

## RECOMMENDATION FOR COUNCIL ACTION

## Item 2

**City Council Meeting Date:**

11/29/2018

**Posting Language**

Approve issuance of a rebate to Charles Schwab and Co. Inc., for performing energy efficiency improvements at its new office facilities located at 2309 Gracy Farms Lane, in an amount not to exceed \$69,699.80. (District 7)

**Lead Department**

Austin Energy

**Fiscal Note**

Funding is available in the Fiscal Year 2018-2019 Operating Budget of Austin Energy.

**Prior Council Action:**

N/A

**For More Information:**

Jeff Vice, Director, Local Government Relations (512) 322-6087; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.

**Council Committee, Boards and Commission Action:**

November 13, 2018 - To be reviewed by the Resource Management Commission. November 19, 2018 – To be reviewed by the Electric Utility Commission.

**Additional Backup Information:**

Austin Energy requests authorization to issue a rebate to Charles Schwab and Co. Inc., in an amount not to exceed \$69,699.80, for energy efficiency measures at its new office facilities located at 2309 Gracy Farms Lane, in Council District 7. This property consists of two office buildings. The energy efficiency measures implemented at this property include: water cooled centrifugal chillers, lighting, Variable Frequency Drive (VFD) condenser water pumps and VFD Chiller Pumps, VFD cooling tower fans, multi-split heat pumps, heat pump water heater, and Uninterrupted Power Supplies. The estimated total cost of these measures is \$52,000,000. The rebate will cover 0.13% of the total cost of the new construction project.

These improvements are in accordance with Austin Energy's Commercial Rebate Program guidelines and the Energy Conservation Audit and Disclosure (ECAD) Ordinance. The rebate program is one element of the comprehensive Austin Energy Resource, Generation and Climate Protection Plan to realize 900 MW of energy efficiency and demand response by 2025. It 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 931,433 kWh per year, represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions annually: 499 metric tons of Carbon Dioxide (CO<sub>2</sub>) and one metric ton of Sulfur Dioxide (SO<sub>2</sub>). The project savings is equivalent to an estimated 1,119,680 vehicle miles traveled, the removal of 96 cars from our roadways, or the planting of 12,812 trees or 641 acres of forest in Austin's parks.



## COMMERCIAL REBATE FACT SHEET

### Charles Schwab and Co Inc.

<b>Property Name</b>	Charles Schwab and Co. Inc.			
<b>Customer Name</b>	Charles Schwab and Co. Inc.			
<b>Property Address</b>	2309 Gracy Farms Lane			
<b>Total Square Feet</b>	268,868			
<b>Year Built</b>	2018			
<b>Air Conditioner Tonnage</b>	620			
<b>Water Heater Type</b>	District Cooling/Heating			
<b>Total Project Costs</b>				
	\$52,000,000			
<b>Total Rebate – Not to Exceed</b>				
	\$69,699.80			
<b>% of Total Construction Costs</b>				
	0.13%			
<b>Note(s)</b>				
This property contains two buildings on the same campus – AUS A and AUS 2.				
<b>Project Annual Savings (Estimated)</b>				
<b>Kilowatt (kW)</b>	418			
<b>\$/kW</b>	\$166.61			
<b>Kilowatt-hours (kWh)</b>	931,433			
<b>Scope of Work</b>				
<b>Measure</b>	<b>Rebate Amount</b>	<b>kW Saved – Estimated</b>	<b>kWh Saved – Estimated</b>	<b>\$/kW</b>
Water Cooled Centrifugal Chillers (2)	\$ 35,378.11	95	159,935	\$ 71.90
Lighting <sup>[1]</sup>	\$ 15,866.50	180	581,474	\$ 8.25
VFD Condenser Water Pumps (2) and VFD Chiller Pumps (2) <sup>[2]</sup>	\$ 9,767.67	33	49,387	\$ 0.53
VFD Cooling Tower Fans (4)	\$ 5,784.72	19	29,248	\$ 0.53
Multi Split Heat Pumps (2)	\$ 186.34	0.4	40,016	\$ 4.49
Heat Pump Water Heater	\$ 800.00	0.1	541	\$11,188.81
Uninterrupted Power Supplies	\$ 1,916.46	91	70,832	\$ 1.01
<b>Total</b>	<b>\$69,699.80</b>	<b>418</b>	<b>931,433</b>	<b>\$ 166.61</b>
<b>Measures Performed in last 10 years at this property</b>		<b>Completion Date</b>	<b>Rebate Amount</b>	
None ; this is new construction.		N/A	N/A	

[1] The building permit was issued before December 2016 therefore, this project follows the 2012 Energy Code. While LED lighting is becoming the standard, efficiencies can still be achieved through choice of lamps and fixtures, and through design including the amount and placement of lighting installed.

[2] Variable Frequency Drives (VFDs) adjust the speed of a pump or motor by varying its input frequency and voltage, thereby reducing its peak power when full speed is not required. VFDs are installed on chilled water pumps, condenser water pumps and domestic pumps.

## Item 3

### **Posting Language**

Authorize award and execution of a multi-term contract with FAPCO/Siemens, to provide high voltage circuit breakers, for up to five years for a total contract amount not to exceed \$6,255,500.

