

**CITY OF AUSTIN – PURCHASING DEPT.  
RECOMMENDATION FOR COUNCIL ACTION  
VENDOR NAME: GG'S CONSTRUCTION**

**AGENDA DATE: 02/02/2012**

**SUBJECT:** Authorize award and execution of a 36-month requirements service agreement with GG'S CONSTRUCTION, Austin, TX, (MBE-FH), to provide painting services in an estimated amount not to exceed \$2,548,000, with three 12-month extension options in estimated amounts not to exceed \$1,209,600 for the first extension option, \$1,451,520 for the second extension option, and \$1,741,824 for the third extension option, for a total estimated contract amount not to exceed \$6,950,944.

**AMOUNT & SOURCE OF FUNDING:** Funding in the amount of \$225,000 is available in the Fiscal Year 2011-2012 Operating Budget of the Finance and Administrative Services Department, Building Services Division. Funding in the amount of \$135,000 is available in the Fiscal Year 2011-2012 Operating Budget of the Austin Convention Center Department. Funding in the amount of \$75,000 is available in the Fiscal Year 2011-2012 Operating Budget of the Parks and Recreation Department. Funding in the amount of \$90,000 is available in the Fiscal Year 2011-2012 Operating Budget of the Austin Energy. Funding for the remaining 27 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.

**PURCHASING:** Lowest bid meeting specification of six bids received.

**BOARD AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on January 23, 2012.

**FOR MORE INFORMATION CONTACT:** Sai Xoomsai, Buyer I, 972-4016

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-9C 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.

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This contract will provide a continuous and reliable source for interior and exterior painting and related services such as wall preparation, taping/floating, and texturing, for various City facilities. This contract will provide labor, supplies, and related equipment, with the exception of paint, which the City will supply.

City departments that will utilize this contract include the Convention Center Department, Parks and Recreation Department, Austin Energy, and the Finance and Administrative Services Department, Building Services Division.

MBE/WBE solicited: 30/3

MBE/WBE bid: 2/0

**BID TABULATION**

IFB No. PAX0025      Painting Services      23 line items

<b><u>Vendor</u></b>	<b><u>Total Price</u></b>
<b>GG'S Construction (MBE/FH)</b> <b>Austin, TX</b>	<b>\$270,779.90</b>
JJR Drywall, LLC (MBE/FH) Round Rock, TX	\$271,025.00
JG Arcoiris Painting Contractors, LLC Austin, TX	\$274,275.10
Smart Painting Co., Inc. Austin, TX	\$345,642.50
Ranla Enterprises, Inc. Lakeway, TX	*
Zolin Construction & Design Garland, TX	*

\* Ranla Enterprises, Inc. and Zolin Construction & Design withdrew their bids.

The expenditures for the first 12 months of this contract are estimated to be \$700,000.  
A copy of complete bid tabulation is on file in the Purchasing Office and is on the City of Austin, FASD Purchasing Office website.

**PRICE ANALYSIS**

- a. Adequate competition.
- b. One hundred and sixty-nine notices were sent, including 30 MBEs and 3 WBEs. Six bids were received, with two responses from the MBEs and no response from the WBEs.
- c. The pricing offered represents a 1% increase from the last contracts awarded in April 2007, October 2007, and May 2009.

**APPROVAL JUSTIFICATION**

- a. Lowest bid received.
- b. The Purchasing Office concurs with the Finance and Administrative Services Department, Building Services Division, Convention Center Department, Parks and Recreation Department, and Austin Energy's recommended award.
- c. Advertised in the Austin American-Statesman and on the Internet.

**CITY OF AUSTIN – PURCHASING DEPT.  
RECOMMENDATION FOR COUNCIL ACTION  
VENDOR NAME: AMERICAN FACILITY SERVICES**

**AGENDA DATE: 03/01/2012**

**SUBJECT:** Authorize award and execution of a 24-month requirements service contract with AMERICAN FACILITY SERVICES to provide janitorial services in an estimated amount not to exceed \$1,057,024, with three 12 month extension options in an estimated amounts not to exceed \$581,363 for the first extension option, \$634,214 for the second extension option and \$687,066 for the third extension option, for a total estimated contract amount not to exceed \$ 2,959,667.

**AMOUNT & SOURCE OF FUNDING:** Funding in the amount of \$308,298 is available in the Fiscal Year 2011-2012 Operating Budget of Austin Energy. Funding for the remaining five 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.

**PURCHASING:** Best evaluated bid out of thirteen bids received

**BOARD AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on January 23, 2012.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-9C 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.

