	16	14	*	**
Experience & Qualifications	20	20	17	18	15	7	*	**
Safety	10	10	8	8	6	4	*	**
Local Business Presence	10	0	0	0	2	0	*	**
Service-Disabled Veteran Business Enterprise	3	0	0	0	0	0	*	**
Total	100	78	68	67	51	33	*	**

*Deemed Non-Responsive – Did not meet the 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 awarded. Therefore, the matrix will include points awarded for price but exact pricing will not be disclosed.

Department Breakdown

	Austin Energy	Building Services	TOTALS
Year 1	\$120,000	\$700,000	\$820,000
Year 2	\$120,000	\$700,000	\$820,000
Year 3	\$120,000	\$700,000	\$820,000
Year 4	\$120,000	\$700,000	\$820,000
Year 5	\$120,000	\$700,000	\$820,000
Total	\$600,000	\$3,500,000	\$4,100,000

Council Date: April 26, 2018

Posting Language

Authorize award and execution of a construction contract with Flintco, LLC, for Austin Energy's District Cooling Plant #3 Project, in the amount of \$44,575,309 plus a \$4,457,530 contingency, for a total contract amount not to exceed \$49,032,839.

Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 6.92% MBE and 10.51% WBE participation.

Lead Department

Capital Contracting Office

Managing Department(s)

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2017-2018 Capital Budget of Austin Energy.

Purchasing Language:

Lowest responsive bid of three bids received through a competitive Invitation for Bid solicitation.

Prior Council Action:

N/A

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov.

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Aiden Cohen, 512-974-1929, or the Project Manager, Imane Mrini, 512-322-6144.

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission on March 19, 2018.

Additional Backup Information:

Austin Energy's On-Site Energy Resources 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. The thermal storage elements within each station enable Austin Energy 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. Austin Energy owns and operates two district energy systems serving the Downtown Central Business District, one serving the Domain, and one serving the Mueller redevelopment sites. The program

currently has 70 customers—over 19 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 while 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.

The district energy program is supported by revenue from its customers and offers many benefits in return. The benefits of district energy customers include reduced construction and 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 electric market and regulatory charges due to the electric demand management provided by the district cooling system.

Initial steps for this project were taken in June 2012 when City Council approved the transfer of ownership of the Crescent property to Austin Energy as a possible location for a third chilled water plant downtown. This 0.596 acre tract is located between West 2nd and 3rd Streets immediately southwest of the railroad track, behind the Gables Park Tower. In January 2014, Council approved the rezoning of this property to Public and received information regarding the placement of a temporary chiller on the property to provide service to the Seaholm Development District and the new Central Library.

On June 4, 2015, Council authorized a professional services agreement to provide engineering services for a third chilled water plant in the downtown area to meet the growing demand for chilled water services for developments such as hotels, condominiums and office buildings with large air conditioning requirements. District Cooling Plant #3, proposed for the Crescent tract, will be operated in conjunction with two existing chilled water plants, the Paul Robbins District Cooling Plant and District Cooling Plant #2. The plants will be hydraulically connected through a network of underground piping.

This request is for the construction of District Cooling Plant #3. The project will consist of site work, equipment procurement and installation and construction of a new 10,000 ton district cooling plant including two building enclosures, industrial chillers, cooling tower cells, pumps, piping, instrumentation and controls, medium and low voltage electrical, heating, ventilation, and air conditioning and other associated infrastructure and appurtenances. The site work will include the construction of a retaining wall along the adjacent Union Pacific Railroad Right of Way. This project is critical in providing reliable and uninterrupted service to chilled water customers located in Downtown Austin. In addition, this project will assist in meeting the thermal storage goal of 30 MW by 2027 included in the current Austin Energy Resource, Generation and Climate Protection Plan.

This item includes three allowances. An allowance of \$500,000 to address unknown or unanticipated underground obstructions, and allowance of \$500,000 to address unknown or unanticipated underground site contamination, and an allowance of \$100,000 to address requirements while working in the Union Pacific Railroad Right of Way. An allowance is an amount that is specified and included in the construction contract or specifications for certain items of work whose details are not yet determined at the time of bidding.

Austin Energy worked closely with residents of the Spring Condominiums and the Downtown Austin Neighborhood Association Downtown Austin Neighborhood Association to address concerns about potential noise from the plant. The neighborhood association board unanimously supports the chiller

plant project. The Downtown Austin Alliance, a partnership of downtown property owners and businesses, also provided a letter of support for the chiller project. Additionally, the project went through the boards and commissions public review process. The Downtown Commission, Design Commission and Electric Utility Commission all have recommended approval of the project.

A delay in award could adversely impact the level of service Austin Energy currently provides to chilled water customers in Downtown Austin.

