

## AGENDA



Thursday, December 11, 2008

**Purchasing Office  
RECOMMENDATION FOR COUNCIL ACTION****Item No. 42**

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**Subject:** Authorize award and execution of a 12-month requirements service contract through the Texas Multiple Award Schedule (TXMAS) with JOHNSON CONTROLS, Austin, TX for preventive and corrective maintenance services on 15 chillers in an estimated amount not to exceed \$281,229, with four 12-month extension options in estimated amounts not to exceed \$283,664 for the first extension option, \$290,629 for the second extension option, \$293,348 for the third extension option, and \$296,150 for the fourth extension option, for a total estimated contract amount not to exceed \$1,445,020.

**Amount and Source of Funding:** Funding in the amount of \$210,922 is available in the Fiscal Year 2008-2009 Operating Budget of Austin Energy. Funding for the remaining three months of the original contract period and extension options is contingent upon available funding in future budgets.

**Fiscal Note:** There is no unanticipated fiscal impact. A fiscal note is not required.

**For More Information:** Karen Williams, Buyer II, 322-6467.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-9D of the City Code (Minority Owned and Woman Owned Business Enterprise Procurement Program). This contract is a Cooperative Purchase; therefore it is exempted under Chapter 791 of the Texas Local Government Code and no goals were established for this solicitation.

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This contract will provide for the preventive and corrective maintenance of 15 chillers located at the four Austin Energy (AE) chilled water plants. The contractor will perform six operational inspections and preventative maintenance on these water chillers. An annual inspection will be performed where the contractor will take the chiller system down for a more detailed inspection of compressor-motor assemblies, compressor oil systems, control panels, condensers, water flow, refrigerant levels, and provide written reports for each system. This service will assure AE's On-site Energy Services the ability to provide uninterrupted customer service and will protect Austin Energy's investment in the chiller equipment.

Johnson Controls is under contract through TXMAS to provide these services to other public entities state-wide. This cooperative purchasing program is coordinated by the State of Texas Comptroller of Public Accounts, and allows the City to use TXMAS contracts that have been developed from contracts that were competitively bid and awarded by the General Services Administration's Federal Supply Service.