**FOR MORE INFORMATION CONTACT:** Karen Williams, Senior Buyer, 322-6467

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This contract will provide janitorial services including labor, supervision, supplies and equipment at the following Austin Energy (AE) locations: Town Lake Center, Kramer Lane C, D and E, St. Elmo Service Center, Energy Control Center, Back-up Control Center, Customer Care Walk-In Branch and the Combined Transportation and Emergency Communication Center (known as “C-TECC”). Other AE locations may be added upon agreement of both parties. The purpose of a janitorial services contract is to provide a clean and safe environment for employees and the public. These facilities host many meetings attended by the public and must be professionally cleaned and maintained. Services include day and night crews with tasks that are divided on a daily, weekly, bi-weekly, monthly and quarterly basis which vary according to the site. The total area to be serviced for CTECC is approximately 57,000 square feet and approximately 253,303 square feet for the remaining AE facilities.

The solicitation includes Package A and Package B. Package A includes the following sites: Town Lake Center, Kramer Lane C, D and E, St. Elmo Service Center, Energy Control Center, Back-up Control Center, and the Customer Care Walk-In Branch. Package B includes one site, CTECC.

This request includes additional contract authorization estimated at \$80,000 annually for other anticipated AE locations that are expected to be added this year and for other potential facilities which may require these services in the future.

MBE/WBE solicited: 29/1

MBE/WBE: bid 1/0

**BID TABULATION  
IFB (BEST VALUE) NO. KDW0070  
JANITORIAL SERVICES  
PACKAGE "A" – 7 LOCATIONS**

<b><u>VENDOR</u></b>	<b><u>TOTAL BID AMOUNT</u></b>
<b>AMERICAN FACILITY SERVICES</b>	
<b>ALPHARETTA, GA</b>	<b>\$341,232.00</b>
HBS National Corporation	
Houston, TX	\$388,337.64
ISS Facility Services	
Austin, TX	\$420,251.88
Villeda Building Service	
Pflugerville, TX	\$450,685.20
Unified Service Associates	
San Antonio, TX	\$458,488.92
Member's Building Maintenance	
Dallas, TX	\$505,555.08
International Building	
Austin, TX	\$526,764.00
Unicare Building Maintenance	
Dallas, TX	\$544,610.16
UBM Enterprise, Inc.	
Dallas, TX	\$563,472.00
GCA Services	
Austin, TX	\$581,351.76
Pritchard Industries	
Houston, TX	\$598,202.16
Maldonado Nursery (MBE)	
San Antonio, TX	\$743,029.09
Service Master Quality	*
Houston, TX	

**IFB (BEST VALUE) NO. KDW0070  
JANITORIAL SERVICES  
PACKAGE "B" – 1 LOCATION**

<b><u>VENDOR</u></b>	<b><u>TOTAL PRICE</u></b>
<b>AMERICAN FACILITY SERVICES</b>	
<b>ALPHARETTA. GA</b>	<b>\$107,280.00</b>
ISS Facility Services	
Austin, TX	\$129,327.48
HBS National Corporation	
Houston, TX	\$134,073.72
Unified Service	
San Antonio, TX	\$141,260.52
UBM Enterprise, Inc.	
Dallas, TX	\$153,192.00
Unicare Building Maintenance	
Dallas, TX	\$160,229.28
International Building	
Austin, TX	\$167,760.00
GCA Services	
Austin, TX	\$176,554.92
Maldonado Nursery (MBE)	
San Antonio, TX	\$178,068.00
Pritchard Industries	
Houston, TX	\$182,503.44
Villeda Building Service	
Pflugerville, TX	\$184,572.72
Member's Building Maintenance	
Dallas, TX	\$251,050.80
Service Master Quality	*
Houston, TX	

\*This vendor determined that they made an error in the offered price. Therefore, the bid was withdrawn.

A copy of complete bid tabulation is on file in the Purchasing Office and is on the City of Austin, FASD Purchasing Office website.

**PRICE ANALYSIS**

- Adequate competition.
- Three Hundred Nineteen notices were sent including 29 MBEs and one WBE. Thirteen bids were received including one MBE and 0 WBEs.
- The pricing offered represents a 1% increase from the last contracts awarded in January and February 2008.

**APPROVAL JUSTIFICATION**

- Best evaluated bid.
- The Purchasing Office concurs with AE recommended award.
- Advertised on the Internet.

