

Council Meeting Date: December 5, 2019

19-3495

Posting Language

Authorize negotiation and execution of a multi-term contract with Doble Engineering Company, to provide asset risk management software, services, and support, for up to five years for a total contract amount not to exceed \$428,125.

(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 is available in the Fiscal Year 2019-2020 Capital Budget of Austin Energy.

Purchasing Language:

Sole Source.

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 Terry V. Nicholson, at 512-322-6586 or Terry.Nicholson@austintexas.gov.

Council Committee, Boards and Commission Action:

November 18, 2019 - To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract will provide Austin Energy with access to the Doble Asset Risk Management System (dobleARMS), which provides a real-time view of the condition of assets throughout the Austin Energy electrical grid by organizing, correlating, integrating, and prioritizing customer asset information. The software and related database contain over eighty years of test data from all major manufacturers and Doble Engineering Company's proprietary, analytical, and visualization methods.

The information provided by dobleARMS is critical to Austin Energy's need to efficiently maintain, replace, improve, and monitor the service-life of its assets. The capabilities provided by the system are directly aligned with Austin Energy's Strategic Plan and Enterprise Asset Management Initiative by centralizing the asset information, offline and on-line equipment data, and generating the Asset Health Indices and Risk Impact Factors for Austin Energy's critical assets.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	1 yr.	\$ 69,325
Optional Extension 1	1 yr.	\$ 73,300
Optional Extension 2	1 yr.	\$ 84,700
Optional Extension 3	1 yr.	\$ 95,400
Optional Extension 4	1 yr.	\$105,400
TOTAL	5 yrs.	\$428,125

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

Council Meeting Date: December 5, 2019

19-3484

Posting Language

Authorize negotiation and execution of a contract with Hyundai Power Transformers USA Inc., to uprate a transformer at the Cardinal Lane substation, in an amount not to exceed \$136,200.

(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 is available in the Fiscal Year 2019-2020 Capital Budget Austin Energy.

Purchasing Language:

Sole Source.

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 Julia Finn, at 512-322-6060 or Julia.Finn@austintexas.gov.

Council Committee, Boards and Commission Action:

November 18, 2019 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract will provide the materials and services required to uprate a transformer at the Cardinal Lane Substation to meet capacity needs for the Department of Veteran's Affairs Information Technology Center. Uprating improves the power output of a transformer. Austin Energy recommends uprating the existing transformer in lieu of purchasing and installing a new transformer at an approximate cost savings of \$850,000.

The contractor designed the existing unit and is solely authorized to uprate the transformer.

Council Meeting Date: December 5, 2019

19-3482

Posting Language

Approve ratification of a contract with Nolan Power Group LLC, for battery chargers, in the amount of \$280.

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

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy.

Fiscal Note

Funding was available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.

Purchasing Language:

Ratification.

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 Julia Finn, at 512-322-6060 or Julia.Finn@austintexas.gov.

Council Committee, Boards and Commission Action:

November 18, 2019 - To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract is for battery chargers necessary to charge battery banks at Austin Energy substations and to meet requirements from the North American Electric Reliability Corporation.

The forecasted spend was approximately \$40,000 per year to complete capital improvement program projects and maintain operational requirements at substations. Due to the dollar amount, the contract was awarded under the City Manager's authority and did not require Council approval. Austin Energy mistakenly spent \$280 over the City Manager's authority in Fiscal Year 2019. Austin Energy has implemented steps to ensure this does not happen in the future.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Current Contract Authorization</u>
Initial Term	2 yrs.	\$ 84,480
Extension Option 1	1 yr.	\$ 61,000* (\$61,280)
Extension Option 2	1 yr.	\$ 37,380
Optional Extension 3	1 yr.	\$ 37,380
Optional Extension 4	1 yr.	\$ 37,380
TOTAL	6 yrs.	\$257,900

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

Council Meeting Date: December 5, 2019

19-3483

Posting Language

Authorize an amendment to an existing contract with Nolan Power Group LLC to provide battery chargers, for an increase in the amount of \$100,000, for a revised contract amount not to exceed \$357,900.

(Note: The contract 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 the contract, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy.

Fiscal Note

Funding is available in the Fiscal Year 2019-2020 Capital 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:

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov or Julia Finn, at 512-322-6060 or Julia.Finn@austintexas.gov.

Council Committee, Boards and Commission Action:

November 18, 2019 - To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The proposed amendment will provide Austin Energy with the ability to continue to provide battery chargers at its substations and meet new requirements from the North American Electric Reliability Corporation (NERC).