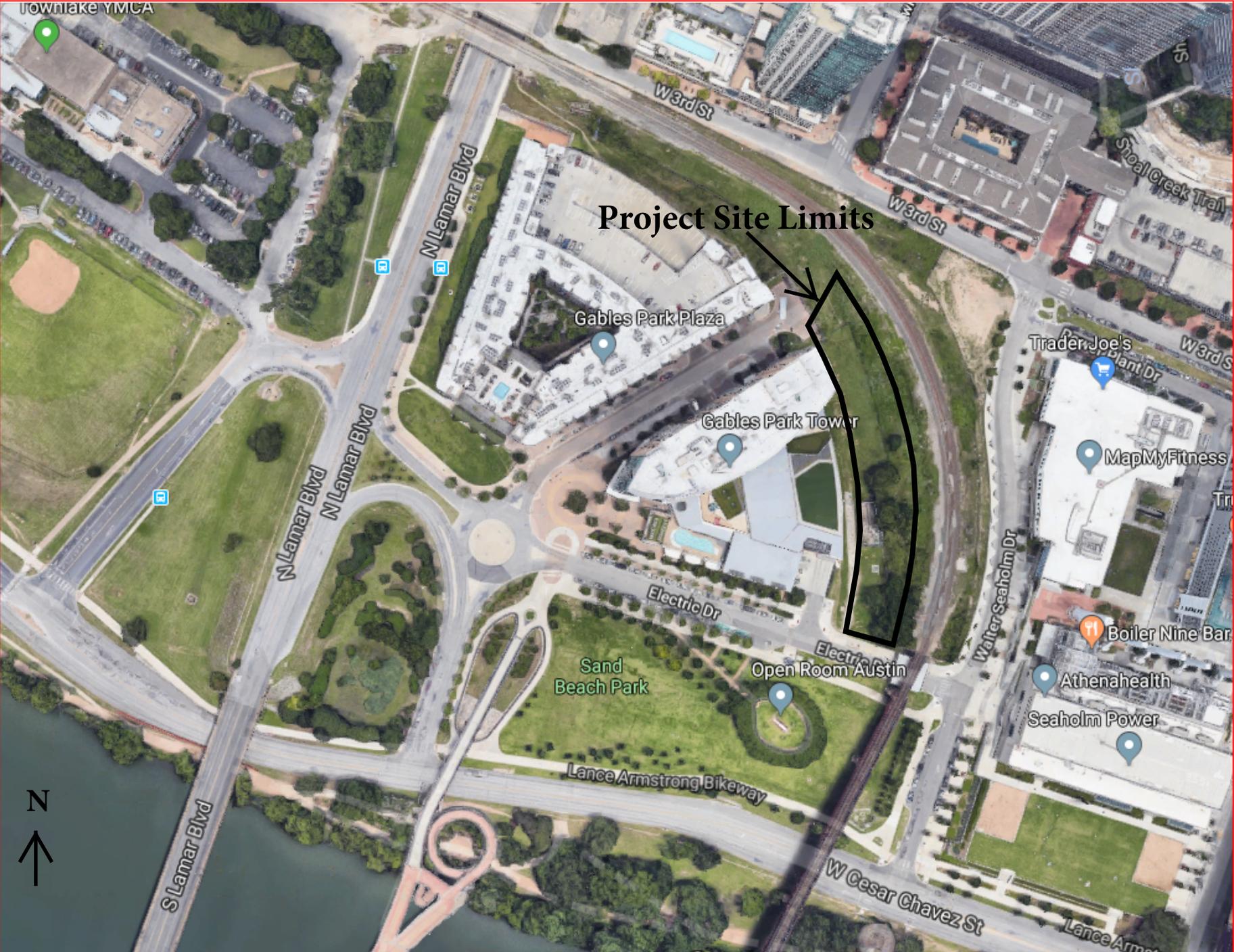
Due to the potential for a significant amount of site constraints including space limitations, site access, adjacency with an active railroad, multiple construction projects within the area and considerations for adjacent residences and businesses that may limit the working hours and the potential for the contractor to encounter additional restrictions related to working adjacent and within the Right of Way of Union Pacific Railroad, a 10% contingency in funding has been included to allow for the expeditious processing of any change orders. A contingency is an additional amount of money added to the construction budget to cover any unforeseen construction costs associated with the project.

The contract allows 757 calendar days for completion of this project. This project is located within ZIP code 78703 (District 9).

Flintco, LLC is located in Austin, Texas.

Information on this solicitation is available through the City's Austin Finance Online website. Link: [Solicitation Documents](#).

