

RECOMMENDATION FOR COUNCIL ACTION

City Council Meeting Date

November 9, 2017

Posting Language

Approve issuance of a rebate to CL Arrangement LP, for performing energy efficiency improvements at the Array Apartments located at 2000 Burton Drive, in an amount not to exceed \$184,667. (District 3)

Fiscal Note

Funding is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. A fiscal note is not required.

For More Information

Jeff Vice, Director, Local Government Relations (512) 322-6087; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.

Council Committee, Boards and Commission Action

To be reviewed by the Electric Utility Commission on October 16, 2017 and by the Resource Management Commission on October 17, 2017.

Additional Backup Information

Austin Energy requests authorization to issue a rebate to CL Arrangement LP, in an amount not to exceed \$184,667, for energy efficiency measures at the Array Apartments. This multi-family complex is located at 2000 Burton Drive in Council District 3.

The property is comprised of 41 buildings and 370 apartment units, with a total of 327,750 square feet of conditioned space. The average rent for a one-bedroom unit is \$949, a two-bedroom unit is \$1,254, and a three-bedroom unit is \$1,599. However, residents at this property may be eligible to receive housing vouchers through the Housing Authority of the City of Austin.

The energy efficiency measures at this property include: duct sealing, LED lighting, and water-saving devices. The estimated total cost of the project is \$184,667; the rebate will cover 100% of the total cost. This rebate is funded by Austin Energy's Multifamily Weatherization Assistance Program. While similar to the standard Multifamily Rebate Program, the rebates are larger for low income housing and are customized for each measure, based on historical savings and cost data.

These improvements are made in accordance with Austin Energy's Multifamily Weatherization Rebate Program guidelines and the Energy Conservation Audit and Disclosure (ECAD) Ordinance. The rebate program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to realize 1000 MW of energy efficiency and demand response by 2027. It is designed in part to reduce local air pollution through energy conservation, reduce peak demand, reduce the need to purchase additional generation, and assist customers in reducing electric consumption.

The avoided kilowatt-hours (kWh), estimated at 1,102,152 kWh per year, represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions annually: 589.9 metric tons of Carbon Dioxide (CO₂), 0.262 metric tons of Nitrogen Oxides (NO_x), and 0.662 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 1,324,903 vehicle miles traveled, the removal of 113 cars from our roadways, or the planting of 15,160 trees or 758 acres of forest in Austin's parks.



MULTIFAMILY REBATE FACT SHEET

Array Apartments

Community Name	Array Apartments				
Customer Name	Roscoe Properties				
Property Address	2000 Burton Drive, Austin 78741				
Year Built	1972				
Average Rent per Floor Plan ¹	1br/1ba \$899-\$999; 2br/1ba \$1,165; 2br/2ba \$1,249-\$1,349; 3br/2ba \$1,599				
Number of Rentable Units ²	370				
Housing Type	Market rate and subsidized				
Air Conditioner Tonnage	2.2 average tonnage				
Water Heater Type	Electric				
On Code Department's Repeat Offender List? ³	No				
Electric Utilization Intensity for this property	10.78 kWh/sq ft				
Average Electric Utilization Intensity for cohort ⁴	11.17 kWh/sq ft for properties built before 1985 with electric heat				
Energy Conservation Audit and Disclosure (ECAD) status ⁵	Compliant				
Total Measure Costs	\$184,667				
Total Rebate – Not to Exceed	\$184,667				
% of Total Measure Costs	100%				
Rebate per Unit	\$499				
Scope of Work					
370 Furred Down Duct Seal Configurations					
7,090 LED Fixtures					
1,240 Water Saving Devices					
Project Annual Savings at 100% Occupancy ⁶					
Kilowatts (kW) Saved – Estimated	360.7				
Dollars per kW– Estimated	\$512				
Kilowatt-hours (kWh) Saved – Estimated	1,102,152				
Monthly Savings Per Customer - Estimated ⁷					
Dollar savings	\$27.31				
Scope of Work					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average annual dollar savings per customer
Duct Seal	\$155,279	310.6	628,959	\$500	\$187
LED Lighting	\$21,695	34.7	307,778	\$625	\$92
Water Saving Devices	\$7,693	15.4	165,415	\$500	\$49
Measures Performed - Last 10 Years at this property		Completion Date		Rebate Amount	
None					

¹ Eligible residents may receive vouchers through the Housing Authority of the City of Austin (HACA) and pay rent based on their income.

