

**CITY OF AUSTIN – PURCHASING DEPT.
RECOMMENDATION FOR COUNCIL ACTION
VENDOR NAME: PRIESTER-MELL & NICHOLSON INC.**

AGENDA DATE: 4/12/2012

SUBJECT: Authorize award and execution of a contract with HOWARD INDUSTRIES, INC, for the purchase and installation of two isolation power transformers for Austin Energy in an amount not to exceed \$992,436.

AMOUNT & 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.

PURCHASING: Lowest bid meeting specifications of nine bids received.

BOARD AND COMMISSION ACTION: To be reviewed by the Electric Utility Commission on March 19, 2012.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9D 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: Gabriel Guerrero, Buyer II/322-6060

This contract is for the purchase and installation of two isolation power transformers. These transformers are required to replace the existing undersized transformers located at the Mueller Energy Center (MEC) to increase the reliability of electrical service and chilled water delivery to the Dell Children's Medical Center of Central Texas (DCMCCT), Strictly Pediatrics Medical Office Building, Ronald McDonald House, Dell Pediatric Research Institute and Seton Headquarters.

Each transformer must be capable of providing 100% of the power requirements of the DCMCCT and the MEC should the gas turbine be unavailable. The existing transformers no longer meet this requirement with the expansion of the DCMCCT and chilled water load growth for the MEC.

Transformer bids are evaluated based on the "total owning cost". The total owning cost is the purchase price plus the value of losses (electricity lost during the voltage reduction) over the expected 30-year lifespan of the transformer. A mathematical formula was published in the solicitation to calculate the total owning cost offered in each bid.

MBE/WBE Solicited: 1/0

MBE/WBE Bid: 0/0

BID TABULATION – IFB No. GGU0101
Isolation Power Transformers (2 each)
 (purchase price per item – evaluation based on “total owning cost”)

<u>VENDOR</u>	<u>Unit Price</u>	<u>Extended Price</u>	<u>Evaluated Unit Price*</u>	<u>Evaluated Extended Price*</u>
Howard Industries Inc. Laurel, MS	*\$483,718.	\$967,436.	\$673,784.60	\$1,347,569.20
Delta Star, Inc. San Carlos, CA	\$499,750.	\$999,500.	\$722,778.	\$1,445,556.
ABB, Inc. / Power Supply Austin, TX	\$498,942.	\$997,884.	\$741,702.	\$1,483,404.
WEG Elec. Corp. Duluth, GA	\$595,880.	\$1,191,760.	\$772,195.20	\$1,544,390.40
Texas Electric Cooperatives Georgetown, TX	\$604,750.	\$1,209,500.	\$826,990.	\$1,653,980.
Eaton Corporation Austin, TX	\$571,135.	\$1,142,270.	\$861,925.	\$1,723,850.
Waukesha Electric Systems, Inc. Waukesha, WI	\$835,355.	\$1,670,710.	\$1,027,634.	\$2,055,268.
CG Power Systems USA Inc. Washington, MO	**			
Fortune Electric Hermitage, PA	**			

* The Evaluated Price is the Unit Price plus the cost of losses (electricity lost during the voltage reduction) over the 30-year life span of the transformer. The formula was published in the solicitation.

** Non-responsive, did not meet the minimum requirements of the specification.

This contract will be awarded in an amount equal to the total bid (not the total evaluated bid) plus an additional \$25,000 to purchase spare parts and training courses as needed. 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. Ninety-two notices were sent including one MBE. There are no known WBEs for this commodity code. Nine bids were received with no response from the MBE.
- c. This is the first purchase of its type; therefore, there is no pricing history available.

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: KBS ELECTRICAL DISTRIBUTORS INC.**

AGENDA DATE: 4/5/2012

SUBJECT: Authorize award and execution of a 36-month requirements supply contract with KBS ELECTRICAL DISTRIBUTORS INC., for the purchase of fault indicators and fiber optic leads for Austin Energy in an estimated amount not to exceed \$1,860,789, with three 12-month extension options in an estimated amount not to exceed \$620,263 per extension option, for a total estimated contract amount not to exceed \$3,721,578.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$310,132 is available in the Fiscal Year 2011-2012 Operating Budget of Austin Energy. Funding for the remaining 30 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 of 6 bids received.

BOARD AND COMMISSION ACTION: To be reviewed by the Electric Utility Commission on March 19, 2012

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9D 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: Gabriel Guerrero, Buyer II/322-6060

This contract will provide for the supply of fault indicators & fiber optic leads. These fault indicators and fiber optic leads will be used to replenish stock at Austin Energy's Kramer and St. Elmo warehouses for immediate issue to crews on an as needed basis. These items are used when a failure (fault) occurs on an underground electric circuit. Fault indicators installed above ground at strategic points in the system aid in identifying the trouble locations. The fault indicators are equipped with a small light-emitting diode (LED) that blinks, indicating a fault current passed through the cable. This method of locating underground electric failures is much faster than searching for the failure by opening manholes and transformers. This helps trouble-shooting personnel restore service much faster and at a lower cost.