Austin Energy District Cooling Plant #3



MBE/WBE Summary

Public notice was given for this solicitation, CLMC682 Austin Energy District Cooling Plant #3, through the City's Vendor Connection web portal. Three bids were received and opened on February 26, 2018. Of the three bids received none of the firms submitting were certified MBE/WBE. Flintco, LLC submitted the lowest responsive bid of 3 bids received including an allowance of \$1,100,000:

	<u>Base Bid</u>	<u>Base Bid + Allowances</u>
Flintco, LLC, Austin, Texas	\$43,475,309	\$44,575,309
Jay-Reese Contractors, Inc., Dripping Springs, Texas	\$48,990,000	\$50,090,000
J.T. Vaughn Construction, LLC, Austin, Texas	Withdrew Bid	Withdrew Bid

The contractor's choice of work methodology provides for 35 areas of subcontracting opportunities which are listed below. Project specific subgoals stated in the solicitation were 1.02% African American; 2.86% Hispanic; 0.82% Native/Asian; 2.12% WBE. Total participation estimated on base bid amount:

		Base Bid:	\$43,475,309.00
PRIME	NON M/WBE		
	Flintco, LLC, Austin, Texas	\$9,846,792.00	22.65%
MBE TOTALS - SUBCONTRACTORS		\$2,385,831.00	5.49%
	<i><u>African American Subtotal</u></i>	\$459,164.00	1.06%
	(MB) Avery's Lawn Care & Landscaping, LLC., Round Rock, TX (Erosion Control Services)	\$18,819.00	0.04%
	(FB) Haynes Eaglin Waters, LLC., Austin, TX 78723 (Doors, Frames, and Jambs, Steel)	\$440,345.00	1.01%
	<i><u>Hispanic Subtotal</u></i>	\$1,524,575.00	3.51%
	(MH) Tri Recycling Inc., Austin, TX (Recycling Services)	\$24,000.00	0.06%
	(FH) Accurate Pavement Striping, LLC., Pflugerville, TX (Striping)	\$575.00	0.001%
	(MH) Ortega Electrical, San Marcos, TX (Electrical Equipment)	\$1,250,000.00	2.88%
	(FH) Ruiz-Boyster Construction & Supplies, LLC., Duncanville, TX	\$250,000.00	0.58%
	<i><u>Native/Asian American Subtotal</u></i>	\$402,092.00	0.92%
	(MA) ATX Environmental Solutions, LLC., Austin, TX (HVAC)	\$402,092.00	0.92%
WBE TOTALS - SUBCONTRACTORS		\$1,194,497.00	2.75%
	(FW) Stephanie Braun Clayton, LLC., Austin, TX (Photography)	\$16,350.00	0.04%
	(FW) ATX Construction Clean Up, Inc., Austin, TX (Site Clean-Up, Post Construction)	\$5,300.00	0.001%
	(FW) Desert Steel Co Inc., Irving, TX (Reinforcement Bar)	\$118,660.00	0.27%
	(FW) Cheryl Supplies It, LLC., Manchaca, TX (HVAC Equipment)	\$1,054,187.00	2.42%

NON MBE/WBE TOTALS - SUBCONTRACTORS	\$30,048,189.00	69.12%
Area Wide Protection, Austin, TX (Traffic Control)	\$14,000.00	0.03%
Metalink, LLC., Austin, TX (Fencing, Chain Link)	\$177,720.00	0.41%
ATC Group Services, LLC., Georgetown, TX (Air Quality Monitoring)	\$4,540.00	0.01%
Legacy Masonry, Waco, TX (Masonry)	\$179,800.00	0.41%
SteelFab, Inc., McKinney, TX (Structural Steel)	\$1,165,256.00	2.68%
Superior Moisture Protection, Austin, TX (Waterproofing)	\$73,777.00	0.17%
EMCO - The Engineered Metals Company, Fair Oaks, TX (Roofing Contractor)	\$1,644,240.00	3.78%
ATX Glazing Round Rock, TX (Glazing)	\$28,446.00	0.07%
PRM Solid Austin, TX (Drywall)	\$31,200.00	0.07%
InterTech Flooring, Austin, TX (Ceramic Tile)	\$4,946.00	0.01%
Modern Day Concrete, San Antonio, TX (Epoxy Safety Coating)	\$42,214.00	0.10%
Alpha Painting & Decorating, Co., Inc., Hutto, TX (Painting)	\$458,570.00	1.05%
A-1 Banner & Sign Co., Inc., Waco, TX (Signage)	\$313.00	0.001%
DXspec, LLC Pflugerville, TX (Building Specialties)	\$1,700.00	0.004%
American Fire Protection Group, College Station, TX (West Pipe Sprinkler Systems)	\$103,525.00	0.24%
Kilgore Industries, LP, Austin, TX (Plumbing & HVAC Contractors)	\$17,499,506.00	40.25%
Alterman Inc., Austin, TX (Electrical Contractors)	\$2,827,014.00	6.50%
SimplexGrinnell, Round Rock, TX (Fire Alarm)	\$14,481.00	0.03%
WPM Construction Services, Inc., Austin, TX (Earthwork)	\$383,500.00	0.88%
Berkel & Company Contractors, Inc., Bonner Springs, KS (Shoring & Underpinning)	\$327,000.00	0.75%
Lehne Construction, Inc. Bee Cave, TX (Concrete)	\$155,961.00	0.36%
Savage Land Solutions, Austin, TX (Landscaping)	\$50,638.00	0.12%
Wastewater Solutions, Austin, TX (Utility Contractors)	\$149,071.00	0.34%
Prime Controls, Lewisville, TX (Controls, Cooling Tower)	\$4,710,771.00	10.84%