(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 \$1,146,842 is available in the Fiscal Year 2018-2019 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 DNJ0151 for these goods. The solicitation issued on February 5, 2018, and it closed on March 1, 2018. Of the four 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](#)

<[https://www.austintexas.gov/financeonline/account\\_services/solicitation/solicitation\\_details.cfm?sid=123468](https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=123468)>.

### **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](mailto:AgendaOffice@austintexas.gov) <<mailto: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](mailto:Darralyn.Johnson@austinenergy.com) <<mailto:Darralyn.Johnson@austinenergy.com>>.

### **Council Committee, Boards and Commission Action:**

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

### **Additional Backup Information:**

The contract will provide 145kV, 63kA high voltage circuit breakers on an as needed basis to support Austin Energy operations and capital improvement projects. Circuit breakers are used to protect high voltage transmission lines, substation equipment, and the distribution system. The circuit breakers are essential to maintain the safety and reliability of the electrical system by performing switching and protection functions in Austin Energy substations.

The new contract will be used to replace circuit breakers at the end of their service life and for unit upgrades and additions. The requested authorization amount is based on forecasted needs and will allow Austin Energy

to purchase an estimated 15 circuit breakers per year. The recommended contractor is the current provider for these goods. Without this contract, Austin Energy will not be able to efficiently operate or support critical infrastructure projects for substations.

**Contract Detail:**

<b><u>Contract Term</u></b>	<b><u>Length of Term</u></b>	<b><u>Contract Authorization</u></b>
Initial Term	1 yr.	\$1,251,100
Optional Extension 1	1 yr.	\$1,251,100
Optional Extension 2	1 yr.	\$1,251,100
Optional Extension 3	1 yr.	\$1,251,100
Optional Extension 4	1 yr.	\$1,251,100
<b>TOTAL</b>	<b>5 yrs.</b>	<b>\$6,255,500</b>

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

**RECOMMENDATION FOR COUNCIL ACTION****City Council Meeting Date:**

12/13/2018

**Posting Language**

Authorize recurring expenditures for the renewal of an electronic subscription to E-Source and professional dues and memberships in national and state associations and organizations related to the electric utility industry, in an amount not to exceed \$652,000.

**Fiscal Note**

Funding is available in the Fiscal Year 2018-2019 Operating Budget of Austin Energy.

**For More Information:**

Jeff Vice, Director, Local Government Relations (512) 322-6087; Debbie Kimberly, Vice President, Customer Energy Solutions (512) 322-6327.

**Council Committee, Boards and Commission Action:**

November 13, 2018 - To be reviewed by the Resource Management Commission.

**Additional Backup Information:**

The list below identifies the anticipated vendor or agency and provides a description of each exempted or sole source expenditure and estimated amount to be expended in 2019.

**1. E-Source Subscription \$205,000**

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 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, membership in E-Source gives Austin Energy access to 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.

**2. Large Public Power Council (LPPC) Professional Dues/Membership \$134,600**

Created in 1987, LPPC consists of 25 of the nation's largest public power systems, including Austin Energy, 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.

### **3. American Public Power Association (APPA) Professional Dues/Membership \$124,100**

APPA is the national trade association for 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 safely 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.

### **4. Texas Public Power Association (TPPA) Professional Dues/Membership \$113,300**

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.

### **5. M.J. Bradley & Associates-Clean Energy Group (MJB&A and CEG) \$105,000**

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. Austin Energy is a member of MJB&A's Clean Energy Group (CEG), a coalition of public and private electric utilities dedicated to promoting clean energy initiatives. The CEG provides Austin Energy with a forum at the federal level to further the goals of the Resource, Generation and Climate Protection Plan to reduce greenhouse gas 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 are vocal advocates of progressive environmental policies, and Austin Energy benefits from belonging to a coalition that promotes these policies. The CEG also provides its members with technical information and analyses that address federal environmental policies, including how to respond to environmental rules and regulations proposed and administered by the EPA dealing with the Clean Power Plan to reduce GHGs, replacement rules for NO<sub>x</sub> and SO<sub>2</sub> 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.

## Item 5

### Posting Language

Authorize negotiation and execution of a multi-term contract with DirectApps Inc. D/B/A Direct Technology, to provide energy efficiency data management and reporting services, for up to five years for a total contract amount not to exceed \$1,000,000.

(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

### Fiscal Note

Funding in the amount of \$200,000 is available in the Fiscal Year 2018-2019 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 a Request for Proposals (RFP) 1100 SMB3000 for these services. The solicitation issued on June 4, 2018 and it closed on July 3, 2018. Of the three offers received, the recommended contractor submitted the best evaluated responsive offer. A complete solicitation package, including a log of offers 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](mailto:AgendaOffice@austintexas.gov)

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Persons: Liz Lock, at 512-322-6251 or [Liz.Lock@austinenergy.com](mailto:Liz.Lock@austinenergy.com) or Terry Nicholson, at 512-322-6586 or [Terry.Nicholson@austinenergy.com](mailto:Terry.Nicholson@austinenergy.com).