IFBBV NO. KDW0070 JANITORIAL SERVICES FOR MULTIPLE AE LOCATIONS  
PACKAGE "A"

EVALUATION FACTORS	American Facility Services Alpharetta, GA	GCA Services Group Austin, TX	Pritchard Industries Houston, TX	ISS Facility Austin, TX	HBS National Corp Houston, TX	Member's Building Maint. Dallas, TX
<u>Evaluation Criteria #1 Price</u>						
Bidder with the lowest cost to the City receives the maximum points (80 points maximum)	80	28	28	39	42	32
<u>Evaluation Criteria #2 Experience</u>						
Include (experience of firm and key personnel # of years exp, secure limited access facilities, commercial exp, square footage of buildings maintained, resumes of key personnel, references and projects serviced). (10 points maximum)	8	6	7	4	7	8
<u>Evaluation Criteria #3 Sustainability</u>						
(Include list of sustainable items/products provided under contract). (10 points maximum).	8	4	5	7	7	7
<b>TOTAL</b>	<b>97</b>	<b>38</b>	<b>40</b>	<b>50</b>	<b>56</b>	<b>47</b>

IFBBV NO. KDW0070 JANITORIAL SERVICES FOR MULTIPLE AE LOCATIONS  
PACKAGE "A"

EVALUATION FACTORS	Villeda Building Service Pflugerville, TX	Maldonado Nursery San Antonio, TX	International Building Austin, TX	UBM Enterprise, Inc. Dallas, TX	Unified Service Assoc. San Antonio, TX	Unicare Building Maint. Dallas, TX
Evaluation Criteria #1 <u>Price</u> Bidder with the lowest cost to the City receives the maximum points (80 points maximum)	36	22	31	29	36	30
Evaluation Criteria #2 <u>Experience</u> Include (experience of firm and key personnel # of years exp, secure limited access facilities, commercial exp, square footage of buildings maintained, resumes of key personnel, references and projects serviced). (10 points maximum)	6	4	3	5	5	3
Evaluation Criteria #3 <u>Sustainability</u> (Include list of sustainable items/products provided under contract). (10 points maximum).	1	1	1	4	7	1
<b>TOTAL</b>	<b>43</b>	<b>27</b>	<b>35</b>	<b>38</b>	<b>48</b>	<b>34</b>

IFBBV NO. KDW0070 JANITORIAL SERVICES FOR MULTIPLE AE LOCATIONS  
PACKAGE "B"

EVALUATION FACTORS	American Facility Services Alpharetta, GA	GCA Services Group Austin, TX	Pritchard Industries Houston, TX	ISS Facility Austin, TX	HBS National Corp Houston, TX	Member's Building Maint. Dallas, TX
Evaluation Criteria #1 <u>Price</u> Bidder with the lowest cost to the City receives the maximum points (80 points maximum)	80	28	28	39	42	32
Evaluation Criteria #2 <u>Experience</u> Include (experience of firm and key personnel # of years exp, secure limited access facilities, commercial exp, square footage of buildings maintained, resumes of key personnel, references and projects serviced). (10 points maximum)	9	4	7	8	9	8
Evaluation Criteria #3 <u>Sustainability</u> (Include list of sustainable items/products provided under contract). (10 points maximum).	8	3	8	10	7	9
<b>TOTAL</b>	<b>97</b>	<b>35</b>	<b>43</b>	<b>57</b>	<b>58</b>	<b>49</b>



IFBBV NO. KDW0070 JANITORIAL SERVICES FOR MULTIPLE AE LOCATIONS  
PACKAGE "B"

EVALUATION FACTORS	Villeda Building Service Pflugerville, TX	Maldonado Nursery San Antonio, TX	International Building Austin, TX	UBM Enterprise, Inc. Dallas, TX	Unified Service Assoc. San Antonio, TX	Unicare Building Maint. Dallas, TX
Evaluation Criteria #1 <u>Price</u> Bidder with the lowest cost to the City receives the maximum points (80 points maximum)	36	22	31	29	36	30
Evaluation Criteria #2 <u>Experience</u> Include (experience of firm and key personnel # of years exp, secure limited access facilities, commercial exp, square footage of buildings maintained, resumes of key personnel, references and projects serviced). (10 points maximum)	5	6	3	7	4	4
Evaluation Criteria #3 <u>Sustainability</u> (Include list of sustainable items/products provided under contract). (10 points maximum).	2	1	1	9	8	1
<b>TOTAL</b>	<b>43</b>	<b>29</b>	<b>35</b>	<b>45</b>	<b>48</b>	<b>35</b>

**CITY OF AUSTIN – PURCHASING DEPT.  
RECOMMENDATION FOR COUNCIL ACTION  
VENDOR NAME: TECHLINE, INC.**

**AGENDA DATE: 03/01/2012**

**SUBJECT:** Authorize award and execution of a 24-month requirements supply contract with **TECHLINE, INC.**, Austin, TX, for the purchase of precast concrete manholes for Austin Energy in an estimated amount not to exceed \$461,730 with three 12-month extension options in an estimated amount not to exceed \$230,865 per extension option, for a total estimated contract amount not to exceed \$1,154,325.

**AMOUNT AND SOURCE OF FUNDING:** Funding in the amount of \$207,778 is available in the Fiscal Year 2011-2012 Capital Budget of Austin Energy. Funding for the remaining 17 months of the original contract period and extension options is contingent upon available funding in future budgets.

