

AGENDA



Thursday, November 6, 2008

Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION

Item No. 12

Subject: Authorize negotiation and execution of a professional services agreement with ACR ENGINEERING, INC., Austin, TX for professional engineering commissioning service for Austin Energy's new Energy Control Center project, in an amount not to exceed \$500,000.

Amount and Source of Funding: Funding is available in the Fiscal Year 2008-2009 Capital Budget of Austin Energy.

Fiscal Note: A fiscal note is attached.

For More Information: Laura Lee Franks 322-6854; Rosie Truelove 974-3064; April Thedford 974-7141

Purchasing Language: Best qualification statement of six (6) statements received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9B of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

Boards and Commission Action: Recommended by the Electric Utility Commission.

In October 2005, the City Manager was directed by the City Council to relocate Austin Energy's Energy Control Center from its current West Avenue location in order to incorporate the property into the Seaholm and downtown redevelopment efforts. This project will involve remodeling an existing building to allow for the incorporation of the vacated ECC employees as well as bringing together other workgroups of similar function. The Architect/Engineer will be directed to design the new facility to achieve at least a Silver rating as outlined in the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™.

Austin Energy anticipates selecting a Commissioning Agent (CA) to provide commissioning services in relation to remodeling the 120,000 sq. ft. existing building at 2500 Montopolis Drive. This building will house Austin Energy's (AE) new Energy Control Center (ECC), the corporate data center and various offices. In relocating these business units AE intends to achieve the following objectives: meet mandate in Council Resolution, improve efficiency, increase customer satisfaction, increase system reliability, increase security, increase employee satisfaction, achieve LEED™ certification, and meet the City of Austin Art in Public Places Ordinance goals.

Commissioning shall ensure that all elements of the project are designed, installed, functionally tested, documented and capable of being maintained to perform in compliance with AE's project requirements.

The CA shall help to connect the inter-relations of site work, HVAC, electrical, plumbing, building enclosure, and all other diverse elements of the project into one complete and functioning project site. This shall be accomplished by having one entity responsible for overseeing the project and by ensuring construction and design are properly implemented and meet all of AE's project requirements.

The firm selected as Commissioning Agent shall have at least five (5) years specialized experience in commissioning of projects similar to AE's ECC. Experience shall include design review and other pre-construction activities, not just "start-up" phase commissioning. AE is committed to commissioning this facility to ensure that all systems are complete and functioning properly upon occupancy and that AE's staff has adequate system operations and maintenance documentation and training. This authorization provides for estimated funding amount of \$500,000.

This request allows for the development of a professional service agreement with the recommended firm. Should the City be unsuccessful in negotiating a satisfactory agreement with the recommended firm, negotiations will cease with that firm. Staff will then return to Council and request authorization to begin negotiations with the alternate recommendation.