MBE/WBE Solicited: 2/2

MBE/WBE Bid: 0/0

BID TABULATION
IFB No. GGU0103
Fault Indicators & Fiber Optic Leads
(4 Line Items)

<u>VENDOR</u>	<u>TOTAL ANNUAL BID</u>
KBS Electrical Distributors Inc. Austin, TX	\$620,263.00
Techline Inc. Austin, TX	\$710,369.15
Priester-Mell & Nicholson Austin, TX	\$762,622.00
Texas Electric Cooperatives Georgetown, TX	\$840,066.41
Border States Electric Austin, TX	\$859,472.90
HD Supply Utilities San Antonio, TX	*\$170,590.50

*Withdrew bid for line item #1, only bid line items #2 - #4.

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. Two hundred and fifteen notices were sent, including two MBEs and two WBEs. Six bids were received, with no response from the MBE/WBEs.
- c. There is no price change from the last contract award in May 2008.

APPROVAL JUSTIFICATION

- a. Lowest bid. KBS Electrical Distributors 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**

AGENDA DATE: 04/05/2012

VENDOR NAME: TEXAS METER AND DEVICE COMPANY, LLC

SUBJECT: Authorize award and execution of a 24-month requirements supply contract with TEXAS METER AND DEVICE COMPANY, LLC, for the purchase of auxiliary parts for switchgear and relay panels for use at Austin Energy substations in an estimated amount not to exceed \$120,338, with three 12-month extension options in an estimated amount not to exceed \$60,169 per extension option, for a total estimated contract amount not to exceed \$300,845.

AMOUNT AND SOURCE OF FUNDING: Funding in the amount of \$30,085 is available in the Fiscal Year 2011-2012 Operating Budget of Austin Energy. Funding for the remaining six 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 CONTACT: Gage Loots, Buyer II/512-322-6118

BOARD AND COMMISSION ACTION: To be reviewed by the Electric Utility Commission on March 19, 2012.

PURCHASING: Lowest bid of six 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.

This contract is to provide Austin Energy (AE) with auxiliary parts for switchgear and relay panels. These parts will be used by AE personnel on an as needed basis to replace defective and retrofit outdated parts in switchgear and relay panels. Switchgear is used to switch high voltage electrical circuits on and off and allow various combinations of the circuit. Relays are installed in the switchgear and are used to perform predetermined operations as required in the electrical system. If a circuit has a failure the relay will open the breaker in the switchgear turning the electricity off. There are a variety of different parts covered by this contract including light emitting diodes (LED), test switches, global positioning system (GPS) clocks, and annunciators. These parts are necessary to maintain the switchgear and relay panels; ensuring the safe and efficient operation of AE substations.

MBE/WBE solicited: 1/0

MBE/WBE bid: 0/0

BID TABULATION

IFB No. GAL0034
 Auxiliary Parts for Switchgear & Relay Panels
 (30 – line items)

<u>Vendor</u>	<u># Line Items Bid</u>	<u>Total Bid Amount – 12 months</u>
Texas Meter and Device Company, LLC Waco, TX	30	\$60,168.35
RSI Global, Inc. Harvey, LA	30	\$61,035.25
Powell Electrical Systems, Inc. Houston, TX	30	\$99,740.00
Techline, Inc. Austin, TX	10	\$20,309.25
Power Supply, Inc. Austin, TX	5	\$25,575.00
Arbiter Systems, Inc. Paso Robles, CA	1	\$4,200.00

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. One hundred forty-three notices were sent, including one MBE. There are no known WBEs for this commodity code. Six bids were received, with no response from the MBE.
- c. The pricing offered represents a 21.9% increase from the last contract award made December 2010. The price increase is due to lower forecasted purchase quantities and loss of volume discounts from previous award.

APPROVAL JUSTIFICATION

- a. Lowest bid. Texas Meter and Device Company, LLC is not 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 – AUSTIN ENERGY
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA DATE: 04/05/2012

SUBJECT: Approve issuance of a rebate to CNC Investments Inc. for performing duct diagnostic and improvements at Sunrise Bluffs Apartment Homes in an amount not to exceed \$104,931.

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: To be reviewed by the Electric Utility Commission on March 19, 2012 and by the Resource Management Commission on March 20, 2012.

Austin Energy's Energy Efficiency Services requests authorization to issue a rebate to CNC Investments Inc. in the amount not to exceed \$104,931 for performing duct diagnostic and improvements at Sunrise Bluffs Apartment Homes in accordance with the City of Austin's Multi-Family Rebate Program guidelines. This program is one element of Austin Energy's comprehensive Resource, Generation, Climate Protection Plan to 2020, 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.