The battery chargers are used to charge substation battery banks. A new NERC requirement introduces an opportunity to use online, remote monitoring of advanced technology battery chargers which will minimize maintenance intervals. NERC previously required inspection and maintenance intervals for battery chargers with less advanced technology. This proposed amendment will allow Austin Energy to replace aging battery chargers with the more advanced chargers capable of remote monitoring to reduce maintenance.

Battery banks and battery chargers are critical equipment in all substations. Up to 60 individual battery cells are strung together and used as a power source for the protection system's switching and control devices.

Batteries and battery chargers are necessary for substation maintenance to meet NERC requirements and emergency preparedness.

Austin Energy set up the contract to complete capital improvement projects and maintain operational requirements at substations. The forecasted spend was under \$40,000 a year. The new requirements added unanticipated projects and expenditures to Austin Energy’s battery charger replacement plan.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Current Contract Authorization</u>	<u>Requested Additional Authorization</u>	<u>Revised Total Authorization</u>
Initial Term	2 yrs.	\$ 84,480		\$ 84,480
Extension Option 1	1 yr.	\$ 61,280		\$ 61,280
Extension Option 2	1 yr.	\$ 37,380	\$100,000	\$137,380
Optional Extension 3	1 yr.	\$ 37,380		\$ 37,380
Optional Extension 4	1 yr.	\$ 37,380		\$ 37,380
TOTALS	6 yrs.	\$257,900	\$100,000	\$357,900

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

Council Meeting Date: December 5, 2019

19-3488

Posting Language

Authorize award of a contract with Radian Research Inc., for an advanced metering infrastructure meter farm, in an amount not to exceed \$265,000.

(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 is available in the Fiscal Year 2019-2020 Operating Budget of Austin Energy.

Purchasing Language:

The Purchasing Office issued an Invitation for Bids (IFB) 1100 DNJ1008 for these goods. The solicitation issued on April 8, 2019 and it closed on May 16, 2019. 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: https://assets.austintexas.gov/financeonline/downloads/vc_files/IFB_1100_DNJ1008/IFB_1100_DNJ1008_BID_TAB_v3.pdf

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 direct inquiries to the solicitation's Authorized Contact Person: Terry V. Nicholson, at 512-322-6586 or Terry.Nicholson@austintexas.gov.

Council Committee, Boards and Commission Action:

November 18, 2019 - To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract will provide Austin Energy with an advanced metering infrastructure (AMI) meter farm for testing electric meter operations, including communications and functionality. The meter farm consists of multiple electric meters arranged in rows and installed outdoors on metal panels to represent a sample of a utility's total meter population.

The meter farm powers up banks of meters and runs a current load through each meter, serving as a cost-effective way to test communications, functionality and firmware upgrades from meter manufacturers. Meter

farms are used as part of the qualification process prior to meter deployments and as a post deployment tool to test new releases of firmware over hundreds of meter points prior to upgrading the entire system.

The contract includes 230 meters from multiple manufacturers built on skids for portability and will provide Austin Energy with a long lasting way to test meters to assist in planning for future meter deployments.

Item 19-3485

Council Meeting Date: December 5, 2019

Posting Language

Authorize award of a contract with Techline Inc., to provide steel utility poles, for a total contract amount not to exceed \$400,000.

(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 is available in the Fiscal Year 2019-2020 Capital Budget of Austin Energy.

Purchasing Language:

The Purchasing Office issued an Invitation for Bids (IFB) 1100 MEA1006 for these goods. The solicitation issued on August 12, 2019 and it closed on September 3, 2019. Of the five 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: https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=132217

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: Maria Andrade, at 512-972-9424 or

Maria.Andrade@austintexas.gov.

Council Committee, Boards and Commission Action:

November 18, 2019 - To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract will provide steel utility poles for Austin Energy's Oak Hill Substation to Patton Lane Substation Circuit 969 rerouting project for the Texas Department of Transportation. In compliance with a Utility Relocation Agreement with the State of Texas through the Texas Transportation Commission, Austin Energy will provide new steel poles and adjust, remove, and/or relocate its poles. The Utility Relocation Agreement includes adjustments and reimbursement provisions that will allow Austin Energy to recoup the cost of the poles.

Council Meeting Date: December 5, 2019

Item 19-3470

Posting Language

Authorize negotiation and execution of a contract with Sparx Systems North America, to provide an enterprise architect software tool, for a term of five years in an amount not to exceed \$336,000.