**FISCAL NOTE:** A fiscal note is required.

**FOR MORE INFORMATION CONTACT:** Gage Loots, Buyer II/512-322-6118

**BOARD AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on 01/23/2012.

**PURCHASING:** Sole bid received.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-D 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.

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This contract is for various sizes and types of precast concrete manholes for Austin Energy (AE) to be purchased on an as-needed basis. A manhole is a subsurface enclosure which personnel may safely enter and is used for the purpose of installing, operating, and maintaining electrical equipment and/or cable. The manholes will be used for both new construction and maintenance of AE's underground distribution and communication systems.

MBE/WBE solicited: 4/3

MBE/WBE bid: 0/0

**BID TABULATION**

**IFB No. GAL0028  
Precast Concrete Manholes Annual Agreement  
(21 – line items)**

<b><u>Vendor</u></b>	<b><u>Total Bid Amount – 12 months</u></b>
<b>Techline, Inc. Austin, TX</b>	<b>\$230,865</b>

A complete bid tabulation is on file in the Purchasing Office and is on the City of Austin, FASD Purchasing Office website.

**PRICE ANALYSIS**

- a. Sole bid. The solicitation due date was extended and vendors were contacted to encourage participation; however, no additional bids were received.
- b. Seventy notices were sent, including four MBEs and three WBEs. One bid was received, with no response from the MBE/WBEs.
- c. The pricing offered represents a 5.9% increase to the last contract award made October 2010.

**APPROVAL JUSTIFICATION**

- a. Sole bid. Techline, Inc. is the current provider of these goods.
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.

**CITY OF AUSTIN – PURCHASING DEPT.  
RECOMMENDATION FOR COUNCIL ACTION  
VENDOR NAME: NATIONAL ELECTRICAL SYSTEMS, INC.**

**AGENDA DATE: 02/02/2012**

**SUBJECT:** Authorize award and execution of a supply contract with **NATIONAL ELECTRICAL SYSTEMS, INC.**, Boonville, NY, for the purchase of potential transformers for Austin Energy in an amount not to exceed \$200,640.

**AMOUNT AND SOURCE OF FUNDING:** Funding is available in the Fiscal Year 2011-2012 Operating Budget of Austin Energy.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**FOR MORE INFORMATION CONTACT:** Gage Loots, Buyer II/512-322-6118

**BOARD AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on 01/23/2012.

**PURCHASING:** Lowest bid of four bids received.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-D 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.

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This contract is for the one-time purchase of twenty-four potential transformers for Austin Energy (AE). Potential transformers convert larger transmission voltages to lower voltages so that protective relays and other control devices can function properly by providing transient and steady-state voltage measurements necessary to operate control and protection equipment.

These potential transformers will be brought into inventory to be used to complete new installations and upgrades as well as to replace outdated equipment at the Dunlap, Stoney Ridge, Williamson, Hi-Cross, Salem Walk, McNeil and Summit Substations.

MBE/WBE solicited: 1/1

MBE/WBE bid: 0/0

**BID TABULATION**  
**IFB No. GAL0032**  
**138kV Potential Transformers**  
**(1 – line item, qty. 24)**

<b><u>Vendor</u></b>	<b><u>Unit Price</u></b>	<b><u>Total Bid Amount</u></b>
<b>National Electrical Systems, Inc. Boonville, NY</b>	<b>\$8,360.00</b>	<b>\$200,640.00</b>
Power Supply, Inc. Austin, TX	\$8,987.00	\$215,688.00
ALSTOM Grid, Inc. Waynesboro, GA	\$9,535.00	\$228,840.00
Priester-Mell & Nicholson, Inc. Austin, TX	\$10,965.00	\$263,160.00

A complete bid tabulation is on file in the Purchasing Office and is on the City of Austin, FASD Purchasing Office website.

**PRICE ANALYSIS**

- a. Adequate competition.
- b. Eighty-three notices were sent including one MBE and one WBE. Four bids were received, with no response from the MBE/WBEs.
- c. The pricing offered represents an 11% decrease from the last contract award made May 2011. The price decrease is due to bulk savings and lesser per unit freight costs associated with the large quantity to be purchased with a single order.

**APPROVAL JUSTIFICATION**

- a. Lowest bid received.
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.

**CITY OF AUSTIN – PURCHASING DEPT.  
RECOMMENDATION FOR COUNCIL ACTION  
VENDOR NAME: RUSSELECTRIC**

**AGENDA DATE: 2/9/2011**

**SUBJECT:** Authorize award and execution of a 60-month service contract with RUSSELECTRIC, Hingham, MA for preventative and corrective maintenance of the main switchgear and related breakers for a total estimated contract amount not to exceed \$150,078.