Sunrise Bluffs Apartment Homes is located at 1704 Nelms Dr., in Austin, Texas 78744. The property is comprised of 25 buildings containing 364 apartment units, with 277,332 square feet of conditioned space. The demand (kW) savings associated with this energy efficiency duct sealing project is estimated at 134.78 kW, at a program cost of \$779 per kilowatt saved. The avoided kWh, estimated at 202,175 kWh per year, represents a major benefit to the local environment. This project will prevent the following air pollutants from being emitted: 121.4 metric tons of Carbon Dioxide (CO₂), 0.077 metric tons of Sulfur Dioxide (SO₂), and 0.085 metric tons of Nitrogen Oxides (NO_x).

In addition to the reduced air and toxic pollution, the project savings are also equivalent to an estimated 272,569 vehicle miles traveled, the removal of 23.3 cars from our roadways, or the planting of 3,119 trees or 156 acres of forest in Austin's parks.

RCA PROJECT FACT SHEET

Customer Name: Sunrise Bluffs Apartment Homes
Property Owner: CNC Investments Inc.
Property Management Company: CNC Investments Inc.

File Number: 1285

Facility Address: 1704 Nelms Dr., Austin, TX 78744

Customer Contact: Patricia Flores

Estimated Rebate: Not to exceed \$104,931

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

Demand Savings: 134.78 kW – estimated

KWh Savings: 202,175 kWh - estimated

Cost per kW: \$ 779

Estimated Project Cost: \$104,931

- *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 / 3500 square feet of conditioned space & \$.38/ 273,832square feet of conditioned space in compliance of ECAD Ordinance.*
- *For this retrofit, the contractor price was equal to rebate costs and is equivalent to \$779 per kW saved.*

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

Site Information: Sunrise Bluffs Apartment Homes, 1704 Nelms Dr., Austin, TX 78744.

Comments:

Sunrise Bluffs is located at 1704 Nelms Dr. in Austin, Texas. The property comprises twenty-five (25) buildings containing 364 apartment units, with 277,332 square feet of conditioned space.

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

AGENDA DATE: 04/05/2012

SUBJECT: Approve issuance of a rebate to GS Quarry Lake LLC. for performing duct diagnostic and improvements at The Estate on Quarry Lake Apartments in an amount not to exceed \$102,558.

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: To be reviewed by the Electric Utility Commission on March 19, 2012 and by the Resource Management Commission on March 20, 2012.

Austin Energy's Energy Efficiency Services requests authorization to issue a rebate to GS Quarry Lake LLC in the amount not to exceed \$102,558 for performing duct diagnostic and improvements at The Estate on Quarry Lake Apartments in accordance with the City of Austin's Multi-Family Rebate Program guidelines. This program is one element of Austin Energy's comprehensive Resource, Generation, Climate Protection Plan to 2020, 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 Estates on Quarry Lake is located at 4600 Seton Center Parkway in Austin, Texas 78759. The property is comprised of 17 buildings containing 302 apartment units, with 269,093 square feet of living space. The demand (kW) savings associated with this energy efficiency duct sealing project is estimated at 131.17 kW, at a program cost of \$782 per kilowatt saved. The avoided kWh, estimated at 196,749 kWh per year, represents a major benefit to the local environment. This project will prevent the following air pollutants from being emitted: 118.1 metric tons of Carbon Dioxide (CO₂), 0.074 metric tons of Sulfur Dioxide (SO₂), and 0.082 metric tons of Nitrogen Oxides (NO_x).

In addition to the reduced air and toxic pollution, the project savings are also equivalent to an estimated 265,254 vehicle miles traveled, the removal of 22.6 cars from our roadways, or the planting of 3,035 trees or 152 acres of forest in Austin's parks.

RCA PROJECT FACT SHEET

Customer Name: Estate on Quarry Lake
Property Owner: G S Quarry Lake LLC
Property Management Company: Greystar Real Estate Partners

File Number: 1243

Facility Address: 4600 Seton Center Parkway, Austin, TX 78759

Customer Contact: Jaime Matsuno

Estimated Rebate: Not to exceed \$102,558

Equipment Installed: Duct Diagnostic and Improvement Program – Electric Uncased Fancoils

Demand Savings: 131.17 kW – estimated

KWh Savings: 196,749 kWh - estimated

Cost per kW: \$ 782

Estimated Project Cost: \$102,558

- *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 \$.38 / 269,889 conditioned space in compliance of ECAD Ordinance.*
- *For this retrofit, the contractor price was equal to rebate costs and is equivalent to \$782 per kW saved.*

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

Site Information: Estate on Quarry Lake, 4600 Seton Center Parkway, Austin, TX 78759.