### Council Committee, Boards and Commission Action:

November 13, 2018 – ~~To be reviewed~~ **Recommended** by the Resource Management Commission on a 6-0 vote, with Chair Dielmann and Commissioner Kohan absent and three vacancies.

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

### Additional Backup Information:

The contract will provide Austin Energy with the expertise and technical services required to provide energy efficiency data management and reporting services in support of the Energy Conservation Audit and Disclosure Requirements Ordinance (No. 20081106-047 and No. 20110421-002). The ordinance requires energy efficiency auditing for select homes and commercial buildings for disclosure of results to potential renters or home buyers. The objective is to increase the adoption of energy efficiency measures through raising property owner and customer awareness of building energy efficiency and related electric consumption

in comparison with similar buildings. Since the inception of the program, the City has seen growth in commercial, multifamily and residential areas. The increased number of buildings and residences has resulted in a larger demand for the auditing process to ensure compliance with the ordinance.

This contract is new and the requested funding authority is based on initial configuration, data integration, and the forecasted number of various reports needed.

An evaluation team with expertise in this area evaluated the offers and scored DirectApps Inc. D/B/A Direct Technology as the best to provide these services based on proposed solution and project management structure, prior experience and personnel, cost, local presence, and service-disabled veteran business enterprise presence.

**Contract Detail:**

<b>Contract Length Contract</b>	<b>Term of Term Authorization</b>
Initial Term 1 yr.	\$ 400,000
Optional Extension 1 1 yr.	\$ 150,000
Optional Extension 2 1 yr.	\$ 150,000
Optional Extension 3 1 yr.	\$ 150,000
Optional Extension 4 1 yr.	\$ 150,000
<b>TOTAL 5 yrs.</b>	<b>\$1,000,000</b>

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



## Item 6

### **Posting Language**

Authorize negotiation and execution of a multi-term contract with Marsh Wortham, a division of Marsh USA, Inc., to provide excess liability insurance services, for up to five years for a total contract amount not to exceed \$9,000,000.

(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 an insufficient number of certified M/WBEs, 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 \$1,322,206 is available in the Fiscal Year 2018-2019 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 Request for Proposals (RFP) 5800 MHJ3006 for these services. The solicitation issued on August 13, 2018 and it closed on September 6, 2018. The recommended contractor submitted the only responsive offer. A complete solicitation package, including a log of offer 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](mailto:AgendaOffice@austintexas.gov)

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Ricardo Zavala, at 512-974-2298 or [Ricardo.Zavala@austintexas.gov](mailto:Ricardo.Zavala@austintexas.gov).

### **Council Committee, Boards and Commission Action:**

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

### **Additional Backup Information:**

The contract will provide \$50,000,000 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 through the insurance carrier Associated Electric and Gas Insurance Services Limited. This type of insurance coverage is carried by utilities nationwide and is required by Austin Energy as operations are proprietary and Austin Energy liability is not limited by the Texas Tort Claims Act. This contract is necessary to provide continued insurance protection to Austin Energy. Without this contract, Austin Energy will be subject to unacceptable risk and financial exposure.

The recommended contractor is the current provider of this service. The current contract expires December 31, 2018.

An evaluation team with expertise in this area evaluated the offers and recommended Marsh Wortham, a division of Marsh USA, Inc. to provide these services based on coverage and limits, premiums quoted, carrier qualifications, claims handling processes and expertise, local business presence, and service-disabled veteran business enterprise program.

**Contract Detail:**

<b><u>Contract Term</u></b>	<b><u>Length of Term</u></b>	<b><u>Contract Authorization</u></b>
Initial Term	1 yr.	\$1,322,206
Optional Extension 1	1 yr.	\$1,520,536
Optional Extension 2	1 yr.	\$1,748,616
Optional Extension 3	1 yr.	\$2,010,909
Optional Extension 4	1 yr.	\$2,397,733
<b>TOTAL</b>	<b>5 yrs.</b>	<b>\$9,000,000</b>

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

## Item 7

### **Posting Language**

Authorize an amendment to an existing contract with Grid Solutions (US) LLC D/B/A GE Grid Solutions LLC, to provide substation communication hardware, software, installation and training services, for an increase in the amount of \$1,000,000, for a revised total contract amount not to exceed \$3,478,935.

(Note: This contract was awarded in compliance with City Code Chapter 2-9D of the Minority Owned and Women Owned Business Enterprise Procurement Program. No subcontracting opportunities were identified; therefore, no goals were established).

### **Lead Department**

Purchasing Office.

### **Client Department(s)**

Austin Energy.

### **Fiscal Note**

Funding in the amount of \$270,000 is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy. Funding in the amount of \$65,000 is available in the Fiscal Year 2018-2019 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.

### **Purchasing Language:**

Contract Amendment.

### **Prior Council Action:**

January 12, 2012 – Council approved the original contract, item 45, on a 7-0 vote.

### **For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or [AgendaOffice@austintexas.gov](mailto:AgendaOffice@austintexas.gov) or to the buyer, Sandy Brandt at 512-322-6594 or [sandy.brandt@austinenergy.com](mailto:sandy.brandt@austinenergy.com).