(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 Convention Center Department; Austin Energy; Austin Police Department; Austin Water; Communications and Technology Management; Municipal Court; Public Works; 311.

Fiscal Note

Funding is available in the Fiscal Year 2019-2020 Operating Budget of Austin Energy.

Purchasing Language:

Sole Source.

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 Brett Hardy, at 512-322-6122 or Brett.Hardy@austintexas.gov.

Council Committee, Boards and Commission Action:

November 18, 2019 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract will provide the City with an enterprise architecture software tool to map current environments and plan for the development, integration, and implementation of new technologies. The software tool, which will be managed and funded by Austin Energy, will also allow enterprise architects across the entire City to facilitate and share architectural analysis and componentry between all departments. This will facilitate more effective and timely strategic decision making for critical systems and promotes the “government that works” agenda for the City.

This is a new sole source contract. Market research was conducted to analyze the functionality of nine different enterprise architecture software products to determine if they could meet all of the City's functional requirements. The Sparx Enterprise Architect software tool was the only one found to meet all the requirements.

Item 19-3497

Council Meeting Date: December 5, 2019**Posting Language**

Authorize negotiation and execution of a multi-term contract with Smart Charge Residential, LLC, or one of the other qualified offerors to Request For Proposals (RFP) 1100 EAL3005, to provide electric vehicle charging stations maintenance and repairs, for up to five years for a total contract amount not to exceed \$800,125.

(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 goods and 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 \$160,025 is available in the Fiscal Year 2019-2020 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 EAL3005 for these goods and services. The solicitation issued on June 3, 2019 and it closed on July 2, 2019. Of the four 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: https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=127113](https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=127113)

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: Liz Lock, at 512-322-6251 or Liz.Lock@austintexas.gov.

Council Committee, Boards and Commission Action:

November 18, 2019 - To be reviewed by the Electric Utility Commission.

November 19, 2019 – To be reviewed by the Resource Management Commission.

Additional Backup Information:

The contract will provide maintenance, replacement parts, repairs, and related services on ChargePoint electric vehicle (EV) charging infrastructure for stations located in the Austin Energy service area. These services are required to ensure the EV charging station infrastructure continues to provide reliable energy to

EV drivers. The contractor is responsible for testing and monitoring equipment, maintaining historical data, and planning regular maintenance schedules.

This contract also supports the Austin Energy Resource, Generation, and Climate Protection Plan through 2027 which establishes EV goals, energy efficiency goals, and a commitment to renewable energy.

This contract replaces an existing contract that expires on December 26, 2019. The recommended contractor is local and is the current provider for these goods and services.

An evaluation team with expertise in this area evaluated the offers and scored Smart Charge Residential, LLC as the best to provide these services based on solution, price, experience and qualifications, equipment and parts, local preference, and service disabled business enterprise.

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

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	2 yrs.	\$320,050
Optional Extension 1	1 yr.	\$160,025
Optional Extension 2	1 yr.	\$160,025
Optional Extension 3	1 yr.	\$160,025
TOTAL	5 yrs.	\$800,125

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

Posting Language

Authorize negotiation and execution of a multi-term contract with WorkQuest, to provide cleanup services for lands, creeks, electric utility distribution and transmission sites, and related infrastructures, for up to five years for a total contract amount not to exceed \$1,750,000.

(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; Watershed Protection Department.

Fiscal Note

Funding in the amount of \$83,333 is available in the Fiscal Year 2019-2020 Operating Budget of Austin Energy. Funding in the amount of \$208,333 is available in the Fiscal Year 2019-2020 Operating Budget of the Watershed Protection Department. Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

Exempt – Services performed by blind or severely disabled persons.

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 Sandy Wirtanen, at 512-974-7711 or sandy.wirtanen@austintexas.gov.

Council Committee, Boards and Commission Action:

November 18, 2019 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract will provide for cleanups, on-going maintenance and related services as part of the six strategic outcomes and indicators adopted by Council in Spring 2018. In 2019, the Watershed Protection Department (WPD) conducted a pilot project to add capacity to perform cleanups at various Watershed lands and infrastructure using an external contractor. Through this pilot the department completed 37 cleanups across 11 sites and removed over 24 tons of material from WPD lands, creeks, and infrastructure. This effort also identified the requirement to continue this work and expand the services citywide. Additionally, Austin Energy identified the need for cleanup services for its distribution and transmission infrastructure.