Comments:

Estates on Quarry Lake is located at 4600 Seton Center Parkway in Austin, Texas. The property comprises seventeen (17) buildings containing 302 apartment units, with 269,093 square feet of living space.

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

AGENDA DATE: 04/05/2012

SUBJECT: Approve issuance of a rebate to 4700 Nalle Woods Realty Co. for performing duct diagnostic and improvements at Nalle Woods Apartments in an amount not to exceed \$94,542.

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: To be reviewed by the Electric Utility Commission on March 19, 2012 and by the Resource Management Commission on March 20, 2012.

Austin Energy's Energy Efficiency Services requests authorization to issue a rebate to 4700 Nalle Woods Realty Co. in the amount not to exceed \$94,542 for performing duct diagnostic and improvements at Nalle Woods Apartments in accordance with the City of Austin's Multi-Family Rebate Program guidelines. This program is one element of Austin Energy's comprehensive Resource, Generation, Climate Protection Plan to 2020, 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.

Nalle Woods is located at 4700 N. Capital of Texas Hwy., in Austin, Texas 78746. The property is comprised of 12 buildings containing 238 apartment units, with 260,918 square feet of conditioned space. The demand (kW) savings associated with this energy efficiency duct sealing project is estimated at 123.43 kW, at a program cost of \$766 per kilowatt saved. The avoided kWh, estimated at 185,141 kWh per year, represents a major benefit to the local environment. This project will prevent the following air pollutants from being emitted: 111.2 metric tons of Carbon Dioxide (CO₂), 0.070 metric tons of Sulfur Dioxide (SO₂), and 0.077 metric tons of Nitrogen Oxides (NOX).

In addition to the reduced air and toxic pollution, the project savings are also equivalent to an estimated 249,604 vehicle miles traveled, the removal of 21.3 cars from our roadways, or the planting of 2,856 trees or 143 acres of forest in Austin's parks.

RCA PROJECT FACT SHEET

Customer Name: Nalle Woods
Property Owner: 4700 Nalle Woods Realty Co.
Property Management Company: Greystar Real Estate Partners

File Number: 1058

Facility Address: 4700 N. Capital of Texas Hwy, Austin, TX 78746

Customer Contact: Jenifer Earnshaw

Estimated Rebate: Not to exceed \$94,542

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

Demand Savings: 123.43 kW – estimated

KWh Savings: 185,141 kWh - estimated

Cost per kW: \$ 766

Estimated Project Cost: \$94,542

- *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 / 15,117 conditioned space & \$.38 / 238,849 conditioned space in compliance of ECAD Ordinance.*
- *For this retrofit, the contractor price was equal to rebate costs and is equivalent to \$766 per kW saved.*

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

Site Information: Nalle Woods, 4700 N. Capital of Texas Hwy, Austin, TX 78746.

Comments:

Nalle Woods is located at 4700 N. Capital of Texas Hwy in Austin, Texas. The property comprises twelve (12) buildings containing 238 apartment units, with 260,918 square feet of conditioned space.

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

AGENDA DATE: 04/05/2012

SUBJECT: Approve issuance of a rebate to Invesco Real Estate for performing duct diagnostic and improvements at the Preserve at Travis Creek Apartments in an amount not to exceed \$72,047.

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: To be reviewed by the Electric Utility Commission on March 19, 2012 and by the Resource Management Commission on March 20, 2012.

Austin Energy's Energy Efficiency Services requests authorization to issue a rebate to Invesco Real Estate in the amount not to exceed \$72,047 for installing solar screens at The Preserve at Travis 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 Resource, Generation, Climate Protection Plan to 2020, 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 Preserve at Travis Creek is located at 5604 Southwest Parkway in Austin, Texas 78735. The property is comprised of 40 buildings containing 608 apartment units, with 581,562 square feet of conditioned space. The demand (kW) savings associated with this energy efficiency duct sealing project is estimated at 107.51 kW, at a program cost of \$670 per kilowatt saved. The avoided kWh, estimated at 161,271 kWh per year, represents a major benefit to the local environment. This project will prevent the following air pollutants from being emitted: 96.8 metric tons of Carbon Dioxide (CO₂), 0.061 metric tons of Sulfur Dioxide (SO₂), and 0.067 metric tons of Nitrogen Oxides (NO_x).

In addition to the reduced air and toxic pollution, the project savings are also equivalent to an estimated 217,423 vehicle miles traveled, the removal of 18.6 cars from our roadways, or the planting of 2,488 trees or 124 acres of forest in Austin's parks.