### **Council Committee, Boards and Commission Action:**

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

### **Additional Backup Information:**

The proposed amendment is to complete the upgrade of Austin Energy's substation communication system, which is used to protect relaying communications and the System Control and Data Acquisition (SCADA) network. The system facilitates critical communications between substations for the electrical transmission grid and allows 24/7/365 monitoring of the network, alarm recording, circuit configuration, and equipment configuration storage. It serves as a main repository for alarm history and configuration to maintain compliance with North American Electric Reliability Corporation Critical Infrastructure Protection standards.

Austin Energy is in the process of upgrading from the JungleMUX communication system to its next generation system, JunglePAX, which is necessary to complete the SCADA replacement project. The final phase of the project includes installation of remaining nodes followed by migration of all critical communication traffic to the JunglePAX system to ensure 100% reliability and uptime for the electrical transmission grid. This requires the purchase of additional JunglePAX software, remaining hardware, and services for implementation, vendor support, training, and testing.

Grid Solutions (US) LLC is the sole provider of JunglePAX hardware, software, and services.

**Contract Detail:**

<b><u>Contract Term</u></b>	<b><u>Length of Term</u></b>	<b><u>Current Contract Authorization</u></b>	<b><u>Requested Additional Authorization</u></b>	<b><u>Revised Total Authorization</u></b>
Initial Term	1 yr.	\$ 675,160		\$ 675,160
Extension Option 1	1 yr.	\$ 474,173		\$ 474,173
Extension Option 2	1 yr.	\$ 733,120		\$ 733,120
Extension Option 3	1 yr.	\$ 419,209		\$ 419,209
Extension Option 4	1 yr.	\$ 177,273		\$ 177,273
Extension Option 5	5 yrs.	\$ -		\$ -
Proposed Amendment			\$1,000,000	\$1,000,000
<b>TOTALS</b>	<b>10 yrs.</b>	<b>\$2,478,935</b>	<b>\$1,000,000</b>	<b>\$3,478,935</b>

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

## Item 8

### **Posting Language**

Authorize negotiation and execution of a cooperative contract with LexisNexis Risk Data Management Inc. D/B/A LexisNexis Risk Solutions, to provide an online subscription service agreement, for a term of five years in an amount not to exceed \$460,000.

(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.

### **Fiscal Note**

Funding in the amount of \$76,667 is available in the Fiscal Year 2018-2019 Operating Budget of Austin Energy.

### **Purchasing Language:**

Multiple cooperative purchase programs were reviewed for these services. The Purchasing Office has determined this contractor best meets the needs of the department to provide the 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](mailto:AgendaOffice@austintexas.gov) or to the buyer, Liz Lock, at 512-322-6251 or [Liz.Lock@austinenergy.com](mailto:Liz.Lock@austinenergy.com).

### **Council Committee, Boards and Commission Action:**

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

### **Additional Backup Information:**

The contract provides an online subscription service to access the Accurant for Government Plus public records database within the LexisNexis Data Management system. This database was specifically designed for governmental agencies. Austin Energy utilizes the database to verify residential and commercial customer identities, and perform other research necessary to create or update a City of Austin utility customer account.

The recommended contractor is the current provider for these services. The current contract expires December 31, 2018. The requested authorization is based on prior departmental usage. The Accurant for Government Plus database is proprietary in nature and offers linking technology that analyzes billions of partial and complete records which is not available from any other source.

The State of Texas Department of Information Resource 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.



## Item 9

### **Posting Language**

Authorize negotiation and execution of a multi-term contract with Powell Electrical Systems, Inc., to provide indoor arc-resistant switchgear, for up to five years for a total contract amount not to exceed \$22,000,000.

(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 \$2,640,000 is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy. Funding in the amount of \$660,000 is available in the 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 a Request for Proposals (RFP) 1100 CAK3001 for these goods. The solicitation issued on July 23, 2018 and it closed on September 6, 2018. The recommended contractor submitted the only responsive offer. A complete solicitation package, including a log of offer 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](mailto:AgendaOffice@austintexas.gov)

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Terry V. Nicholson, at 512-322-6586 or [Terry.Nicholson@austinenergy.com](mailto:Terry.Nicholson@austinenergy.com).

### **Council Committee, Boards and Commission Action:**

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

### **Additional Backup Information:**

The contract will provide Austin Energy with indoor arc-resistant switchgear to be used, as required, in substations to replace units at end of life, as well as upgrades and additions to serve customers. The switchgear, which is housed in a walk-in enclosure, maintains the safety and reliability of the electrical grid by performing switching and protection functions in the substations. The arc-resistant design vents heat and high-pressure gases in the event of a fault to provide increased protection for Austin Energy personnel, contractors, and downstream equipment.

The prior contract expired in August of 2018 and the authority requested is based on planned Capital Improvement Program projects for the next five years.

An evaluation team with expertise in this area evaluated the offers and scored Powell Electrical Systems, Inc. as the best to provide these services based on technical concept and solution and program proposed, demonstrated applicable experience and personnel qualifications, lead time, local business presence and service-disabled veteran business enterprise preference.