State law allows political subdivisions to substitute services available from blind or disabled persons for those which could be purchased from private business without securing competitive bids (Texas Human Resources Code, Section 122.017 and Texas Local Government Code Section 252.022(a)(13)).

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	1 yr.	\$ 350,000
Optional Extension 1	1 yr.	\$ 350,000
Optional Extension 2	1 yr.	\$ 350,000
Optional Extension 3	1 yr.	\$ 350,000
Optional Extension 4	1 yr.	\$ 350,000
TOTAL	5 yrs.	\$1,750,000

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

Recommendation for Council Action**City Council Meeting Date:**

December 5, 2019

Posting Language:

Authorize execution of an agreement with Blue Wave USA, Inc. to provide performance-based incentives for the generation of solar energy at its light manufacturing facility located at 3725 South FM 973 in Austin, Texas, for an estimated \$85,471 per year, for a total amount not to exceed \$854,708 over a 10-year period. (District 2)

Fiscal Note:

Funding is available in the Fiscal Year 2019-2020 Operating Budget of Austin Energy.

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Tim Harvey, Solar Program Manager (512) 482-5386.

Council Committee, Boards and Commission Action:

November 18, 2019 – To be reviewed by the Electric Utility Commission.

November 19, 2019 – To be reviewed by the Resource Management Commission.

Additional Backup Information:

Austin Energy requests authorization to enter into an agreement with Blue Wave USA, Inc., to provide a performance-based incentive (PBI) in an amount not to exceed \$854,708 over a 10-year period, for the generation of solar energy at its facility located at 3725 South FM 973, Austin, Texas 78617 and within Council District 2.

The total installation cost is \$1,726,464 and the incentive will cover up to 50% of the cost. The PBI level for this project is at \$0.04 per kilowatt hour (kWh) for 10 years. The solar equipment, which meets Austin Energy solar program requirements, includes a total of 3,375 solar modules rated at 400 watts. The solar installation will have a total capacity of 1,120.50 kW-AC.

These new energy improvements will together generate an estimated 1,858,061 kWh per year—enough to power 100 average Austin homes for a year. This project is estimated to prevent the production of the following emissions each year: 913 tons of Carbon Dioxide (CO₂); 1,615 pounds of Sulfur Dioxide (SO₂); and 742 pounds of Nitrogen Oxide (NO_x). These emissions reductions are equivalent to planting 13,698 tree seedlings grown for 10 years or sequestered by 975 acres of forest in Austin's parks or the removal of 2,025,420 vehicle miles or 176 cars from Austin roadways. In addition to the environmental benefits, it is worth noting that Blue Wave USA, Inc., a light manufacturing facility, will leverage the solar power to offset 68.7% of their expected annual usage (2,705 MWh/year).

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.

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.

The Blue Wave USA, Inc. project will advance the stated goals of expanding locally-sited solar, carbon reduction and resiliency, offset the impact of bringing a new manufacturing facility onto the Austin Energy grid, and continue to expand economic opportunity in the Austin area.



**Austin Energy
Project Fact Sheet
Commercial Solar Application – Blue Wave USA**

Item 11

File Number(s)	1163143
Customer Name	Blue Wave USA, Inc.
Facility Addresses	3725 South FM 973, Austin, TX 78617
Estimated Incentives	\$85,471 per year for 10 years
Application Received Date	1/30/2019
Number of Modules	3,375
Wattage per Module (STC)	400
Solar Contractor	Native, Inc.
Installation Cost	\$1,726,464.00
Estimated kWh Savings	1,858,061 kWh
Estimated kW Demand Savings	1,120.50 kW-AC
Site Information/Additional Comments	<p>Light manufacturing facility comprised of a combination of office, warehouse, and manufacturing space; located in the Velocity Crossing development. The building area is ~126,000 square feet and is expected to have an annual consumption of 2,705 MWh. The annual solar production is expected to compensate for ~69% of overall consumption.</p> <p>The PBI level is set at \$0.04 per kWh, based on system size, available capacity, and in accordance with solar PBI program guidelines.</p>

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

December 5, 2019

Posting Language:

Authorize negotiation and execution of a 25-year power purchase agreement with ENGIE Distributed Solar, LLC an ENGIE subsidiary, for up to 1.8 megawatts of electricity from a distributed roof top solar-generation facility located at the Austin-Bergstrom International Airport, in an estimated amount up to \$225,000 per year, for a total estimated amount up to \$5,600,000.

Fiscal Note:

Funding will be provided through Power Supply Adjustment and Green Choice revenue.