RCA PROJECT FACT SHEET

Customer Name: Preserve at Travis Creek
Property Owner: Invesco Real Estate
Property Management Company: Greystar Real Estate Partners

File Number: 1289

Facility Address: 5604 Southwest Parkway, Austin, TX 78735

Customer Contact: Mandy Bushnell

Estimated Rebate: Not to exceed \$72,047

Equipment Installed: Solar Screens

Demand Savings: 107.51 kW – estimated

KWh Savings: 161,271 kWh - estimated

Cost per kW: \$ 670

Estimated Project Cost: \$100,351.50

- *The project costs for Solar Screens is approximately 72% of the contractor's total costs to provide this service.*
- *This energy efficiency improvement qualifies at rebate levels of \$1.50 / 48,031 square feet of solar screen in compliance of ECAD Ordinance.*

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

Site Information: Preserve at Travis Creek, 5604 Southwest Parkway, Austin, TX 78735.

Comments:
Preserve at Travis Creek is located at 5604 Southwest Parkway in Austin, Texas. The property comprises forty (40) buildings containing 608 apartment units, with 581,562 square feet of conditioned space.

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

AGENDA DATE: 04/05/2012

SUBJECT: Authorize negotiation and execution of a 12-month Interlocal Agreement between the City of Austin and the City of San Antonio to allow cooperation with respect to the implementation of the Texas Solar Collaboration as provided for and funded by the U.S. Department of Energy's Rooftop Solar Challenge grant in an amount not to exceed \$83,073.

AMOUNT & SOURCE OF FUNDING: Funding is available from the Department of Energy's Rooftop Solar Challenge grant.

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; Leslie Libby, Project Manager, at 482-5390.

PRIOR COUNCIL ACTION: September 12, 2011 – Approved Ordinance 20110912-005, including Austin Energy's Fiscal Year 2011-2012 Operating Budget including this grant.

BOARD AND COMMISSION ACTION: To be reviewed by the Electric Utility Commission on March 19, 2012 and by the Resource Management Commission on March 20, 2012.

The City of Austin through Austin Energy, the City of Houston and the City of San Antonio will share expertise and resources in order to meet the grant award requirements of the U.S. Department of Energy's (DOE) Rooftop Solar Challenge. The City of Austin, the City of Houston and the City of San Antonio received funding through the DOE's Rooftop Solar Challenge to spur solar-power deployment by reducing barriers and lower costs for rooftop solar systems.

Austin received \$83,073 in grant funds included in the Fiscal Year 2011-2012 Operating Budget of Austin Energy. Austin Energy will provide an in-kind contribution in the form of staff time working on the project. The grant period is from February 2012 to February 2013.

The Texas Solar Collaboration will enhance existing policy and process framework within the following four action areas:

- Develop a standardized, transparent and expeditious permitting and interconnection process;
- Advance standards of equity and quality assurance within net metering and interconnection provisions;
- Enable multiple financing options by establishing a foundation for community solar programs and/or third party ownership models;
- Make available established best practices to local municipalities.

The Rooftop Solar Challenge is part of the DOE SunShot Initiative, a collaborative national effort to make solar cost-competitive with other forms of energy by the end of the decade. Reducing the installed cost of solar energy systems by about 75 percent will drive widespread large-scale adoption of solar, fortifying U.S. leadership in the global clean energy race while spurring new industries and job creation across the nation.

CITY OF AUSTIN – PURCHASING DEPT. AGENDA DATE: 04/5/2012
RECOMMENDATION FOR COUNCIL ACTION
VENDOR NAME: PSC ENVIRONMENTAL SERVICES LLC

SUBJECT: Authorize award, negotiation, and execution of a 12-month requirements service contract with PSC ENVIRONMENTAL SERVICES LLC, or one of the other qualified offerors to RFP No. DKC0037 to provide management and disposal of hazardous and non-hazardous waste for Austin Energy in an estimated amount not to exceed \$311,000, with four 12-month extension options in an estimated amount not to exceed \$311,000 per extension option, for a total estimated contract amount not to exceed \$1,555,000.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$155,500 is available in the Fiscal Year 2011-2012 Operating Budget of Austin Energy. Funding for the remaining six 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.

BOARD AND COMMISSION ACTION: To be reviewed by the Electric Utility Commission on March 19, 2012

PURCHASING: Best evaluated proposal of three 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.

FOR MORE INFORMATION CONTACT: Dolores Castillo, Sr. Buyer/322-6466

This contract will provide services for the management and disposal of industrial hazardous and Class 1 non-hazardous waste at Austin Energy (AE) facilities as required by State and Federal regulatory agencies. These services include packaging, manifesting, transporting, and disposal of the waste material. The types of waste include items such as oily solids (rags or soil), oily waters, lab pack chemical waste, fluorescent bulbs, batteries and paint. Treatment and disposal methods include recycling or reclamation when possible, incineration, fuels blending, industrial wastewater treatment, and solidification for secure chemical landfill disposal. AE manages and/or occupies several facilities and work sites that generate hazardous and non-hazardous wastes including Decker Creek Power Station, Sand Hill Energy Center, Kramer Service Center, Energy Control Center and District Cooling Plants #1 and #2. These wastes are typically generated during routine operation and maintenance activities at these facilities.