**Contract Detail:**

<b><u>Contract Term</u></b>	<b><u>Length of Term</u></b>	<b><u>Contract Authorization</u></b>
Initial Term	1 yr.	\$ 4,400,000
Optional Extension 1	1 yr.	\$ 4,400,000
Optional Extension 2	1 yr.	\$ 4,400,000
Optional Extension 3	1 yr.	\$ 4,400,000
Optional Extension 4	1 yr.	\$ 4,400,000
<b>TOTAL</b>	<b>5 yrs.</b>	<b>\$22,000,000</b>

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



### **Posting Language**

Authorize an amendment to an existing contract with Primate Technologies, Inc., for enhancements of control room visualization software and continued maintenance and support, to increase the amount by \$618,750 and extend the term for up to five years, for a total revised total contract amount not to exceed \$1,372,160.

(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 \$275,250 is available in the Fiscal Year 2018-2019 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.

### **Purchasing Language:**

Contract Amendment.

### **Prior Council Action:**

December 9, 2010 – Council approved the original contract, item 37, on a 7-0 vote.

### **For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or [AgendaOffice@austintexas.gov](mailto:AgendaOffice@austintexas.gov) or to the buyer, Debbie DePaul, at 512-322-6235 or [debbie.depaul@austinenergy.com](mailto:debbie.depaul@austinenergy.com).

### **Council Committee, Boards and Commission Action:**

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

### **Additional Backup Information:**

The proposed amendment is to replace the existing application programming interfaces (APIs) for Primate software, which facilitates visual communication for control rooms. The new APIs are necessary for the system to integrate and accept information supplied by the upgraded Supervisory Control and Data Acquisition (SCADA) and Energy Management systems, which are incompatible with the existing APIs. Primate software is used for the video display wall at Austin Energy's System Control Center (SCC) to analyze electrical distribution outage data. This amendment also includes software updates and ongoing software maintenance, support, and minor enhancements.

The current contract is for software licenses, implementation, support services, and production environment hardware for SCC as a result of a competitive solicitation. The proposed software updates will deliver technologically advanced situational awareness and visualization that are needed by Austin Energy's transmission and distribution operators for managing optimal electrical system load distribution, connectivity and related real time outage analysis. The software provides a computer-generated, consolidated and integrated video wall and desktop visualization based on real time SCADA telemetry. This software provides

the necessary adherence and compliance to the North American Electric Reliability Corporation standards, security policies, and business continuity and disaster recovery plans. The current contract will expire December 31, 2018.

**Contract Detail:**

<b><u>Contract Term</u></b>	<b><u>Length of Term</u></b>	<b><u>Current Contract Authorization</u></b>	<b><u>Requested Additional Authorization</u></b>	<b><u>Revised Total Authoization</u></b>
Original Contract	3 yrs.	\$402,475		\$ 402,475
Contract Amendment		\$ 28,300		\$ 28,300
Extension Option 1	1 yr.	\$ 61,875		\$ 61,875
Contract Amendment		\$ 66,335		\$ 66,335
Extension Option 2	1 yr.	\$ 78,925		\$ 78,925
Extension Option 3	1 yr.	\$ 57,750		\$ 57,750
Extension Option 4	1 yr.	\$ 57,750		\$ 57,750
Proposed Amendment	5 yrs.		\$618,750	\$ 618,750
<b>TOTALS</b>	<b>12 yrs.</b>	<b>\$753,410</b>	<b>\$618,750</b>	<b>\$1,372,160</b>

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

## Item 11

### **Posting Language**

Authorize award and execution of a multi-term contract with Ferguson Facilities Supply, to provide janitorial supplies and inventory services, for up to five years for a total contract amount not to exceed \$9,500,000.

(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)**

All City departments.

### **Fiscal Note**

Funding in the amount of \$1,542,578 is available in the Fiscal Year 2018-2019 Operating Budget of various City departments. 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) 7400 LNH0222REBID for these goods. The solicitation issued on June 4, 2018 and it closed on June 28, 2018. Of the 12 of 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: 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](mailto:AgendaOffice@austintexas.gov)

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Lynnette Hicks, at 512-974-3349 or [Lynnette.Hicks@austintexas.gov](mailto:Lynnette.Hicks@austintexas.gov).

### **Council Committee, Boards and Commission Action:**

November 14, 2018 – To be reviewed by the Water and Wastewater Commission.

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

### **Additional Backup Information:**

The contract will provide janitorial supplies for multiple City departments. Janitorial supplies include, but not limited to, all paper supplies, cleaners, mops, absorbents, hand sanitizers, trash liners, floor cleaners, disinfectants, and soaps. These janitorial supplies are required for general cleaning of City facilities such as restrooms and tile floors. The contract will ensure janitorial supplies are available as needed for the maintenance requirements throughout the City.

The Office of Sustainability reviewed the scope and provided recommendations for incorporating language for sustainable products into the specifications. For compliance with the City's sustainability initiative, pricing for environmentally sensitive cleaning supplies in compliance with the U. S. Environmental Protection Agency guidelines was requested and the recommended Contractor included pricing for several such items.