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Erika Bierschbach, Vice President, Energy Market Operations and Resource Planning (512) 322-6476.

Council Committee, Boards and Commission Action:

November 18, 2019 – To be reviewed by the Electric Utility Commission.

November 19, 2019 – To be reviewed by the Resource Management Commission.

Additional Backup Information:

On April 18, 2019, Austin Energy issued a Request for Proposals for renewable capacity and energy. Offers resulting from the solicitation provided Austin Energy with competitively priced renewable energy and environmental attributes, and the opportunity to continue progress toward its renewable energy acquisition local solar goal. The renewable purchase recommended in this action, with existing renewable energy commitments, is projected to result in Austin Energy reaching approximately 4.3 megawatts (MW) of community solar after the project begins commercial operation by the end of 2020, and will increase the utility's purchase portfolio to 254 MW of installed local solar capacity.

On August 17, 2017, the Austin City Council approved the Austin Energy Resource, Generation and Climate Protection Plan to 2027 which updated the strategic energy policy for Austin Energy. The updated plan includes a goal of achieving an overall renewable energy portfolio of approximately 65% of Austin Energy's generating fleet by 2027.

This distributed local solar facility contract will provide for the purchase of up to 1.8 MW of solar power from a project to be constructed at the Austin-Bergstrom International Airport, which has separately procured and installed a carport structure on the rooftop of a parking garage, and whereby the facility will serve to shade vehicles parked on the rooftop. The agreement will not require Austin Energy to invest any funds in the construction, operation, or maintenance of the project. The agreement will provide for a non-escalating fixed price per megawatt-hour (MWh) of energy that allows Austin Energy to realize the pricing benefit due to the federal investment tax credit (ITC) available to solar developers which is set to begin declining for projects that begin commercial operation after 2023. The quantity of production will vary in accordance with the actual availability of solar irradiance at any given time. The agreement is projected to provide the shade to the parking garage and provide local solar benefits.

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

December 5, 2019

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 an approximate 0.114 of one acre (4,976 square feet) of land out of the J.P. Wallace Survey Abstract No. 789, Travis County, Texas, for the purpose of upgrading the capacity of transmission Circuit 811 and the overall electric system, and ensuring the distribution of safe and reliable electric services to the community, being a portion of that 6.688 acres of land being described in Warranty Deed to 8319 N. Lamar, Ltd. and recorded in Document No. 2019004497, Official Public Records, Travis County, Texas, in an amount not to exceed \$156,000, including standard and customary closing costs. The owner of the property interest is 8319 N. Lamar, Ltd. and the property is located at 8319 N. Lamar Blvd., within Council District 4, in Austin, Texas.

Fiscal Note:

Funding in the amount of \$156,000 is available in the Fiscal Year 2019-2020 Capital Budget of Austin Energy.

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Thomas Pierpoint, VP Electric Service Delivery (512) 972-9507; Pamela England, Manager, Public Involvement & Real Estate Services (512) 322-6442.

Council Committee, Boards and Commission Action:

November 18, 2019 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The project will upgrade the four-mile Circuit 811 transmission line from 69kV to 138kV to provide redundancy and increase reliability of the electric 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.

The property owner of the subject easement has accepted the appraised value of \$156,000 as compensation which includes the cost to cure for moving a sign and trees out of the easement area.

The subject easement is located at 8319 N. Lamar Blvd., within Council District 4, in Austin, Texas.

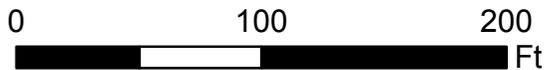
**Proposed Electric Transmission
and Distribution Easement
for
Austin Energy Transmission
Circuit 811 Upgrade**

**Owner: 8319 N Lamar, LTD Parcel 21
Location: 8319 N Lamar Blvd**

 Proposed Easement
2019 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.

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City of Austin
Council District 4/Casar

N LAMAR BLVD

MEADOWLARK ST

Parcel 21
0.114 Acres
4,976 Sq Ft

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

December 5, 2019

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of an approximate 0.009 of one acre (400 square feet) of land situated in the James P. Wallace Survey, No. 57, Abstract No. 789, being a part of 2.925 acres described to PS Texas Holdings, Ltd., recorded in Volume 12841, Page 981, Official Public Records, Travis County, Texas, in the amount of \$7,740, for the public use of upgrading the capacity of transmission Circuit 811 and the overall electric system, and ensuring the distribution of safe and reliable electric services to the community. The owner of the property interest is PS Texas Holdings, Ltd. The property is located at 8129 N. Lamar Blvd., within Council District 4, in Austin, Texas.