**AMOUNT & SOURCE OF FUNDING:** Funding in the amount of \$15,843 is available in the Fiscal Year 2011-2012 Operating Budget of Austin Energy. Funding for the remaining 53 months of the original contract period is contingent upon available funding in future budgets.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**PURCHASING:** Sole Source

**BOARD AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on 1/23/2012.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-9C 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.

**FOR MORE INFORMATION CONTACT:** Karen Williams, Senior Buyer, 512 322-6467

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This contract will provide for preventative and corrective maintenance of the main Russelectric manufactured switchgear and related breakers at the Combined Transportation, Emergency & Communications Center (CTECC). CTECC is home to 911 Operations for the Austin and Travis County region, and is supported by dual utility feeds to ensure 99.999% reliability. The switchgear is critical to a seamless transfer of power in the event one utility source fails. This equipment ensures the uninterrupted power supply to critical equipment in the event of utility power failure. The system ensures the reliability and operation of Public Safety site systems, and reduces the risk of unscheduled equipment downtime to the 911 Operations.

This contract will also provide for 16 hours of on-site training annually. The annual training will be performed by an Original Equipment Manufacturer (OEM) Authorized Representative and focus on troubleshooting techniques. The periodic inspection and preventative maintenance services provided under this contract are in accordance with OEM performance and technical specifications and/or industry best practices for similar equipment. In addition to the established maintenance schedule, the contract also provides for both routine and emergency repair services of equipment 24 hours a day, seven days a week, including holidays, with the contractor responding within eight hours of notification. The Contractor is able to meet this response time from its field office in the Houston area.

As specified in the Interdepartmental Service Agreement between Austin Energy (AE) and the City of Austin (COA) Communications and Technology Management (CTM), acting on behalf of CTECC, AE is responsible for providing all Facility Maintenance Services (FMS) for the CTECC facility. AE provides internal labor and manages contractors then bills CTM for the services. CTM bills other owners according to their share of ownership as outlined in the Interlocal Agreement between the COA, the Texas Department of Transportation, the Travis County Sheriff's Office and the Capital Metropolitan Transportation Authority. Per the FMS agreement between AE and the COA, all mission critical systems must be maintained by the OEM or representatives certified by the OEM. Russelectric is the OEM for this switchgear and automatic transfer switches and does not train or authorize any other parties to service their equipment so this service is not available from any other source.

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**CITY OF AUSTIN – PURCHASING DEPT.**

**AGENDA DATE: 02/02/2012**

**RECOMMENDATION FOR COUNCIL ACTION**

**VENDOR NAME: SAIC ENERGY, ENVIRONMENTAL & INFRASTRUCTURE, LLC, KEMA INC. and GOOD COMPANY ASSOCIATES, INC.**

**SUBJECT:** Authorize award, negotiation, and execution of a contract with **SAIC ENERGY, ENVIRONMENTAL & INFRASTRUCTURE, LLC**, Hendersonville, TN, **KEMA, INC.**, Burlington, MA and **GOOD COMPANY ASSOCIATES, INC.**, Austin, TX or one of the other qualified offerors to RFP No. TVN0018, to provide electric vehicle infrastructure consulting services in an amount not to exceed \$305,000 each and combined.

**AMOUNT AND SOURCE OF FUNDING:** Funding is available through a grant awarded to the City of Austin/Austin Energy from the U. S. Department of Energy (DOE) for the grant period of October 1, 2011 to September 30, 2012.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**FOR MORE INFORMATION CONTACT:** Terry Nicholson, Senior Buyer / 322-6586

**PRIOR COUNCIL ACTION:** September 12, 2011 – Approved the FY 2011-2012 Budget, including this grant.

**BOARD AND COMMISSION ACTION:** Recommended by the Resource Management Commission; to be reviewed by the Electric Utility Commission on January 23, 2012

**PURCHASING:** Best evaluated proposals of seven proposals received.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-9C 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.

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This contract is for consulting services to support Austin Energy (AE) and its partners including the City of San Antonio, CPS Energy, Bluebonnet Electric Coop, Pedernales Electric Coop and Oncor, in the development of a community based electric vehicle readiness plan and will include solutions for the technical, operational, and market implementation barriers already identified through AE's work to date. AE and its partners will establish a framework to support electric vehicle market development within a targeted region of Texas (approximately a 100+ mile region stretching from San Antonio to Georgetown,), as well as providing guidance for public power entities across the nation. The project will be funded by a Department of Energy (DOE) grant for regional planning for electric vehicle infrastructure and runs from October 1, 2011 to September 30, 2012. Services provided in this contract will support the fulfillment of obligations under that award.