The Contractor submitted a MBE/WBE Compliance Plan that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department. Second and third low bidder information is provided.

SECOND BIDDER - Jay-Reese Contractors, Inc., Dripping Springs, Texas \$48,990,000
32.36% NON M/WBE prime participation; 0.18% African American; 6.10% Hispanic; 0.82% Native/Asian; 4.80% WBE; 55.74% Non M/WBE subcontractor participation.

THIRD BIDDER- J.T. Vaughn Construction, LLC, Austin, Texas Withdrew Bid

Council Date: April 26, 2018

Posting Language

Authorize negotiation and execution of an amendment to the professional services agreement with Energy Engineering Assoc., Inc. dba EEA Consulting Engineers, for additional engineering services for the Downtown District Cooling Plant #3 in the amount of \$1,513,396.13, using existing funds and authorizing an additional \$951,720 for a total contract amount not to exceed of \$4,951,720.

Note: This amendment will be awarded in compliance with City Code 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program). Current participation to date is 30.71% MBE and 11.57% WBE.

Lead Department

Capital Contracting Office

Managing Department(s)

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2017-2018 Capital Budget of Austin Energy.

Purchasing Language:

Original contract was awarded through a qualifications-based selection process.

Prior Council Action:

June 4, 2015 – Council approved a professional services agreement with Energy Engineering Assoc., Inc. dba EEA Consulting Engineers for Engineering Services for Downtown District Cooling Plant #3.

For More Information:

Inquiries should be directed to the City Manager’s Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov.

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Aiden Cohen, 512-974-1929, or the Project Manager, Imane Mrini, 512-322-6144.

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission on March 19, 2018.

May 18, 2015 – Recommended by the Electric Utility Commission on a vote of 6-0.

Additional Backup Information:

In June 2012, Council approved the transfer of ownership of the Crescent property to Austin Energy as a possible location for a third chilled water plant downtown. This 0.596 acre tract is located between West 2nd and 3rd Streets southwest of the railroad track, behind the Gables Park Tower.

In January 2014, Council approved the rezoning of this property and received information regarding the placement of a temporary chiller on the property to provide service to the Seaholm Development

District and the New Central Library. District Cooling Plant #3, proposed for the Crescent will be operated in conjunction with two existing chilled water plants, the Paul Robbins District Cooling Plant at 300 San Antonio Street and District Cooling Plant #2 at 410 Sabine Street. These plants will be hydraulically connected through a network of underground piping and together will meet the growing demand for chilled water services for downtown Austin Energy customers, primarily large hotels, office buildings, condominiums, and apartments.

