

## A G E N D A



## Recommendation for Council Action (Purchasing)

Austin City Council

Item ID:

30253

Agenda Number

36.

Meeting Date:

February 13, 2014

Department:

Purchasing

## Subject

Authorize award, negotiation and execution of a contract with JOHNSON CONTROLS INC. or another qualified offeror to RFP No. OPJ0107, for the purchase and installation of a 2500 ton chiller to be installed at Austin Energy's Domain District Cooling Plant, in an amount not to exceed \$2,402,517.

## Amount and Source of Funding

Funding is available in the Fiscal Year 2013-2014 Capital Budget of Austin Energy.

## Fiscal Note

A fiscal note is attached.

Purchasing  
Language:

Best evaluated proposal.

Prior Council  
Action:For More  
Information:

Oralia Jones, Senior Buyer Specialist, 512-322-6594

Boards and  
Commission  
Action:

To be reviewed by the Electric Utility Commission on January 27, 2014.

Related Items:

MBE / WBE:

This contract will be awarded in compliance with City Code Chapter 2-9D (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 1.08% MBE and 6.17% WBE subcontractor participation.

## Additional Backup Information

This contract with Johnson Controls Inc., Austin, TX, is for the purchase and installation of a new 2500 ton centrifugal chiller at Austin Energy's Domain District Cooling Plant. The installation includes required mechanical piping, variable speed drive, power, controls, start up and commissioning, new refrigeration detection system, and modifications to the existing mechanical exhaust system to provide ventilation per the 2009 Uniform Mechanical Code requirements. The contract also includes selective demolition of mechanical, electrical and controls components from the removal of chillers # 6 (2500 ton) and # 7 (1500 ton) which are non-functional. The Domain District Cooling Plant provides thermal energy services to commercial and residential customers within the Domain development. This new chiller is required to meet Austin Energy's contractual capacity obligations to Domain customers.

An Austin Energy evaluation team with expertise in this area evaluated the proposals and unanimously chose this proposal as the best to provide these services. Evaluation criteria used to evaluate the proposals included cost, technical concept and solution including compliance with the specification, demonstrated applicable experience, factory service and local business presence.

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

MBE/WBE solicited: 13/4

MBE/WBE proposed: 1/0

**M/WBE Summary**

Johnson Controls Inc. Austin, TX	<u>\$2,065,394.00</u>	<u>85.96%</u>
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**MBE**

Kamo Energy Universal City, TX	<u>\$25,840.00</u>	<u>1.08%</u>
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**WBE**

J S Electric Buda, TX	<u>\$75,631.00</u>	<u>3.15%</u>
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DFW Movers & Erectors Kyle, TX	<u>\$72,450.00</u>	<u>3.02%</u>
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**Non-Certified Subcontractors**

Beard Integrated Systems Austin, TX	<u>\$10,295.00</u>	<u>0.43%</u>
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Advanced Flow Technologies Universal City, TX	<u>\$12,360.00</u>	<u>0.51%</u>
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Dart Construction Dripping Springs, TX	<u>\$43,026.00</u>	<u>1.79%</u>
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Romar	<u>\$64,921.00</u>	<u>2.70%</u>
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San Antonio, TX

Mid-State  
Austin, TX

\$32,600.00

1.36%

**PRICE ANALYSIS**

- a. Adequate competition.
- b. Two-hundred, three notices were sent, including 13 MBEs and four WBEs. Six proposals were received, with one MBE and no WBEs responding.

**APPROVAL JUSTIFICATION**

- a. Best evaluated proposal of six proposals received.
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.