Potential tasks included in this contract include but are not limited to the following:



- Development of needs analysis, typology and best practice guide for public electric vehicle charging station settings
- Development of a model that engages the private sector in the provision of electric vehicle charging equipment, products and services, and that addresses the challenges unique to electric markets served by public power
- Develop model codes and ordinances for parking, building codes, and permitting/inspection, and a timeline for implementing them corridor-wide
- Identify and address the challenges associated with workplace charging, and development of opportunities to encourage employees to charge at the workplace
- Establish the foundation for long-term planning efforts aimed at maximizing operational and financial benefits resulting from integration of charge management and smart grid technologies

Due to the grant funding being available only through September 30, 2012, AE will institute an accelerated process for assigning tasks to the various Contractors. As specific tasks are developed, AE will provide the Scope of Work to all three Contractors, who will in turn respond with a cost proposal, detailed description of the assignment and a schedule for deliverables. The responses will then be evaluated based on a fixed set of criteria and the task will be assigned to the highest scoring response.

An Austin Energy team with expertise in this area evaluated the proposals and unanimously chose these proposals as the best to provide these services. Evaluation criteria included system concept and solution proposed, demonstrated applicable experience, personnel qualifications and total evaluated costs.

This request allows for the development of agreements with qualified offerors that Council selects. If the City is unsuccessful in negotiating satisfactory agreements with the selected offerors, negotiations will cease with those providers. Staff will return to Council so that Council may select other qualified offerors and authorize contract negotiations with those providers.

MBE/WBE solicited: 39/77

MBE/WBE bid: 0/0

### **PRICE ANALYSIS**

- Adequate competition.
- Five hundred and sixty-three notices were sent including 39 MBEs and 77 WBEs. Seven proposals were received, with no response from the MBE/WBEs.

### **APPROVAL JUSTIFICATION**

- Best evaluated proposals.
- The Purchasing Office concurs with Austin Energy's recommended award.
- Advertised on the Internet.

# EVALUATION FACTORS FOR: RFP TVN0018 – Regional Electric Vehicle Planning Consulting Services

EVALUATION CRITERIA		Total Point	SAIC, LLC Hendersonville, TN	KEMA, Inc. Burlington, MA	Good Company Austin, TX	S. Kenetzky Eng Austin, TX	D.P. Tuttle Consulting Austin, TX	Frost & Sullivan * San Antonio, TX	Ecotality ** Phoenix, AZ
1	Total Evaluated Cost	30	26	19	29	22	30		
2	System Concept and Solutions Proposed	30	24	22	13	9	5		
3	Demonstrated Applicable Experience	20	18	17	14	8	7		
4	Personnel Qualifications	20	18	19	14	11	7		
GRAND TOTAL SCORE		100	86	77	70	50	49		

\* Disqualified, violation of anti-lobbying ordinance

\*\* Nonresponsive, took exception to the City's Professional Liability Insurance requirement

NOTE: As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is awarded or as directed by the Texas Attorney General's Office. Therefore, the matrix will include points awarded for price but exact pricing will not be disclosed.

**CITY OF AUSTIN – AUSTIN ENERGY  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA DATE: 02/02/2012**

**SUBJECT:** Authorize issuance of a rebate to CWS Apartment Homes LP for energy efficiency improvements at The Marquis at Barton Creek Apartments, 2716 Barton Creek Blvd., Austin, Texas, in an amount not to exceed \$113,200.

**AMOUNT & SOURCE OF FUNDING:** Funding is available in the Fiscal Year 2011-2012 Operating Budget of Austin Energy, Conservation Rebates and Incentive Fund.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**FOR MORE INFORMATION CONTACT:** Fred Yebra, P.E., Director, Energy Efficiency Services, at 482-5305 or Stephen Leinweber, Manager, Energy Efficiency Services, at 322-6056.

**BOARD AND COMMISSION ACTION:** Recommended by the Resource Management Commission; to be reviewed by the Electric Utility Commission on January 23, 2012.

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Austin Energy requests authorization to issue a rebate to CWS Apartment Homes LP in an amount not to exceed \$113,200 for performing duct sealing and adding additional return air at their property, The Marquis at Barton Creek Apartments, in accordance with the City of Austin's Multi-Family Rebate Program guidelines. This program is one element of Austin Energy's comprehensive Energy Resource Plan, approved in April 2010 by City Council, designed to reduce local air pollution through energy conservation, to reduce peak demand, and to assist customers in reducing electric consumption.

The Marquis at Barton Creek Apartments is located at 2716 Barton Creek Blvd., in Austin, Texas 78735. The property comprises 15 buildings containing 250 apartment units, with 273,847 square feet of living space. The demand (kW) savings associated with this energy efficiency duct sealing project is estimated at 133.1 kW, at a program cost of \$851 per kilowatt saved. The avoided kWh, estimated at 199,634 kWh per year, represents a major benefit to the local environment. This project will prevent the following air pollutants from being emitted: 119.9 metric tons of Carbon Dioxide (CO<sub>2</sub>), 0.076 metric tons of Sulfur Dioxide (SO<sub>2</sub>), and 0.084 metric tons of Nitrogen Oxides (NO<sub>x</sub>).