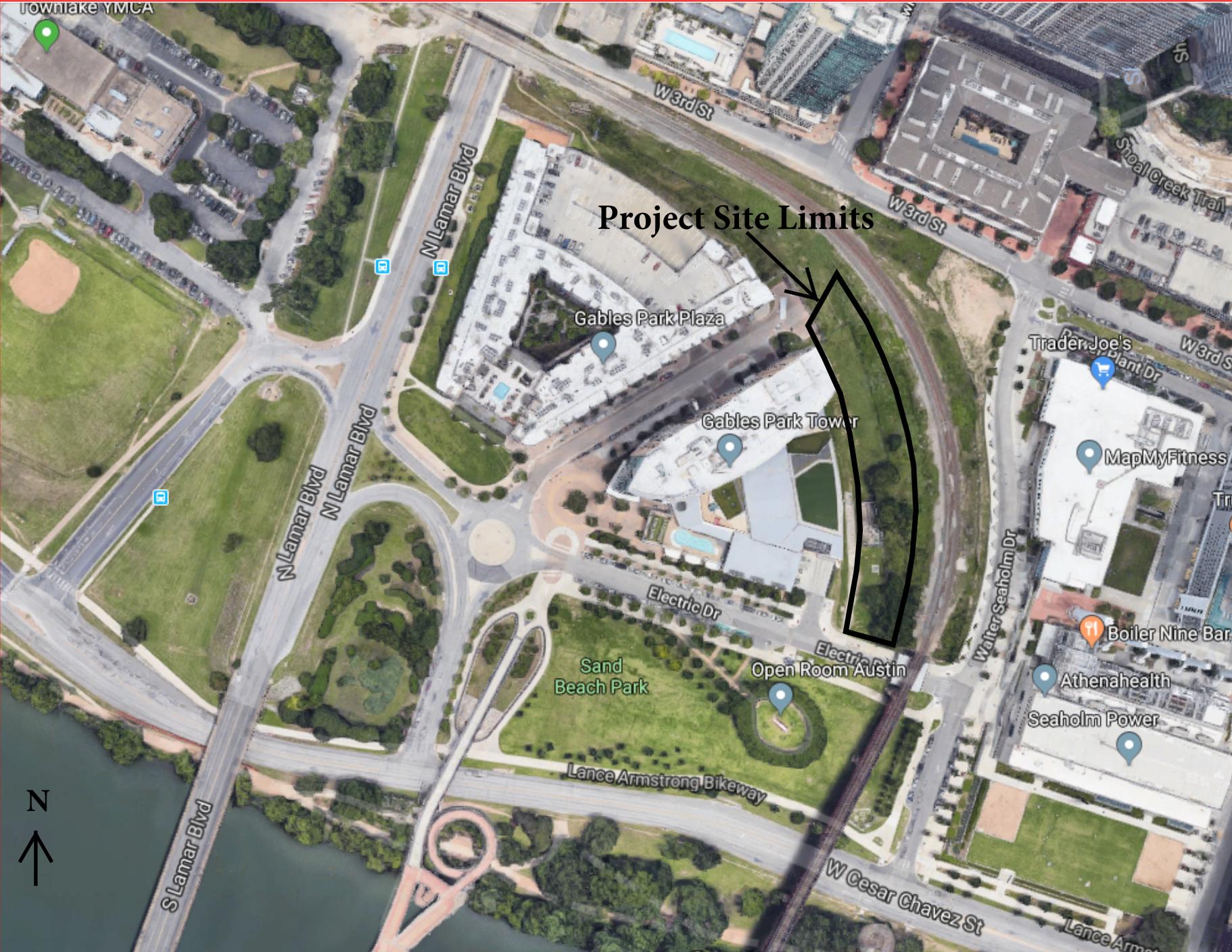
On June 4, 2015, Council approved a professional services agreement in the amount of \$4,000,000 with Energy Engineering Associates, Inc. for engineering services for District Cooling Plant #3, including preliminary design, design, permitting, bid and award assistance, construction administration, and warranty period services.

The purpose of this amendment is to replenish funding for additional engineering design services required to increase the plant's chilled water capacity from 8,000 tons to 10,000 tons due to continued growth and greater demand for chilled water services in the downtown area. Additional services are needed to address site constraints (location and adjacency to the railroad), lengthy and intricate permitting requirements, geotechnical and environmental conditions, design challenges and a comprehensive public vetting process. The funding for additional professional engineering services will support Austin Energy throughout the 2-year construction period of the plant to include oversight of construction, review of submittals, responses to contractor questions during construction, permit support, review of modifications, and preparation of as built drawings during construction.

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.

Energy Engineering Assoc., Inc. dba EEA Consulting Engineers is located in Austin, Texas.

Austin Energy District Cooling Plant #3



AUTHORIZATION HISTORY

AMOUNT	DATE	DESCRIPTION
		(Council) – Professional Services Agreement with Energy Engineering Assoc.,
\$4,000,000	06/04/15	Inc. dba EEA Consulting Engineers
\$58,000	06/04/15	(Administrative Authority)
\$951,720	04/26/18	Proposed (Council) – Additional funding for professional engineering services
\$5,009,720		<i>Total Contract Authorization</i>