In order to comply with federal state and local regulations, AE requires the services of a waste management contractor, qualified and permitted to manage, transport, store and dispose of industrial wastes. This includes having an identification number through the Environmental Protection Agency (EPA) as well as being registered with the Texas Commission on Environmental Quality.

An Austin Energy evaluation team with expertise in this area recommended award to the best evaluated proposer for these services.. Evaluation criteria used to evaluate the proposals included costs, proposed solutions, personnel qualifications and experience, equipment and facilities, and environmental soundness and regulatory record compliance.

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: 7/6

MBE/WBE bid: 0/0

PRICE ANALYSIS

- a. Adequate competition.
- b. Sixty four notices were sent including seven MBEs and six WBEs. Three proposals were received, with no response from the MBE/WBEs.

APPROVAL JUSTIFICATION

- a. Best evaluated proposal. PSC Environmental Services LLC is not the current provider of this service
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.

EVALUATION MATRIX
Management & Disposal of Hazardous & Non-Hazardous Waste
RF# DKC0037

Evaluation Category	TOTAL POINTS	PSC ENVIRONMENTAL SERV. Houston, TX	CLEAN HARBORS Columbia, SC	ENV. QUALITY Wayne, MI
Total Evaluated Cost (Proposer with lowest cost to the City will be given maximum points, remainder given on a percentage ratio basis)	25	19	13	25
System Concept and Solutions Proposed (Grasp of the requirement and its solution(s), responsiveness to terms and conditions, completeness and thoroughness of the technical data and documentation.)	20	19	16	12
Personnel Qualifications / Demonstrated Applicable Experience – verifiable proof of a minimum of 5 years experience performing similar task; details provided of training programs for personnel; approval of all required regulatory agencies, any notices of violations	15	14	14	12
Equipment/Facilities – proof of ownership and operation of at least one RCRA-permitted landfill, and one RCRA-permitted incinerator or treatment facility, and one state permitted industrial and/or hazardous waste landfill	20	18	18	12
Environmental soundness and regulatory record-compliance with all applicable codes, regulations and standards including those listed in 0500, Item 3	20	18	15	14
TOTAL	100	88	76	75

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 – PURCHASING DEPT.
RECOMMENDATION FOR COUNCIL ACTION
VENDOR NAME: AUS-TEX PRINTING & MAILING INC.**

AGENDA DATE: 04/12/2012

SUBJECT: Authorize award and execution of a 12-month requirements service contract with AUS-TEX PRINTING & MAILING, INC. for printing of the PowerPlus Newsletter for Austin Energy in an estimated amount not to exceed \$74,736, with two 12-month extension options in an estimated amount not to exceed \$74,736 per extension option, for a total estimated contract amount not to exceed \$224,208.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$31,140 is available in the Fiscal Year 2011-2012 Operating Budget of Austin Energy. Funding for the remaining seven 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.

BOARD AND COMMISSION ACTION: To be reviewed by the Electric Utility Commission on March 19, 2012

PURCHASING: Lowest bid of four bids 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.

FOR MORE INFORMATION CONTACT: Dolores Castillo, Sr. Buyer/322-6466

This contract will provide approximately 400,000 copies per month of the PowerPlus Customer Newsletter to be mailed for Austin Energy to mail with the City of Austin utility bills. The newsletter, which is also available online and in Spanish, serves to communicate City department-related services information. It is a cost effective form of communications at six-tenths of a cent for each of the 4.8 million newsletters printed annually. The newsletter reaches more customers than any other Austin Energy communication medium. The newsletter contains information about services from City of Austin departments and also from non-profit organizations that partner with the City of Austin.

Aus-Tex is responsible for printing, packaging, and shipping the inserts to OSC Texas. OSC Texas is responsible for stuffing and mailing the insert along with the utility bills.

MBE/WBE solicited:

5/4

MBE/WBE bid: 0/0

BID TABULATION

DKC0092

1 Line Item

<u>Vendor</u>	12 month Estimated <u>Total Price</u>
Aus-Tex Print & Mailing, Inc. Austin, TX	\$ 74,736.00
Ginny's Printing Austin, TX	\$ 79,939.00
Print Mail Pro Austin, TX	\$107,616.00
Communication Specialists, Inc. Austin, TX	\$114,864.00

PRICE ANALYSIS

- a. Adequate competitions.
- b. Two hundred and two notices were sent including four MBEs and five WBEs. Four bids were received with no responses from the MBE s or WBE's...
- c. This is the first long term agreement of this type; therefore, there is no pricing history available.