This contract will replace the current contract which expires February 15, 2019. The requested authorization amounts for the contract were determined using departmental estimates and historical spending. If the City is unable to secure a contract, the departments will be forced to procure janitorial supplies on an as needed basis, which may result in higher prices. The recommended contractor is not the current provider for these goods.

**Contract Detail:**

<b><u>Contract Term</u></b>	<b><u>Length of Term</u></b>	<b><u>Contract Authorization</u></b>
Initial Term	3 yrs.	\$5,700,000
Optional Extension 1	1 yr.	\$1,900,000
Optional Extension 2	1 yr.	\$1,900,000
<b>TOTAL</b>	<b>5 yrs.</b>	<b>\$9,500,000</b>

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

## RECOMMENDATION FOR COUNCIL ACTION

## Item 12

### City Council Meeting

December 13, 2018

#### Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.064 acres (2,794 square feet) of land situated in the J.P. Wallace Survey No. 57, in Travis County, Texas, and being a portion of Lot A, LIMON-DEMENT Addition, recorded in Vol. 78, pg. 289 of the plat records of Travis County, Texas, said Lot A being described in a general warranty deed with vendor's lien to 8151 North Lamar, L.P., recorded in Document No. 2014009267 of the official public records of Travis County, Texas, in the amount of \$32,291, for the public purpose of electric transmission and distribution facilities necessary for the upgrade of Circuit 811. The owner of the needed property interest is 8151 North Lamar, L.P. The property is located at 8151 N. Lamar Blvd., at the southeast corner of N. Lamar Blvd. and W. Powell Lane, in the City of Austin. (District 4)

#### Fiscal Note

Funding in the amount of \$32,291 is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.

#### Prior Council Action:

April 12, 2018 – Approved the acquisition of easement property for the Circuit 811 upgrade project for the appraised value of \$97,298.

#### 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:

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

#### Additional Backup Information:

This project will upgrade the four-mile Circuit 811 transmission line from 169kV to 138kV to provide redundancy and increase reliability of the electric service system.

Additional easement widths are necessary for safety and clearance requirements pursuant to the National Electric Safety Code, and for access and maintenance of Circuit 811. Austin Energy identified 103 easement tracts necessary for this upgrade project. To date, 34 property owners have accepted appraised values; 19 are unwilling to accept the appraised values; and 53 are in negotiations.

The current fair market value of the 8151 North Lamar, L.P. tract, as determined by an independent, third-party appraiser, is \$32,291. The City attempted to purchase the needed property for this amount however; the City and the property owner were unable to agree on the value of the tract. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.



## RECOMMENDATION FOR COUNCIL ACTION

**Item 13**

### **City Council Meeting Date**

December 13, 2018

### **Posting Language**

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.333 acres (14,524 square feet) of land in a portion of Lot 1, Block A, Scofield Ranch Retail Subdivision, in Travis County, Texas, according to the Plat Document No. 200100026, said Lot 1 being described to HD Development Properties LP, in that certain warranty deed Document No. 2003211517 of which, both documents are recorded in the official public records of Travis County, Texas, in the amount of \$100,144, for the public purpose of electric transmission and distribution facilities necessary to upgrade Circuits 1004 and 961. The owner of the needed property interest is HD Development Properties LP, a Georgia Limited Partnership. The property is located at 13309 North I-35, in the City of Austin. (District 7)

### **Fiscal Note**

Funding in the amount of \$100,144 is available in the Fiscal Year 2018-2019 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, Angela Rodriguez, Staff Attorney, Law Department (512) 974-6032.

### **Council Committee, Boards and Commission Action:**

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

### **Additional Backup Information:**

This project will upgrade the 1.7-mile Techridge-Howard Lane 138kV transmission line. One of the upgraded circuits (Circuit 1004) will be terminated at Howard Lane. The second circuit will bypass Howard Lane and tie into the existing Howard Lane-Jollyville 138kV transmission line (Circuit 961) to create a new Techridge-Jollyville circuit.

The upgrades are necessary for increased safety and reliability, as well as improved connectivity within the overall electric service system. Austin Energy identified 11 easement tracts required for this upgrade project. To date, six property owners have accepted appraised values. The remaining tracts are in negotiations for acquisition.

The current fair market value of the HD Development tract, as determined by an independent, third-party appraiser, is \$100,144. The City attempted to purchase the needed property for this amount however; the City and the property owner were unable to agree on the value of the tract. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.





## RECOMMENDATION FOR COUNCIL ACTION

**Item 14**

### **City Council Meeting**

December 13, 2018

### **Posting Language**

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.036 acres (1,567 square feet) of land situated in the J.P. Wallace Survey No. 57, in Travis County, Texas, and being a portion of a called 0.34 of one acre tract of land described in a warranty deed with vendor's lien to Ricardo Meza and Idelfonso Gracia, recorded in Document No. 2007153333 of the official public records of Travis County, Texas, in the amount of \$29,693, for the public purpose of electric transmission and distribution facilities necessary for the upgrade of Circuit 811. The owners of the needed property interest are Ricardo Meza and Idelfonso Gracia. The property is located at 8603 N. Lamar Blvd., at the northeast corner of N. Lamar Blvd. and Beaver St., in the City of Austin. (District 4)

### **Fiscal Note**

Funding in the amount of \$29,693 is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.