Fiscal Note

Funding in the amount of \$7,740 is available in the Fiscal Year 2019-2020 Capital Budget of Austin Energy.

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Thomas Pierpoint, 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 18, 2019 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

This project will upgrade the four-mile Circuit 811 transmission line from 69kV 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 safe access and maintenance of Circuit 811. Austin Energy identified 103 easement tracts necessary for this upgrade project. To date, 36 property owners have accepted appraised values; 26 are unwilling to accept the appraised values; and 41 are in negotiations.

The current fair market value of the 8129 N. Lamar tract, as determined by an independent, third-party appraiser, is \$7,740. 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.

Proposed Electric Transmission and Distribution Easement

Owner: PS Texas Holdings, LTD
Parcel: 12
Location: 8129 N. Lamar Blvd

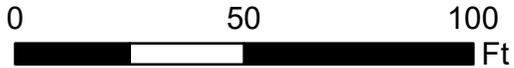
 Parcels

 Proposed Easement

2019 Aerial Imagery, City of Austin



*AE Public Involvement
& Real Estate Services*



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

December 5, 2019

Posting Language:

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of an approximate 0.046 of an acre (3,890 square feet) of land situated in the J.P. Wallace Survey, being a portion of Lot 1-A, Resubdivision of Lots A and B, Section Two, in the Powell Lane Subdivision in Travis County, Texas, according to the plat recorded in Volume 33, Page 30, Plat Records, Travis County, Texas, said Lot 1-A described to Fatima RE, Inc., recorded in Document No. 2010115102, Official Public Records, Travis County, Texas, in the amount of \$55,638, for the public use of upgrading the capacity of transmission Circuit 811 and the overall electric system, and ensuring the distribution of safe and reliable electric services to the community. The owner of the property interest is Fatima RE, Inc. and Regions Bank as Lienholder, as evidenced by Document No. 2015129145. The property is located at 8201 N. Lamar Blvd., within Council District 4, in Austin Texas.

Fiscal Note:

Funding in the amount of \$55,638 is available in the Fiscal Year 2019-2020 Capital Budget of Austin Energy.

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Thomas Pierpoint, VP Electric Service Delivery (512) 972-9507; Pamela England, Manager, Public Involvement & Real Estate Services (512) 322- 6442.

Council Committee, Boards and Commission Action:

November 18, 2019 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

This project will upgrade the four-mile Circuit 811 transmission line from 69kV 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, 36 property owners have accepted appraised values; 26 are unwilling to accept the appraised values; and 41 are in negotiations.

The current fair market value of the 8201 N. Lamar tract, as determined by an independent, third-party appraiser, is \$55,638. 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.

Proposed Electric Transmission and Distribution Easement for Austin Energy Transmission Circuit 811 Upgrade

Owner: Fatima RE, Inc., a Texas Corporation-Parcel #15

Location: 8201 North Lamar Blvd

-  Parcels
-  Proposed Easement

2019 Aerial Imagery, City of Austin



AE Public Involvement & Real Estate Services



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Produced by ECervantes 9/11/2019



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

December 5, 2019

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of an approximate 0.089 of one acre (3,895 square feet) of land situated in the J.P. Wallace Survey, in Travis County, Texas, being a portion of Lot A, Resubdivision of Lots 6 and 7, Block 4, Fiskville School Addition, recorded in Volume 33, Page 31, Plat Records, Travis County, Texas, said Lot A described in a Warranty Deed with vendor's lien to Bluff Springs Food Mart, Inc., recorded in Document No. 2000100700, Official Public Records, Travis County, Texas, in the amount of \$368,779, for the public use of upgrading the capacity of transmission Circuit 811 and the overall electric system, and ensuring the distribution of safe and reliable electric services to the community. The owner of the property interest is Bluff Springs Food Mart, Inc. and Prosperity Bank as lienholder as evidenced by Document Nos. 20170234320 and 20170234320. The property is located at 8545 N. Lamar Blvd., within Council District 4, in Austin, Texas.

Fiscal Note

Funding in the amount of \$368,779 is available in the Fiscal Year 2019-2020 Capital Budget of Austin Energy.

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Thomas Pierpoint, Smith, VP Electric Service Delivery (512) 972-9507; Pamela England, Manager, Public Involvement & Real Estate Services (512) 322-6442.