APPROVAL JUSTIFICATION

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

**CITY OF AUSTIN – CONTRACT MANAGEMENT DEPT. AGENDA DATE: 04/12/2012
RECOMMENDATION FOR COUNCIL ACTION**

SUBJECT: Authorize execution of a construction contract with CS Advantage USAA, Inc. for the replacement of the roof at Austin Energy's Town Lake Center facility, in the amount of \$598,000 plus a \$89,700 contingency, for a total contract amount not to exceed \$687,700.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$687,700 is available in the Fiscal Year 2011-2012 Capital Budget of Austin Energy.

FISCAL NOTE: A fiscal note is required.

PURCHASING LANGUAGE: Lowest responsive bid of three bids received.

FOR MORE INFORMATION CONTACT: Greg Warren 322-6172; Rolando Fernandez, 974-7749; April Shaw, 974-7141.

BOARD AND COMMISSION ACTION: To be reviewed by the Electric Utility Commission on March 19, 2011.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9A of City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals or through the achievements of Good Faith Efforts with 1.67% MBE and 11.54% WBE subcontractor participation.

The proposed construction contract with CS Advantage USAA, Inc., College Station, TX, is for the roof replacement project at Austin Energy's Town Lake Center, in the amount of \$598,000 plus a \$89,700 contingency, for a total contract amount not to exceed \$687,700.

Austin Energy purchased Town Lake Center, located at 721 Barton Springs Road, in 1986. The current roof is original to the building and although many repairs have been made, there are leaks that cannot be isolated and repaired. Because of settling due to age, the 25-year old roof no longer pitches or slopes properly and therefore does not drain properly. This can cause structural stresses to the building because of the weight associated with excess water being held on the roof.

The new roofing material is highly reflective and energy efficient. The insulating factor will be twice that of the original roof. The new roof will take five months to install at a cost of \$580,000.

Town Lake Center houses mission critical functions such as a Data Center and does not have a lightning protection system. Austin Energy elects to accept bid alternate No. 1 to install a lightning protection system for \$15,000. Austin Energy also elects to accept bid alternate No. 2 to replace broken valves on the building air conditioning system for \$3,000. The total bid for roof replacement and bid alternates No. 1 and No. 2 is \$598,000

Due to the potential for unforeseen problems, a 15% contingency in funding has been included to allow for the expeditious processing of any change orders.

The contract allows 150 days for completion of this project. This project is located within zip code 78704. The project will be managed by Austin Energy.

M/WBE Summary:

Bid documents were distributed to 4 general contractors. Bids were opened on February 16, 2012. The CS Advantage USAA, Inc. submitted the lowest of 3 bids received:

	<u>Base Bid</u>	<u>Bid +Alternates</u>
CS Advantage USAA Inc., College Station, TX	\$580,000.00	\$598,000.00
Rain Seal Master Roofing & Sheet Metal, Inc., Victoria, TX	\$632,240.00	\$670,990.00
Topside Contracting, San Antonio, TX	\$717,280.00	\$788,280.00

The contractor's choice of work methodology provides for 4 areas of subcontracting opportunities which are listed below. Project Participation subgoals stated in the solicitation 6.80% MBE; 1.00% WBE. Total participation estimated on base bid amount of \$580,000:

<u>NON M/WBE – PRIME</u>	<u>\$371,000.00</u>	<u>63.97%</u>
CS Advantage USAA Inc., College Station, TX	\$371,000.00	63.97%
<u>MBE TOTAL – SUBCONTRACTORS</u>	<u>\$10,000.00</u>	<u>1.67%</u>
(FA)Chivas Engineering and Consulting, Inc, Austin, TX (Electrical)	\$10,000.00	1.67%
<u>WBE TOTAL – SUBCONTRACTORS</u>	<u>\$69,000.00</u>	<u>11.54%</u>
(FW) Mid State Plumbing Inc., Austin, TX (MEP)	\$69,000.00	11.54%
<u>NON M/WBE TOTAL – SUBCONTRACTORS</u>	<u>\$130,000.00</u>	<u>22.41%</u>
San Antonio Roofers Supply, San Antonio, TX (Supplies)	\$30,000.00	5.17%
Bradco Supply, Austin, TX (Supplies)	\$100,000.00	17.24%

The Contractor submitted a MBE/WBE Compliance Plan that demonstrated a Good Faith Effort and was approved by the Small & Minority Business Resources Department. Second and third low bidder information is provided.

SECOND BIDDER – Rain Seal Master Roofing & Sheet Metal, Inc. \$632,240
50.76% M/WBE prime participation; 11.06% MBE; 0.36% WBE; 37.82% Non M/WBE subcontractor participation.