CONTRACT HISTORY

AMOUNT	DATE	DESCRIPTION
		Professional Services Agreement with Energy Engineering Assoc., Inc. dba EEA
\$1,098,733.70	08/26/15	Consulting Engineers
\$62,527.07	05/24/16	SA #1 – Additional Engineering Services to increase the plant capacity
		SA #2 – Additional Engineering Services for additional geotechnical
\$7,353.27	07/08/16	Investigation
		SA #3 – Additional Engineering Services for the generation of Site
		Development Permit drawings and application for the Site Development
\$123,791.21	09/16/16	Permit
		SA #4 – Additional Engineering Services to perform Design services through
\$1,845,688.52	12/15/16	construction solicitation
		SA #5 – Additional Engineering Services to coordinate with Art in Public Places
\$20,000.00	04/11/17	and Union Pacific Rail Road
		SA #6 – Additional Engineering Services for design and permitting for the
\$43,626.97	05/18/17	existing on-site chilled water lines
\$1,513,396.13	04/26/18	Proposed – SA #7 – Additional funding for professional engineering services
\$4,715,116.87		<i>Total Contract Expenditures</i>

M/WBE Summary

Participation goals stated in the original approved compliance plan for the agreement were 2.00% African American; 9.00% Hispanic; 5.00% Native/Asian; and 16.00% WBE.

The following is based on the Prime consultant's proposal for additional authorization and the accompanying subconsultant utilization plan demonstrating how they will use their approved subconsultants in accordance with the established procedures and the MBE/WBE Procurement Ordinance and Rules.

<u>NON M/WBE TOTAL – PRIME</u>	<u>\$990,559.95</u>	<u>65.46%</u>
Energy Engineering Assoc., Inc., Austin, Texas	\$990,559.95	65.46%
<u>MBE TOTAL – SUBCONSULTANTS</u>	<u>\$410,381.08</u>	<u>27.11%</u>
<u>Hispanic Subtotal</u>	<u>\$292,150.90</u>	<u>19.30%</u>
(MH) Cotera+Reed Architecture, Austin, TX (Architecture)	\$292,150.90	19.30%
<u>Native/Asian Subtotal</u>	<u>\$118,230.18</u>	<u>7.81%</u>
(FA) JQ+Tsen, Austin, TX (Structural Engineering)	\$118,230.18	7.81%
<u>WBE TOTAL – SUBCONTRACTORS</u>	<u>\$112,415.10</u>	<u>7.43%</u>
(FW) Urban Design Studio, Austin, TX (Civil Engineering)	\$92,117.58	6.09%
(FW) Carolyn Kelley ASLA Landscape Architect, Austin, TX (Landscape Architecture)	\$19,350.00	1.28%
(FB) IHS Design Studio, Austin, TX (ADA Services)	\$947.52	0.06%

Overall participation based on expenditure for the entire project as of February 27, 2018 (not including this amendment):

PRIME:

57.72% Non M/WBE

SUBCONSULTANTS:

1.17% African American; 18.96% Hispanic; 10.58% Native/Asian; 11.57% WBE

TOTAL:

1.17% African American; 18.96% Hispanic; 10.58% Native/Asian; 11.57% WBE; and 57.72% Non M/WBE

Council Date: April 26, 2018

Posting Language

Authorize negotiation and execution of a multi-term contract with John L. Wortham & Son, L.P. D/B/A Wortham Insurance & Risk Management, to provide cyber liability broker services for cyber liability insurance coverage for Austin Energy, for up to five years for a total contract amount not to exceed \$2,425,000.

(Note: This procurement 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 procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy; Human Resources Department.

Fiscal Note

Funding in the amount of \$359,363 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

Professional Service.

Prior Council Action:

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov or to John Hilbun, at 512-974-1054 or john.hilbun@austintexas.gov.

Council Committee, Boards and Commission Action:

March 19, 2018 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract will provide a broker to manage, negotiate, and purchase cyber liability coverage for Austin Energy with a \$20,000,000 annual limit of liability. The coverage provided includes information security and privacy liability, privacy breach response services, regulatory defense and penalties, media content liability, payment card industry fines expenses and costs, cyber extortion payments and expenses, data recovery costs, business interruption loss, and dependent business loss from a dependent system failure. Standard exclusions apply, such as: patent/trademark, pollution, property damage and exposures covered by other types of insurance.

Austin Energy databases include electronic records containing personally identifiable information for more than 500,000 current and former customers. The utility is also subject to fines for regulatory non-compliance with North American Electric Reliability Corporation and Electric Reliability Council of Texas requirements, cyber extortion exposures (which is currently a leading utility claim), and breaches of industrial control systems. Such risks as they relate to cyber exposure are covered by cyber liability insurance.

John L. Wortham & Son, L.P. D/B/A Wortham Insurance & Risk Management is the most qualified to provide these services based on experience and conceptual strategy for coverage and assessments. This is a new contract for a type of insurance coverage not currently maintained by Austin Energy.

If the City is unable to secure the contract for these services, Austin Energy will remain vulnerable to large cyber liability claims and potential business interruption income losses and associated recovery expenses.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	1 yr.	\$ 359,363
Optional Extension 1	1 yr.	\$ 413,267
Optional Extension 2	1 yr.	\$ 475,258
Optional Extension 3	1 yr.	\$ 546,546
Optional Extension 4	1 yr.	\$ 630,566
TOTAL	5 yrs.	\$2,425,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.