In addition to the reduced air and toxic pollution, the project savings are also equivalent to an estimated 269,143 vehicle miles traveled, the removal of 23 cars from our roadways, or the planting of 3,080 trees or 154 acres of forest in Austin's parks.

## RCA PROJECT FACT SHEET

Customer Name: The Marquis at Barton Creek Apartments  
*Property Owner: CWS Apartment Homes*  
*Property Management Company: CWS Apartment Homes*

File Number: 955

Facility Address: 2716 Barton Creek Blvd., Austin, TX 78735

Customer Contact: Brooke Stefka

Estimated Rebate: Not to exceed \$113,200

Equipment Installed: Duct Diagnostic & Improvement Program – Uncased  
 Fancoils & Upflows

Demand Savings: 133.1 kW – estimated

KWh Savings: 199,634 kWh - estimated

Cost per kW: \$ 851

Estimated Project Cost: \$113,200

- *The project costs for Multifamily Duct Diagnostic & Improvements equal the contractor's total costs to provide this service.*
- *This energy efficiency improvement qualifies at rebate levels of \$.25 / 4,714 conditioned space, \$.38 / 269,133 conditioned space, and \$1.75 / linear feet of duct replacement in for compliance of ECAD Ordinance.*
- *For this retrofit, the contractor price was equal to rebate costs and is equivalent to \$851 per kW saved.*

Estimated Completion Date: No later than three (3) months after LOI

Site Information: Marquis at Barton Creek, 2716 Barton Creek Blvd, Austin, TX 78735.

**Comments:**

The Marquis at Barton Creek is located at 2716 Barton Creek Blvd in Austin, Texas. The property comprises fifteen (15) buildings containing 250 apartment units, with 273,847 square feet of living space.

**CITY OF AUSTIN – AUSTIN ENERGY  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA DATE: 02/02/2012**

**SUBJECT:** Authorize issuance of a rebate to IMT Capital Monterey Ranch LP for energy efficiency improvements at the IMT Monterey Ranch Apartments, 4701 Staggerbrush, Austin, Texas, in an amount not to exceed \$143,919.

**AMOUNT & SOURCE OF FUNDING:** Funding is available in the Fiscal Year 2011-2012 Operating Budget of Austin Energy, Conservation Rebates and Incentive Fund.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**FOR MORE INFORMATION CONTACT:** Fred Yebra, P.E., Director, Energy Efficiency Services, at 482-5305 or Stephen Leinweber, Manager, Energy Efficiency Services, at 322-6056.

**BOARD AND COMMISSION ACTION:** Recommended by the Resource Management Commission; to be reviewed by the Electric Utility Commission on January 23, 2012.

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Austin Energy requests authorization to issue a rebate to IMT Capital Monterey Ranch LP in an amount not to exceed \$143,919 for performing duct sealing at their property, IMT Monterey Ranch Apartments, in accordance with the City of Austin's Multi-Family Rebate Program guidelines. This program is one element of Austin Energy's comprehensive Energy Resource Plan, approved in April 2010 by City Council, designed to reduce local air pollution through energy conservation, to reduce peak demand, and to assist customers in reducing electric consumption.

IMT Monterey Ranch Apartments is located at 4701 Staggerbrush, in Austin, Texas 78749. The property comprises 24 buildings containing 456 apartment units, with 374,128 square feet of living space. The demand (kW) savings associated with this energy efficiency duct sealing project is estimated at 185.2 kW, at a program cost of \$777 per kilowatt saved. The avoided kWh, estimated at 277,842 kWh per year, represents a major benefit to the local environment. This project will prevent the following air pollutants from being emitted: 166.8 metric tons of Carbon Dioxide (CO<sub>2</sub>), 0.105 metric tons of Sulfur Dioxide (SO<sub>2</sub>), and 0.116 metric tons of Nitrogen Oxides (NO<sub>x</sub>).

In addition to the reduced air and toxic pollution, the project savings are also equivalent to an estimated 374,582 vehicle miles traveled, the removal of 32 cars from our roadways, or the planting of 4,286 trees or 214 acres of forest in Austin's parks.