Council Committee, Boards and Commission Action:

November 18, 2019 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

This project will upgrade the four-mile Circuit 811 transmission line from 69kV 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, 36 property owners have accepted appraised values; 26 are unwilling to accept the appraised values; and 41 are in negotiations.

The current fair market value of the 8545 N. Lamar tract, as determined by an independent, third-party appraiser, is \$368,779. 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.

Proposed Electric Transmission and Distribution Easement for Austin Energy Transmission Circuit 811 Upgrade

Owner: Bluff Springs Food Mart Inc
- Parcel #27

Location: 8545 N Lamar Blvd

-  Parcels
-  Proposed Easement

2018 Aerial Imagery, City of Austin



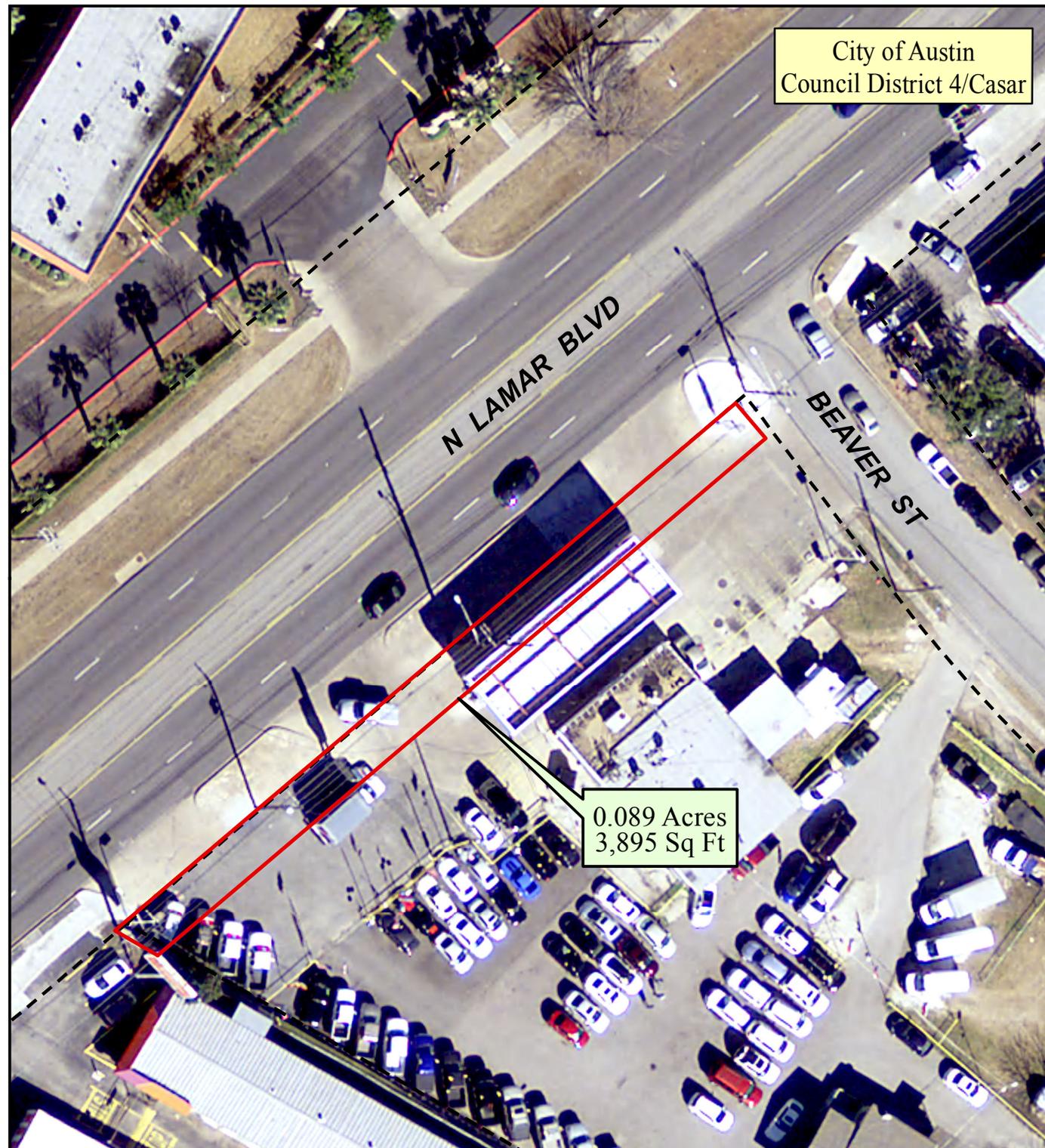
AE Public Involvement & Real Estate Services



