







<div style="text-align: center;"> A U S T I N C I T Y C O U N C I L  <b>AGENDA</b> </div> <div style="display: flex; justify-content: space-around;">     </div>				
<b>Recommendation for Council Action (Purchasing)</b>				
Austin City Council	Item ID:	30868	Agenda Number	
Meeting Date:	February 27, 2014			
Department:	Purchasing			
Subject				
<p>Authorize award, negotiation and execution of a 60 month requirements service contract with JOHNSON CONTROLS INC., to provide preventative maintenance services and extended warranty for chillers, air handler units and Metasys building automation software at Austin Energy's System Control Center in an amount not to exceed \$143,926.</p>				
Amount and Source of Funding				
Funding is available in the Fiscal Year 2013-2014 Operating Budget of Austin Energy.				
Fiscal Note				
There is no unanticipated fiscal impact. A fiscal note is not required.				
Purchasing Language:	Sole Source.			
Prior Council Action:				
For More Information:	Oralia Jones, Senior Buyer Specialist/322-6594			
Boards and Commission Action:	February 24, 2014 - To be reviewed by the Electric Utility Commission.			
MBE / WBE:	This contract will be awarded in compliance with City Code Chapter 2-9C (Minority Owned and Women Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this contract.			
Related Items:				
Additional Backup Information				
<p>This contract with Johnson Controls Inc., Austin, TX, is for preventative maintenance services and extended warranties for York brand chillers, air handling units and Metasys Building automation system controls software at Austin Energy's System Control Center.</p> <p>The chillers, air handling units, and Metasys building automation software at the System Control Center are designated by Austin Energy as Mission Critical systems and must meet industry standards of 99.999% reliability. The System Control Center directly supports the mission set forth by the Electric Reliability Council of Texas (ERCOT). ERCOT manages the flow of electric power to 23 million Texas customers, representing</p>				

85 percent of the state's electric load. As the independent system operator for the region, ERCOT schedules power on an electric grid that connects 40,500 miles of transmission lines and more than 550 generation units. The System Control Center is home to Austin Energy personnel who manage and control electrical grid power.

In order to achieve the required reliability, as well as to maintain warranties purchased during construction of the System Control Center, each system must be maintained by Original Equipment Manufacturers (OEM) or representatives certified by the OEM. Johnson Controls Inc is the owner and sole manufacturer and supplier for the Metasys Extended Architecture software which operates the Metasys Building Automation System and York chillers. Johnson Controls Inc. does not train or certify other service technicians and the MSEA software and updates are not available for sale through third parties. Therefore, Johnson Controls is the sole source provider of these services.

DRAFT

A U S T I N C I T Y C O U N C I L				
A G E N D A				
				
<b>Recommendation for Council Action (Purchasing)</b>				
Austin City Council	Item ID:	30851	Agenda Number	
Meeting Date:	February 27, 2014			
Department:	Purchasing			
Subject				
<p>Authorize award and execution of a contract through the Texas Multiple Award Schedule (TXMAS) cooperative purchasing program with EATON CORPORATION, for the purchase, delivery, installation and testing of two 15kv switchgear breakers for Austin Energy's Domain District Cooling Plant, in an amount not to exceed \$68,062.</p>				
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 required.				
Purchasing Language:	Cooperative Purchase			
Prior Council Action:				
For More Information:	Oralia Jones, Senior Buyer Specialist/512-322-6594			
Boards and Commission Action:	February 24, 2014 - To be reviewed by the Electric Utility Commission.			
MBE / WBE:	This contract will be awarded in compliance with City Code Chapter 2-9C (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.			
Related Items:				
Additional Backup Information				
<p>This contract will provide for the upgrade of two existing cells in the 15kv switchgear lineup at Austin Energy's Domain District Cooling Plant located at 3120 Kramer Lane. It replaces 30 year-old obsolete breakers with units that meet current standards. The new breakers have improved protective functions to minimize damage should an electrical fault occur. The contract includes design, installation and testing of the new equipment and removal of existing mechanical relays from service.</p> <p>Eaton Corporation, Cedar Park, TX, is under contract through TXMAS to provide these services to other public entities in Texas. The cooperative purchasing program is coordinated by the State of Texas Comptroller of Public Accounts which allows the City to utilize TXMAS contracts which have already been developed from contracts that were competitively bid and awarded by the General Services Administration's Federal Supply Service.</p>				