## RCA PROJECT FACT SHEET

Customer Name: IMT Monterey Ranch  
*Property Owner: IMT Capital/dba IMT Capital Monterey Ranch LP*  
*Property Management Company: IMT Residential*

File Number: 645

Facility Address: 4701 Staggerbrush, Austin, TX 78749

Customer Contact: Nikki Gavarrete

Estimated Rebate: Not to exceed \$143,919

Equipment Installed: Duct Diagnostic & Improvement Program – Electric  
 Uncased Fancoils & Electric Upflows

Demand Savings: 185.2 kW – estimated

KWh Savings: 277,842 kWh - estimated

Cost per kW: \$ 777

Estimated Project Cost: \$143,919

- *The project costs for Multifamily Duct Diagnostic & Improvements equal the contractor's total costs to provide this service.*
- *This energy efficiency improvement qualifies at rebate levels of \$.25 / 7,000 conditioned space & \$0.38 / 374,128 conditioned space in for compliance of ECAD Ordinance.*
- *For this retrofit, the contractor price was equal to rebate costs and is equivalent to \$514 per kW saved.*

Estimated Completion Date: No later than three (3) months after LOI

Site Information: IMT Monterey Ranch, 4701 Staggerbrush, Austin, TX 78749.

**Comments:**

IMT Monterey Ranch is located at 4701 Staggerbrush in Austin, Texas. The property comprises twenty-four (24) buildings containing 456 apartment units, with 374,128 square feet of living space.

**CITY OF AUSTIN – AUSTIN ENERGY  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA DATE: 02/02/2012**

**SUBJECT:** Authorize issuance of a rebate to CWS Apartment Homes LP for energy efficiency improvements at Northwest Hills Apartments, 3600 Greystone Dr., Austin, Texas, in an amount not to exceed \$91,620.

**AMOUNT & SOURCE OF FUNDING:** Funding is available in the Fiscal Year 2011-2012 Operating Budget of Austin Energy, Conservation Rebates and Incentive Fund.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**FOR MORE INFORMATION CONTACT:** Fred Yebra, P.E., Director, Energy Efficiency Services, at 482-5305 or Stephen Leinweber, Manager, Energy Efficiency Services, at 322-6056.

**BOARD AND COMMISSION ACTION:** Recommended by the Resource Management Commission; to be reviewed by the Electric Utility Commission on January 23, 2012.

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Austin Energy requests authorization to issue a rebate to CWS Apartment Homes LP in an amount not to exceed \$91,620 for performing duct sealing at their property, Northwest Hills Apartments, in accordance with the City of Austin's Multi-Family Rebate Program guidelines. This program is one element of Austin Energy's comprehensive Energy Resource Plan, approved in April 2010 by City Council, designed to reduce local air pollution through energy conservation, to reduce peak demand, and to assist customers in reducing electric consumption.

Northwest Hills Apartments is located at 3600 Greystone Dr., in Austin, Texas 78731. The property comprises 15 buildings containing 314 apartment units, with 235,260 square feet of living space. The demand (kW) savings associated with this energy efficiency duct sealing project is estimated at 114.3 kW, at a program cost of \$801 per kilowatt saved. The avoided kWh, estimated at 171,505 kWh per year, represents a major benefit to the local environment. This project will prevent the following air pollutants from being emitted: 103 metric tons of Carbon Dioxide (CO<sub>2</sub>), 0.065 metric tons of Sulfur Dioxide (SO<sub>2</sub>), and 0.072 metric tons of Nitrogen Oxides (NO<sub>x</sub>).

In addition to the reduced air and toxic pollution, the project savings are also equivalent to an estimated 231,220 vehicle miles traveled, the removal of 19.7 cars from our roadways, or the planting of 2,646 trees or 132 acres of forest in Austin's parks.

## RCA PROJECT FACT SHEET

Customer Name: Northwest Hills Apartments  
*Property Owner: CWS Apartment Homes*  
*Property Management Company: CWS Apartment Homes*

File Number: 1152

Facility Address: 3600 Greystone Dr., Austin, TX 78731

Customer Contact: Priscilla Bennett

Estimated Rebate: Not to exceed \$91,620

Equipment Installed: Duct Diagnostic & Improvement Program – Uncased  
 Fancoils & Upflows

Demand Savings: 114.3 kW – estimated

KWh Savings: 171,505 kWh - estimated

Cost per kW: \$ 801

Estimated Project Cost: \$91,620

- *The project costs for Multifamily Duct Diagnostic & Improvements equal the contractor's total costs to provide this service.*
- *This energy efficiency improvement qualifies at rebate levels of \$.25 / 2,300 conditioned space, \$.38 / 232,960 conditioned space, and \$1.75 / 1,440 linear feet of duct replacement for compliance of ECAD Ordinance.*
- *For this retrofit, the contractor price was equal to rebate costs and is equivalent to \$801 per kW saved.*

Estimated Completion Date: No later than three (3) months after LOI

Site Information: Northwest Hills, 3600 Greystone Dr., Austin, TX 78731.

**Comments:**

Northwest Hills is located at 3600 Greystone Drive in Austin, Texas. The property comprises fifteen (15) buildings containing 314 apartment units, with 235,260 square feet of living space.