### **Prior Council Action:**

April 12, 2018 – Approved the acquisition of easement property for the Circuit 811 upgrade project for the appraised value of \$97,298.

### **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:**

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

### **Additional Backup Information:**

This project will upgrade the four-mile Circuit 811 transmission line from 169kV to 138kV to provide redundancy and increase reliability of the electric service system.

Additional easement widths are necessary for safety and clearance requirements pursuant to the National Electric Safety Code, and for access and maintenance of Circuit 811. Austin Energy identified 103 easement tracts necessary for this upgrade project. To date, 34 property owners have accepted appraised values; 19 are unwilling to accept the appraised values; and 53 are in negotiations.

The current fair market value of the 8151 North Lamar, L.P. tract, as determined by an independent, third-party appraiser, is \$29,693. The City attempted to purchase the needed property for this amount however; the City and the property owner were unable to agree on the value of the tract. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.



**RECOMMENDATION FOR COUNCIL ACTION****City Council Meeting Date**

December 13, 2018

**Posting Language**

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of three tracts (Tract #1 being 0.012 acres, Tract #2 being 0.071 acres, and Tract #3 being 0.121 acres) for a total of approximately 0.204 acres (8,904 square feet) of land located in the Samuel Cushing Survey, Abstract No. 164, Travis County, Texas, and being out of and in a portion of that called 11.4257 acres of land as described to Saeed Moshfegh in that certain warranty deed with vendor's lien and recorded as Document No. 2017045033, official public records Travis County, Texas, in the amount of \$17,718 for the public purpose of electric transmission and distribution facilities necessary to upgrade Circuits 1004 and 961. The owner of the needed property interest is Saeed Moshfegh. The property is located at 13700 Pansy Trail, at the southwest corner of Avenue N and Pansy Trail, in the City of Austin. (District 7)

**Fiscal Note**

Funding in the amount of \$17,718 is available in the Fiscal Year 2018-2019 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, Angela Rodriguez, Staff Attorney, Law Department (512) 974-6032.

**Council Committee, Boards and Commission Action:**

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

**Additional Backup Information:**

This project will upgrade the 1.7 mile Techridge-Howard Lane 138kV transmission line. One of the upgraded circuits (Circuit 1004) will be terminated at Howard Lane. The second circuit will bypass Howard Lane and tie into the existing Howard Lane-Jollyville 138kV transmission line (Circuit 961) to create a new Techridge-Jollyville circuit.

The upgrades are necessary for increased safety and reliability, as well as improved connectivity within the overall electric service system. Austin Energy identified 11 easement tracts required for this project. To date, six property owners have accepted appraised values. The remaining tracts are in negotiations for acquisition.

The current fair market value of the Moshfegh tract, as determined by an independent, third-party appraiser, is \$17,718. The City attempted to purchase the needed property for this amount however; the City and the property owner were unable to agree on the value of the tract. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.



## RECOMMENDATION FOR COUNCIL ACTION

**Item 16**

### **City Council Meeting**

December 13, 2018

### **Posting Language**

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.021 acres (904 square feet) of land situated in the J. Applegait Survey, in Travis County, Texas, being a portion of Lot 5, Block D, North Lamar Park Section Three, recorded in Vol. 20, pg. 15 of the plat records of Travis County, Texas, said Lot 5 being described in a deed to Mary F. Powers, recorded in Vol. 5553, pg. 669 of the official public records of Travis County, Texas, in the amount of \$6,380, for the public purpose of electric transmission and distribution facilities necessary for the upgrade of Circuit 811. The owner of the needed property interest is Mary F. Powers. The property is located at 8908 Shepard Dr. along the east side of N. Lamar Blvd. just north of Carpenter Ave., in the City of Austin. (District 4)

### **Fiscal Note**

Funding in the amount of \$6,380 is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.

### **Prior Council Action:**

April 12, 2018 – Approved the acquisition of easement property for the Circuit 811 upgrade project for the appraised value of \$97,298.

### **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:**

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

### **Additional Backup Information:**

This project will upgrade the four-mile Circuit 811 transmission line from 169kV to 138kV to provide redundancy and increase reliability of the electric service system.

Additional easement widths are necessary for safety and clearance requirements pursuant to the National Electric Safety Code, and for access and maintenance of Circuit 811. Austin Energy identified 103 easement tracts necessary for this upgrade project. To date, 34 property owners have accepted appraised values; 19 are unwilling to accept the appraised values; and 53 are in negotiations.

The current fair market value of the 8151 North Lamar, L.P. tract, as determined by an independent, third-party appraiser, is \$6,380. The City attempted to purchase the needed property for this amount however; the City and the property owner were unable to agree on the value of the tract. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.