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Produced by ECervantes 7/19/2019



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

December 5, 2019

Posting Language:

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of an approximate 0.043 of one acre (1,875 square feet) of land situated in the J. Applegait Survey, in Travis County, Texas, being a portion of Lot 10-A, Resubdivision of Lot 10, Block A, North Lamar Park Section One, recorded in Volume 24, Page 44, Plat Records, Travis County, Texas, said Lot 10-A described in Warranty Deed with vendor's lien to Bluff Springs Food Mart, Inc., recorded in Document No. 2004208608, Official Public Records, Travis County, Texas, in the amount of \$118,845, for the public use of upgrading the capacity of transmission Circuit 811 and the overall electric system, and ensuring the distribution of safe and reliable electric services to the community. The owner of the property interest is Bluff Springs Food Mart, Inc. and Prosperity Bank as lienholder as evidenced by Document No. 2009165940. The property is located at 8911 N. Lamar Blvd., within Council District 4, in Austin, Texas.

Fiscal Note:

Funding in the amount of \$118,845 is available in the Fiscal Year 2019-2020 Capital Budget of Austin Energy.

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Thomas Pierpoint, VP Electric Service Delivery (512) 972-9507; Pamela England, Manager, Public Involvement & Real Estate Services (512) 322-6442.

Council Committee, Boards and Commission Action:

November 18, 2019 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

This project will upgrade the four-mile Circuit 811 transmission line from 69kV 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, 36 property owners have accepted appraised values; 26 are unwilling to accept the appraised values; and 41 are in negotiations.

The current fair market value of the 8911 N. Lamar tract, as determined by an independent, third-party appraiser, is \$118,845. 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.

**Proposed Electric Transmission
and Distribution Easement
for
Austin Energy Transmission
Circuit 811 Upgrade**

**Owner: Bluff Springs Food Mart Inc
- Parcel #44**

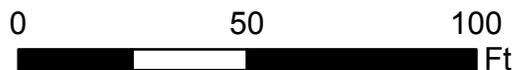
Location: 8911 N Lamar Blvd

-  Parcels
-  Proposed Easement

2018 Aerial Imagery, City of Austin



*AE Public Involvement
& Real Estate Services*



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Produced by ECervantes 7/19/2019



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

December 5, 2019

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of an approximate 0.0192 of one acre (838 square feet) of land situated in the J. Applegait Survey Number 58, in Travis County, Texas, being a portion of Lot 3, White Plains Section 4, Phase 1, a subdivision recorded in Volume 16, Page 41, Plat Records, Travis County, Texas, said Lot 3 described to Bluff Springs Food Mart, Inc., recorded in Document No. 2000100700, Official Public Records, Travis County, Texas, in the amount of \$18,855, for the public use of upgrading the capacity of transmission Circuit 811 and the overall electric system, and ensuring the distribution of safe and reliable electric services to the community. The owner of the property interest is Bluff Springs Food Mart, Inc. and Prosperity Bank as lienholder as evidenced by Document Nos. 2017024320, 2017024321, and 2017026121. The property is located at 10810 N. Lamar Blvd., within Council District 4, in Austin, Texas.

Fiscal Note

Funding in the amount of \$18,855 is available in the Fiscal Year 2019-2020 Capital Budget of Austin Energy.

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6087; Thomas Pierpoint, VP Electric Service Delivery (512) 972-9507; Pamela England, Manager, Public Involvement & Real Estate Services (512) 322-6442.

Council Committee, Boards and Commission Action:

November 18, 2019 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

This project will upgrade the four-mile Circuit 811 transmission line from 69kV 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, 36 property owners have accepted appraised values; 26 are unwilling to accept the appraised values; and 41 are in negotiations.

The current fair market value of the 10810 N. Lamar tract, as determined by an independent, third-party appraiser, is \$18,855. 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.

**Proposed Electric Transmission
and Distribution Easement
for
Austin Energy Transmission
Circuit 811 Upgrade**

**Owner: Bluff Springs Food Mart Inc
- Parcel #90**

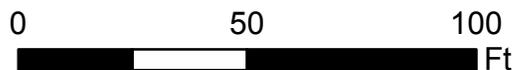
Location: 10810 N Lamar Blvd

-  Parcels
-  Proposed Easement

2018 Aerial Imagery, City of Austin



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& Real Estate Services*



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Produced by ECervantes 7/19/2019