Council Date: April 12, 2018

Posting Language

Authorize negotiation and execution of a multi-term contract with Ascend Analytics, LLC, to provide hosted software for valuing, simulating and managing Austin Energy's energy portfolio, containing load and generation assets (thermal, renewable and storage), for up to five years for a total amount not to exceed \$965,000.

(Note: 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).

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy.

Fiscal Note

Funding in the amount of \$185,000 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

Critical Business Need.

Prior Council Action:

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov or to the buyer, Debbie DePaul, at 512-322-6235 or Debbie.DePaul@austintexas.gov.

Council Committee, Boards and Commission Action:

March 19, 2018 - To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract is for analytic software to aid Austin Energy in evaluating its power assets and load in the Electric Reliability Council of Texas (ERCOT) market place. By using real-time variables such as weather, renewable energy generation, electric market spot pricing and customer load, the software will enable Austin Energy to quantify the risk inherent in their power and fuel portfolios. This information results in more informed decision making regarding hedging activity of various lengths and products in the markets Austin Energy participates in. At a time of lower revenues and higher costs, obtaining this software becomes a critical business need.

Austin Energy has spent the last year evaluating this product under a pilot contract, assessing the forecasted economics on renewable offers made to Austin Energy. With ERCOT switching to a nodal market, Austin Energy's portfolio has an ever increasing exposure to power prices from resources over which it has limited control. In particular, renewable generation has features making it more difficult to quantify the price risk it creates. This software provides a valuation model to improve Austin Energy's ability to quantify the renewable portfolio and continue developing strategies improving the economics of these resources.

This software incorporates Austin Energy's positions in the energy markets and values the risks Austin Energy is subject to more accurately than with current tools. Having this information helps Austin Energy reduce the risks related to its market and fuel purchases thereby ensuring more stability in its costs and ultimately the rates it charges its customers. Austin Energy's power portfolio is valued between \$325,000,000 and \$425,000,000 inclusive of the revenue it receives from owned and contracted generation assets. The risk of not properly capturing this value and cost can come in the form of missed revenue and the assumption of unnecessary risk.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	1 yr.	\$225,000
Optional Extension 1	1 yr.	\$185,000
Optional Extension 2	1 yr.	\$185,000
Optional Extension 3	1 yr.	\$185,000
Optional Extension 4	1 yr.	\$185,000
TOTAL	5 yrs.	\$965,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.

Council Date: April 26, 2018

Posting Language

Authorize negotiation and execution of multi-term contracts through U. S. Communities, The Cooperative Purchasing Network, Texas Multiple Awards Schedule and National Joint Powers Alliance cooperative purchasing programs with Haworth, Herman Miller Inc., Knoll Inc., The Hon Company, Southern Aluminum and Steelcase, to provide furniture including installation and other related services, for up to five years for total contract amounts not to exceed \$19,051,000 divided among the contractors.

(Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

Lead Department

Purchasing Office.

Client Department(s)

All City departments.

Fiscal Note

Funding in the amount of \$ 1,893,915 is available in the Fiscal Year 2017-2018 Operating Budget of various City departments. Funding for the remaining contract terms are contingent upon available funding in future budgets.

Purchasing Language:

Multiple cooperative purchase programs were reviewed for these goods and services. The Purchasing Office has determined that these contractors best meet the needs of the departments to provide the goods and services required at the best value for the City.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov or to the buyer, Lynnette Hicks, at 512-974-3349 or Lynnette.Hicks@austintexas.gov.

Council Committee, Boards and Commission Action:

March 7, 2018 – Recommended by the Water and Wastewater Commission on a 10-0 vote with Vice Chair Lee absent. March 19, 2018 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

These contracts will be used by City departments for the purchase, installation, and related services of furniture and fixtures for various projects, including remodeling and expansion projects. After completing an extensive review of departmental furniture needs, it was determined that selecting specific furniture lines would streamline the process and standardize the office environments, yet address the aesthetic goals of departments.

The designated furniture lines selected include the following:

<u>Manufacturer</u>	<u>Line</u>
Haworth	Adaptables and Unigroup Panel System
Herman Miller	Canvas
Knoll Inc.	Generation
Southern Aluminum	Swirl Series
Steelcase Inc.	Kick, Answer Panel, Leap and Privacy Walls
The Hon Company	10700 Series

Vendors will be required to provide office furniture that is certified to meet furniture emissions standards. This standard focuses on indoor air emissions from furniture and other products. The benefits for controlling off-gas chemicals is linked to allergies, asthma and other illnesses. Sustainable office furniture can protect the health of building occupants by limiting emissions of harmful chemicals. Whenever available, local dealers will be used for furniture delivery and installation services. These contracts will also allow a price comparison between different companies included in the cooperatives to ensure the best value to the City.