## RECOMMENDATION FOR COUNCIL ACTION

**Item 17**

### **City Council Meeting Date**

December 13, 2018

### **Posting Language**

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.077 acres (3,373 square feet) of land in a portion of Lot 1, Block A, Collins Subdivision, in Travis County, Texas, according to the Plat Document No. 201600066, said Lot 1 being described to Rouche LLC, in that certain special warranty deed Document No. 2016058051, of which both documents are recorded in the official public records Travis County, Texas, in the amount of \$5,312, for the public purpose of electric transmission and distribution facilities necessary to upgrade Circuits 1004 and 961. The owner of the needed property interest is Rouche LLC, a Texas Limited Liability Company. The property is located at the southwest corner of Howard Lane and Scofield Ridge Pkwy., in the City of Austin. (District 7)

### **Fiscal Note**

Funding in the amount of \$5,312 is available in the Fiscal Year 2018-2019 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, Angela Rodriguez, Staff Attorney, Law Department (512) 974-6032.

### **Council Committee, Boards and Commission Action:**

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

### **Additional Backup Information:**

This project will upgrade the 1.7 mile Techridge-Howard Lane 138kV transmission line. One of the upgraded circuits (Circuit 1004) will be terminated at Howard Lane. The second circuit will bypass Howard Lane and tie into the existing Howard Lane-Jollyville 138kV transmission line (Circuit 961) to create a new Techridge-Jollyville circuit.

The upgrades are necessary for increased safety and reliability, as well as improved connectivity within the overall electric service system. Austin Energy identified 11 easement tracts required for this upgrade project. To date, six property owners have accepted appraised values. The remaining tracts are in negotiations for acquisition.

The current fair market value of the Rouche tract, as determined by an independent, third-party appraiser, is \$5,312. The City has attempted to purchase the needed property. The City attempted to purchase the needed property for this amount however; the City and the property owner were unable to agree on the value of the tract. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.





**RECOMMENDATION FOR COUNCIL ACTION****City Council Meeting**

December 13, 2018

**Posting Language**

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.084 acres (3,679 square feet) of land situated in the J.P. Wallace Survey No. 57, in Travis County, Texas, and in a portion of a 3.444 acre tract of land described in a warranty deed to Ryder Truck Rental, Inc., recorded in Vol. 7292, pg. 594 of the deed records of Travis County, Texas, in the amount of \$63,357, for the public purpose of electric transmission and distribution facilities necessary to upgrade Circuit 811. The owner of the needed property interest is Ryder Truck Rental, Inc. The property is located at 8305 N. Lamar Blvd., at the southeast corner of N. Lamar Blvd. and Meadowlark St., in the City of Austin. (District 4)

**Fiscal Note**

Funding in the amount of \$63,357 is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.

**Prior Council Action:**

April 12, 2018 – Approved the acquisition of easement property for the Circuit 811 upgrade project for the appraised value of \$97,298.

**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:**

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

**Additional Backup Information:**

This project will upgrade the four-mile Circuit 811 transmission line from 169kV to 138kV to provide redundancy and increase reliability of the electric service system.

Additional easement widths are necessary for safety and clearance requirements pursuant to the National Electric Safety Code, and for access and maintenance of Circuit 811. Austin Energy identified 103 easement tracts necessary for this upgrade project. To date, 34 property owners have accepted appraised values; 19 are unwilling to accept the appraised values; and 53 are in negotiations.

The current fair market value of the 8151 North Lamar, L.P. tract, as determined by an independent, third-party appraiser, is \$63,357. The City attempted to purchase the needed property for this amount however; the City and the property owner were unable to agree on the value of the tract. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.



**RECOMMENDATION FOR COUNCIL ACTION****City Council Meeting Date**

December 13, 2018

**Posting Language**

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.092 acres (4,027 square feet) of land a part of Lot 4, Block A, Scofield Ranch Retail Subdivision, a subdivision in Travis County, Texas, according to the Plat Document No. 200100026, said Lot 4 being described to Sanchez Family Properties LP, in that certain special warranty deed with vendor's lien Document No. 2001080163, of which, both documents are recorded in the official public records of Travis County, Texas, in the amount of \$31,209 for the public purpose of electric transmission and distribution facilities necessary for the upgrade of Circuits 1004 and 961. The owner of the needed property interest is Sanchez Family Properties LP, a Texas Limited Partnership. The property is located at 13613 N. I-35, just south of W. Howard Lane along the I-35 service road, in the City of Austin. (District 7)

**Fiscal Note**

Funding in the amount of \$31,209 is available in the Fiscal Year 2018-2019 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, Angela Rodriguez, Staff Attorney, Law Department (512) 974-6032.

**Council Committee, Boards and Commission Action:**

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

**Additional Backup Information:**

This project will upgrade the 1.7-mile Techridge-Howard Lane 138kV transmission line. One of the upgraded circuits (Circuit 1004) will be terminated at Howard Lane. The second circuit will bypass Howard Lane and tie into the existing Howard Lane-Jollyville 138kV transmission line (Circuit 961) to create a new Techridge-Jollyville circuit.

The upgrades are necessary for increased safety and reliability, as well as improved connectivity within the overall electric service system. Austin Energy identified 11 easement tracts required for this upgrade project. To date, six property owners have accepted appraised values. The remaining tracts are in negotiations for acquisition.

The current fair market value of the Sanchez tract, as determined by an independent, third-party appraiser, is \$31,209. The City attempted to purchase the needed property for this amount however; the City and the property owner were unable to agree on the value of the tract. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.