<div style="text-align: center;"> A U S T I N C I T Y C O U N C I L  <b>AGENDA</b> </div> 				
Recommendation for Council Action				
Austin City Council	Item ID	31161	Agenda Number	
Meeting Date:	3/6/2014		Department:	Austin Energy
Subject				
<p>Authorize negotiation and execution of an agreement with Staybridge Suites, to provide a performance-based incentive for the generation of solar energy at its new-construction facility located at 13000 North I-35, Austin, Texas 78753, for an estimated \$12,152 per year, for a total amount not to exceed \$121,520 over a 10-year period.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$12,152 is included in the proposed Fiscal Year 2013-2014 Operating Budget of Austin Energy.</p>				
Fiscal Note				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
Purchasing Language:				
Prior Council Action:				
For More Information:	<p>Jeff Vice, Director, Local Government Issues (512) 322-6087; Debbie Kimberly, Vice President, Distributed Energy Services (512) 322-6327; Kurt Stogdill, Interim Solar Program Manager (512) 322-6510.</p>			
Boards and Commission Action:	<p>February 18, 2014 - Recommended by the Resource Management Commission on a 5-0 vote; February 24, 2014 - To be reviewed by the Electric Utility Commission.</p>			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Austin Energy requests authorization to enter into an agreement with Staybridge Suites, to provide a performance-based incentive (PBI) for an estimated \$12,152 per year, for a total amount not to exceed \$121,520 over the 10-year period of the agreement, for the generation of solar energy at its new construction hotel facility located at 13000 North I-35 Service Road SB, Bldg. 9, Austin, Texas 78753.</p> <p>The total installation cost is \$344,756 and the incentive will cover between 34% and 35% of the cost. The PBI level for this project is \$0.10 per kWh for 10 years. The solar equipment, which meets Austin Energy program requirements, includes a total of 273 solar modules rated at 327 watts and associated inverters rated at 96.5% efficiency. A total of 69 kW-AC in demand savings is expected.</p> <p>This energy improvement will save an estimated 115,732 kWh per year—enough to provide electricity to 10 average Austin homes for a year—and produce an estimated 116 Renewable Energy Credits (RECs) per year. These savings</p>				

are equivalent to the planting of 1,785 trees or 89 acres of forest in Austin's parks or the removal of 156,028 vehicle miles or 13 cars from Austin roadways. This project will save 77 tons of Carbon Dioxide (CO<sub>2</sub>); 97 pounds of Sulfur Dioxide (SO<sub>2</sub>); 107 pounds of Nitrogen Oxide (NO<sub>x</sub>); and 74 pounds of Carbon Monoxide (CO) from being emitted into the atmosphere, and 52,079 gallons of water at the generation power plant.

DRAFT



## Recommendation for Council Action (CMD)


<b>Austin City Council</b>	<b>Item ID:</b>	30924	<b>Agenda Number</b>	
<b>Meeting Date:</b>	March 6, 2014			
<b>Department:</b>	Contract Management			
Subject				
<p>Authorize additional funding in an amount not to exceed \$1,182,000 to the job order contract with GO GREEN SQUADS, LLC (WBE/FW); MCCULLOUGH HEATING &amp; AIR CONDITIONING, INC.; CLIMATE MECHANICAL, INC., AIRTECH ENERGY SYSTEMS, INC.; GOOD NEIGHBOR MANAGEMENT, INC. DBA CITY CONSERVATION; AND AMERICAN CONSERVATION &amp; AIR, INC., for Austin Energy's Home Efficiency Assistance (Free Home Weatherization) Program-Tier 2 Basic Weatherization Plus HVAC to be distributed to contractors based on work authorization and availability.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$982,000 is available in the Fiscal Year 2013-2014 Operating Budget of Austin Energy. Funding in the amount of \$200,000 is available in the Fiscal Year 2013-2014 Operating Budget of Austin Water Utility.</p>				
Fiscal Note				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
<b>Purchasing Language:</b>				
<b>Prior Council Action:</b>	May 23, 2013 - Authorized negotiation and execution of a Job Order Contracts with contractors listed above; September 27, 2012 - Authorized use of Job Order Contracting Project Delivery Method.			
<b>For More Information:</b>	Joe Guerrero, 512-482-5394; Lynda Williams, 512-974-3066; Rolando Fernandez, 512-974-7749; Felecia Shaw, 512-974-6017.			
<b>Boards and Commission Action:</b>	February 18, 2014 - Recommended by the Resource Management Commission; To be reviewed by the Electric Utility Commission on February 24, 2014. To be reviewed by the Water and Wastewater Commission on March 12, 2014.			
<b>MBE / WBE:</b>	This contract was awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified and no goals were established for the solicitation. Although no goals were established for this solicitation, contractors are required to comply with the MBE/WBE Procurement Program if subcontracting opportunities are identified.			
<b>Related Items:</b>				
Additional Backup Information				

Austin Energy offers free home energy improvements to customers with low-to-moderate incomes. These improvements not only reduce energy costs, they create a more comfortable and safe living environment. In addition, Austin Water Utility offers free high efficiency bathroom and kitchen aerators and showerheads and rebates for water efficient appliances.

