



**Recommendation for
Water & Wastewater Commission**

Commission Meeting Date:	January 11, 2017
Council Meeting Date:	January 26, 2017
Department:	Purchasing
SUBJECT	
Authorize negotiation and execution of a contract with TRANE U.S. INC. , to provide an updated control system for heating, ventilating, and air conditioning, in an amount not to exceed \$472,162.	
AMOUNT AND SOURCE OF FUNDING	
Funding is available in the Fiscal Year 2016-2017 Capital Budget of Austin Water.	
Purchasing Language:	Sole Source
Prior Council Action:	N/A
For More Information:	Matthew Duree, 512-974-6346; BJ Ruiz, 512-972-0305; Anna Bryan-Borja, 512-972-0120
Boards and Commission Action:	January 11, 2017- To be reviewed by the Water and Wastewater Commission.
MBE/WBE:	This contract is exempt from the City Code Chapter 2-9C Minority Owned and Women Business Enterprise Procurement Program; therefore, no subcontracting goals were established.

The contract will provide an upgraded version of Trane Tracer heating, ventilating and air conditioning (HVAC) control system at Waller Creek Center, the main offices for Austin Water, for integrating and controlling multiple existing TRANE HVAC systems across the City. The work to be performed will replace and upgrade all parts of the energy management system with the new Trane Tracer ES server system. The current system is operating with failing and obsolete parts. This upgrade will allow the main offices of Austin Water at Waller Creek to integrate HVAC operations with all other Austin Water building locations, thereby providing for a more efficient and energy-saving operation as well as ability to monitor and troubleshoot problems. The new energy management system will control all heating and cooling of Austin Water building locations including critical areas such as computer rooms, mechanical penthouses and elevator control rooms.

The Waller Creek Center was commissioned in 1985. Many of the current HVAC parts, including the chill water valves, actuators and shut-offs, are from the initial commission date of the building. Maintenance on the HVAC system has been performed in the intervening years but now most of the parts are failing. Cost estimates for parts, labor and programming to replace failing parts over the years is estimated to be \$71,000-\$80,000.

This is a new and one-time contract to provide an upgraded HVAC control system for the main Austin Water facility. Only TRANE U.S. Inc. is authorized to install and provide the necessary parts, components and labor required for proper installation of the system.

If the city is unable to secure this contract, the current HVAC system will fail due to obsolete parts and lack of upgrade.