The Building Services Department (BSD) provides maintenance and support services to over 200 buildings located throughout the City. Support services include assisting with the purchase and installation of office furniture, including but not limited to, modular systems, seating, and conference room furniture. BSD is frequently requested to assist City offices to redesign office spaces to accommodate new staff or project requirements. To maintain the original design features and for consistency, BSD orders from the same furniture company. These contracts will allow BSD to be more efficient in serving its customers.

The Austin Public Library anticipates the need to purchase auxiliary furniture products for the new Central Library and for library renovations budgeted under the recent bond project. Austin Energy's Facilities Management provides maintenance and support services to 20 separate locations. As part of its Facilities Master Plan, Austin Energy plans to remodel and repurpose areas in several facilities which will require the purchase of modular furniture including cubicles and office furniture such as desks, chairs, and shelving. When possible, Austin Energy re-uses furniture and fixtures in its existing inventory. Aviation has scheduled Austin-Bergstrom International Airport Terminal improvements and furniture replacement projects and plans to use these contracts to provide replacement parts for existing furniture.

These contracts will replace the current cooperative furniture contract which expired on March 31, 2018. The requested authorization amount is based on historic spending as well as upcoming planned projects. The actual spend will be based on the approved budget of each department each fiscal year. Use of cooperative agreements saves taxpayer dollars by leveraging large volume buying power to drive down costs on hundreds of contracts through a streamlined process. These contracts have all been competitively bid and negotiated, and offer deep discounts of up to 71% off list prices.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	1 yr.	\$ 4,547,900
Optional Extension 1	1 yr.	\$ 4,486,900
Optional Extension 2	1 yr.	\$ 3,704,900
Optional Extension 3	1 yr.	\$ 3,204,400
Optional Extension 4	1 yr.	\$ 3,106,900
TOTAL	5 yrs.	\$19,051,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.

Department Breakdown Citywide Furniture

		Year 1	Year 2	Year 3	Year 4	Year 5	Total
1	Austin Convention Center	\$250,000	\$400,000	\$650,000	\$250,000	\$250,000	\$1,800,000
2	Austin Energy	\$460,000	\$460,000	\$460,000	\$460,000	\$460,000	\$2,300,000
3	Austin Fire Department	\$8,500	\$75,000	\$0	\$0	\$0	\$83,500
4	Austin Police Department	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$1,225,000
5	Austin Public Health	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$475,000
6	Austin Public Library	\$500,000	\$625,000	\$625,000	\$625,000	\$625,000	\$3,000,000
7	Austin Transportation Department	\$500,000	\$100,000	\$96,000	\$96,000	\$3,000	\$795,000
8	Austin Water	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
9	Aviation Department	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$2,250,000
10	Building Services Department	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000
11	Communications & Technology Management	\$75,000	\$15,000	\$15,000	\$15,000	\$15,000	\$135,000
12	Development Services Department	\$750,000	\$1,000,000	\$85,000	\$85,000	\$85,000	\$2,005,000
13	Economic Development Department	\$30,000	\$0	\$0	\$0	\$0	\$30,000
14	Emergency Medical Services	\$46,800	\$46,800	\$46,800	\$46,800	\$46,800	\$234,000
15	Financial Services Department	\$45,000	\$3,000	\$3,000	\$3,000	\$3,000	\$57,000
16	Fleet Services	\$75,000	\$125,000	\$0	\$0	\$0	\$200,000
17	Inter Governmental Relations Office	\$6,500	\$0	\$0	\$0	\$0	\$6,500
18	Human Resources Department	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
19	Management Services	\$107,000	\$25,000	\$25,000	\$25,000	\$25,000	\$207,000
20	Municipal Court	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
21	Neighborhood Housing & Community Development	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
22	Parks and Recreation Department	\$100,000	\$18,000	\$5,000	\$4,500	\$0	\$127,500
23	Planning and Zoning	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
24	Public Works-Transportation	\$100,000	\$100,000	\$200,000	\$100,000	\$100,000	\$600,000
25	Telecommunications & Regulatory Affairs	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$10,500
26	Watershed Protection	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
27	All Others	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$60,000
	Total	\$4,547,900	\$4,486,900	\$3,704,900	\$3,204,400	\$3,106,900	\$19,051,000

* Amounts are estimates only, actual spend will be based on the amounts approved in the annual department budgets each year.