Currently, the need for weatherization and plumbing repair or services by low income customers in the Austin Energy and Austin Water Utility service areas exceeds the available level of assistance. This request for additional funding authority for the Home Efficiency Assistance (Free Home Weatherization) Program-Tier 2 Basic Weatherization Plus HVAC is needed to meet current and projected needs. If approved, the funding will be distributed to the job order contractors based on work authorization and availability.

The Tier 2 contract was executed on June 23, 2013, for a one-year initial term subject to availability of funding with the owner option to renew the contract term for one additional year. To date, 212 homes have been weatherized and repaired under this contract and an additional 120 homes have been assessed by this program for weatherization and repairs. Austin Energy estimates that up to 215 homes could receive improvements under this contract.

An initial audit of the home's energy and water performance, conducted by Austin Energy, will establish the priority of improvement measures necessary to increase the energy and water efficiency level. Types of work performed under this contract include: sealing the home to address air infiltration; installing attic insulation, solar screens, smoke detectors, and carbon monoxide detectors; repairing leaking faucets; and repairing or replacing toilets; and potentially replacing electric or natural gas appliances. Work may also include repair or replacement, in part or whole, of the home's heating and cooling system and/or duct system by qualified and licensed staff or subcontractors.

<div style="text-align: center;">  </div>				
<b>Recommendation for Council Action</b>				
Austin City Council	<b>Item ID</b>	30937	<b>Agenda Number</b>	
<b>Meeting Date:</b>	2/27/2014		<b>Department:</b>	Austin Energy
<b>Subject</b>				
<p>Authorize execution of a power purchase agreement with Lincoln Renewable Energy LLC, Chicago, IL, for a term of up to 18 years for up to 300 megawatts of wind-generated electricity, in an estimated amount of \$31,000,000 per year, for an estimated total contract amount not to exceed \$558,000,000.</p>				
<b>Amount and Source of Funding</b>				
<p>Funding will be provided through Power Supply Adjustment revenue or future Green Choice revenue.</p>				
<b>Fiscal Note</b>				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
<b>Purchasing Language:</b>				
<b>Prior Council Action:</b>	June 20, 2013 and June 27, 2013 - Approved negotiation and execution of power purchase agreements with two entities.			
<b>For More Information:</b>	Jeff Vice, Director, Local Government Issues (512) 322-6087; Pat Sweeney, Director, Energy and Market Operations (512) 322-6292; Khalil Shalabi, VP, Energy Market Operations & Resource Planning (512) 322-6520.			
<b>Boards and Commission Action:</b>	February 18, 2014 - Recommended by the Resource Management Commission; February 24, 2014 - To be reviewed by the Electric Utility Commission.			
<b>MBE / WBE:</b>				
<b>Related Items:</b>				
<b>Additional Backup Information</b>				
<p>On June 20, 2013 and June 27, 2013, the City Council approved negotiation and execution of two 200 megawatt (MW) wind power agreements with Duke Energy and a 170 MW wind power agreement with E.ON Climate and Renewables. Subsequent to that time, the contracts with Duke Energy were successfully executed and construction has begun. The contract with E.ON was negotiated, however, E.ON declined to execute the agreement citing tax and financing issues related to the proposed project. As a result, Austin Energy refreshed the responses to its request for proposals (RFP) and identified replacement options in November 2013. This recommendation is the conclusion of the process to replace the E.ON contract.</p> <p>Austin Energy recommends replacing the earlier contract with a 300 MW project due to updated market conditions and the risk the expired federal production tax credit (PTC) will have on the price of future solicitations of wind projects. As anticipated, the Federal PTC, which provides wind projects a tax credit of 2.3¢/kilowatt hour, expired on December 31, 2013. The prospects for a replacement of the PTC are highly uncertain. The expiration also means that</p>				



only those projects that began construction and/or demonstrated a sufficient level of financial commitment will receive the expired PTC. Given the uncertainty of a future PTC, the attractive pricing observed in this RFP may not be available for future wind needs. Along with the favorable terms offered for this specific project, Austin Energy recommends the larger agreement. While the size is larger, the pricing terms represent a slight improvement of about \$2/MWh over the original range of \$28 to \$38/MWh. If approved, this contract will increase the likelihood that Austin Energy will reach its 2020 renewable energy goal in 2016 and eliminate the need for additional wind before 2020 at a long-term fixed price that is expected to have a positive impact on the PSA. Specifically, this contract will provide for the purchase of the full output of an approximately 300 MW wind power project to be constructed by Lincoln Renewable Energy, LLC, and located in Castro County, Texas. The new wind project is expected to come online by the fourth quarter of 2015 and will comprise approximately 160 wind turbines.