THIRD BIDDER – Topside Contracting \$717,280
60.1% M/WBE prime participation; 9.2% MBE; 2.3% WBE; 27.8% Non M/WBE subcontractor participation.

**CITY OF AUSTIN – PURCHASING DEPT.
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA DATE: 4/12/2012

VENDOR NAME: ARTHUR W. BELL dba KIL-A-BUG PROFESSIONAL PEST CONTROL

SUBJECT: Authorize award and execution of a 36-month requirements service contract with ARTHUR W. BELL dba KIL-A-BUG PROFESSIONAL PEST CONTROL, or one of the other qualified bidders for IFB-BV No. PAX0216, to provide pest and termite control services for various City Departments in an estimated amount not to exceed \$830,700, with three 12-month extension options in estimated amounts not to exceed \$395,280 for the first extension option, \$474,336 for the second extension option, and \$569,203 for the third extension option, for a total estimated contract amount not to exceed \$2,269,519.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$113,400 is available in the Fiscal Year 2011-2012 Operating Budget of various City Departments. Funding for the remaining 30 months of the original contract period and extension options is contingent upon available funding in future budgets. (AE's share is \$11,000/year.)

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

PURCHASING: Lowest bid of seven bids received.

BOARD AND COMMISSION ACTION: To be reviewed by the Electric Utility Commission on March 19, 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: Sai Xoomsai, Buyer I, 972-4016

This contract will provide for the continuation of an integrated pest management program. The purpose of this program is to balance the City's need for pest management with human health and environmental concerns regarding pesticide use. The on-going goals of the program are to implement non-toxic solutions for pest problems, standardize pesticide use among City departments, reduce use of pesticides wherever possible, and increase the availability of information to City personnel and citizens regarding pesticides and City pesticide application.

City departments utilizing this contract include the Aviation Department, Building Services Department, Library Department, Parks and Recreation Department, Police Department, Emergency Medical Service Department, Fire Department, Convention Center Department, and Austin Energy.

This request allows for the execution of a contract with a bidder, who provides the best value to the City, that Council selects. If this bidder does not execute a contract with the City, staff will return to Council so that Council may select another best-value bidder and authorize a contract with this bidder.

In order to determine the best value to the City, evaluation criteria included labor rate, cost of material, Vendor's proximity to the State Capitol, and Vendor's experience.

MBE/WBE solicited: 1/0
bid: 0/0

MBE/WBE

BID TABULATION

IFB-BV No. PAX0216 / Pest and Termite Control Service / 35 line items

<u>Vendor</u>	<u>Total Price</u>
Arthur W. Bell, DbA Kil-A-Bug Professional Pest Control Austin, TX	\$171,556.00
Noles Pest Services, LLC. Georgetown, TX	\$193,594.00
Pest Management, Inc. Kerrville, TX	\$335,722.00
Early Bird Pest Control San Antonio, TX	\$361,258.00
The Bug Master Austin, TX	\$370,568.00
Ecolab, Inc. Saint Paul, MN	\$405,900.00
Bug Guys Pest Control, LP. Pflugerville, TX	\$440,020.00

The expenditures for the first 12 months of this contract are estimated to be \$226,800. 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.
- Forty-six notices were sent, including 1 MBE and 0 WBEs. Seven bids were received. The MBE and WBEs did not respond.
- The pricing offered represents a 8.8% decrease to the last contract award in November 2006 and August 2008.

APPROVAL JUSTIFICATION

- Best-evaluated bid. Arthur W. Bell is the current provider of this service for Aviation Department, Building Services Department, Parks and Recreation Department, Police Department, Emergency Medical Service Department, Fire Department, and Austin Energy.
- The Purchasing Office concurs with the Aviation Department, Building Services Department, Library Department, Parks and Recreation Department, Police Department, Emergency Medical Service Department, Fire Department, Convention Center Department, and Austin Energy recommended award.
- Advertised in the Austin American-Statesman and on the Internet.

EVALUATION MATRIX
INVITATION FOR BID - BEST VALUE
IFBBV PAX0216
PEST AND TERMITE CONTROL SERVICES

EVALUATION CRITERIA	MAX POINTS	ARTHUR W. BELL ALIAS: KIL-A-BUG PROFESSIONAL PEST CONTROL	NOLES PEST SERVICES LLC ALIAS: PESTMASTER SERVICES	PEST MANAGEMENT, INC.	EARLY BIRD PEST CONTROL	THE BUG MASTER	ECOLAB INC	BUG GUYS PEST CONTROL LP
COST	60	60	53	31	28	28	25	23
MATERIALS	10	9	6	10	5	0	5	9
MILES TO THE STATE CAPITOL	5	5	0	2	1	2	1	1
PRIOR EXPERIENCE	25	25	25	25	25	25	25	15
TOTAL	100	99	84	68	59	55	56	48