This agreement will run for a term of up to 18 years and will not require Austin Energy to invest any funds in the construction, operation, or maintenance of the project during that period. The estimated contract amount reflects the fixed pricing terms of the agreement and estimated energy production which will vary in accordance with the actual availability of wind resources.

The Austin City Council established a strategic energy policy for Austin Energy through the adoption of Resolutions 030828-38 and 030925-02. These resolutions and Austin Energy's Resource, Generation and Climate Protection Plan calls for the development and use of clean energy and sets a goal of 35% of its energy from renewable energy sources by December 31, 2020. The recommended project offers Austin Energy competitively priced renewable energy and environmental attributes and the opportunity to continue progress towards its renewable goal.

#### PRICE ANALYSIS

- a. Adequate competition.
- b. Forty-four new or existing wind projects offered, with a total of 70 different proposal variations.
- c. Proposal provides for a utility scale wind power plant.

#### APPROVAL JUSTIFICATION

- a. Top three evaluated proposals.
- b. The recommended proposer meets the requirements of the Request for Proposal.

**CITY OF AUSTIN – PURCHASING DEPT.  
RECOMMENDATION FOR COUNCIL ACTION  
VENDOR NAMES: STUART C. IRBY CO, CRAWFORD ELECTRIC SUPPLY; AND KBS  
ELECTRICAL DISTRIBUTORS INC.**

**AGENDA DATE: 3/27/2014**

**SUBJECT:** Authorize award and execution of three 36-month requirements supply agreements for the purchase of PVC conduit and accessories for Austin Energy with: STUART C. IRBY CO. in an amount not to exceed \$369,912 with three 12-month extension options in an amount not to exceed \$123,304 per extension option, for a total contract amount not to exceed \$739,824; CRAWFORD ELECTRIC SUPPLY in an amount not to exceed \$21,522 with three 12-month extension options in an amount not to exceed \$7,174 per extension option, for a total contract amount not to exceed \$43,044; and with KBS ELECTRICAL DISTRIBUTORS INC. in an amount not to exceed \$21,441, with three 12-month extension options in an amount not to exceed \$7,147 per extension option, for a total contract amount not to exceed \$42,882. The annual amount for all PVC conduit & accessories required under these contracts will be for a total each and combined amount not to exceed \$137,625.

**AMOUNT & SOURCE OF FUNDING:** Funding in the amount of \$68,813 is available in the Fiscal Year 2013-2014 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 bids meeting specification.

**BOARD AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on February 24, 2014.

**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 Austin Energy with various sizes of polyvinyl chloride (PVC) conduit and accessories including bell ends, couplings, elbows, spacers and plugs on an as-needed basis. These products are used by Austin Energy to run cable to underground electrical vaults and duct banks. These supplies will be used to replenish stock at Austin Energy's Kramer, St. Elmo, System Control Center, Decker and Sand Hill warehouses for immediate issue to construction and maintenance crews.

MBE/WBE Solicited: 13/6

MBE/WBE Bid: 0/0

BID TABULATION  
IFB No. GGU0126  
PVC Conduit & Accessories  
(54 line items)

VENDOR	Number of Line Items Bid	Number of Line Items Awarded	Total Annual Award
<b>Stuart C. Irby Co. Buda, TX</b>	<b>52</b>	<b>42</b>	<b>\$123,304</b>
<b>Crawford Electric Supply Austin, TX</b>	<b>54</b>	<b>8</b>	<b>\$7,174</b>
<b>KBS Electrical Dist. Inc. Austin, TX</b>	<b>52</b>	<b>4</b>	<b>\$7,147</b>
Techline Inc. Austin, TX	54	0	N/A
Power Supply Inc Austin, TX	54	0	N/A
Nunn Elec Supply Austin, TX	52	0	N/A

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

PRICE ANALYSIS

- a. Adequate competition.
- b. Two hundred, thirty-seven notices were sent, including 13 MBEs and six WBEs. Six bids were received, with no response from the MBE/WBEs.
- c. These items are not on any existing contracts, however, the pricing offered represents an average unit price decrease of 47% compared to recent open market or credit card transactions for these products.

APPROVAL JUSTIFICATION

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