² Energy Conservation Audit and Disclosure (ECAD) 2016 Energy Guide for prospective residents lists total number of units and may include space not rented, e.g., office space, model units, maintenance shops, etc.

³ <http://www.austintexas.gov/department/repeat-offender-program>

⁴ Cohort Type is determined by the year the property is built and the heating type (either gas or electric).

⁵ Owner agrees to comply with TITLE 6. ENVIRONMENTAL CONTROL AND CONSERVATION. CHAPTER 6-7. ENERGY CONSERVATION CODE prior to the issuance of the rebate check.

⁶ Energy (kWh) and dollars (\$) saved per project varies by both the size of the project and the type of heating. Projects with electric heat generally have higher savings than projects with gas heat.

⁷ Calculation based on 11 cents per kWh.

RECOMMENDATION FOR COUNCIL ACTION

City Council Meeting Date

November 9, 2017

Posting Language

Approve issuance of a rebate to Starwood Capital Group, for performing energy efficiency improvements at Mission Grace Woods located at 3209 South I-35, in an amount not to exceed \$195,427. (District 3)

Fiscal Note

Funding is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. A fiscal note is not required.

For More Information:

Jeff Vice, Director, Local Government Relations (512) 322-6087; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.

Council Committee, Boards and Commission Action

To be reviewed by the Electric Utility Commission on October 16, 2017 and by the Resource Management Commission on October 17, 2017.

Additional Backup Information:

Austin Energy requests authorization to issue a rebate to Starwood Capital Group, in an amount not to exceed \$195,427, for energy efficiency measures at the Mission Grace Woods (apartment complex) located at 3209 South I-35 in Council District 3.

The property is comprised of 22 buildings and 430 apartment units, with a total of 305,559 square feet of conditioned space. The average rent for a one-bedroom unit is \$855 and a two-bedroom unit is \$1,044. However, residents at this property may be eligible to receive housing vouchers through the Housing Authority of the City of Austin.

The efficiency measures at this property include: attic insulation, solar screens, LED lighting, and water-saving devices. The estimated total cost of the project is \$195,427; the rebate will cover 100% of the total cost. This rebate is funded by Austin Energy's Multifamily Weatherization Assistance Program. While similar to the standard Multifamily Rebate Program, the rebates are larger for low income housing and are customized for each measure, based on historical savings and cost data.

These improvements will be made in accordance with Austin Energy's Multifamily Weatherization Assistance Rebate Program guidelines and the Energy Conservation Audit and Disclosure (ECAD) Ordinance. The rebate program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to realize 1000 MW of energy efficiency and demand response by 2027. It is designed in part to reduce local air pollution through energy conservation, reduce peak demand, reduce the need to purchase additional generation, and assist customers in reducing electric consumption.

The avoided kilowatt-hours (kWh), estimated at 305,857 kWh per year, represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions annually: 163.7 metric tons of Carbon Dioxide (CO₂), 0.073 metric tons of Nitrogen Oxides (NO_x), and 0.184 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 367,672 vehicle miles traveled, the removal of 31 cars from our roadways, or the planting of 4,207 trees or 210 acres of forest in Austin's parks.



MULTIFAMILY REBATE FACT SHEET

Mission Grace Woods

Community Name		Mission Grace Woods			
Customer Name		Starwood Capital Group (SOF-X Mission Grace Woods LP)			
Property Address		3209 IH 35 S			
Year Built		1982			
Average Rent per Floor Plan ¹		1 br/1 ba - \$855; 2br/1ba - \$1,044; 2br/2ba - \$1,135			
Number of Rentable Units ²		430			
Housing Type		Market rate and subsidized			
Air Conditioner Tonnage		N/A			
Water Heater Type		Electric			
On Code Department’s Repeat Offender List? ³		No			
Electric Utilization Intensity for this property		10.72 kWh/sq ft			
Average Electric Utilization Intensity for cohort ⁴		11.17 kWh/sq ft for properties built before 1985 with electric heat			
Energy Conservation Audit and Disclosure (ECAD) status ⁵		Compliant			
Total Measure Costs		\$195,427			
Total Rebate – Not to Exceed		\$195,427			
% of Total Measure Costs		100%			
Rebate per Unit		\$454.50			
Scope of Work					
101,853 Sq Ft Attic Insulation					
6,463 LED Fixtures					
16,478 Sq Ft Solar Screens					
1,372 Water Saving Devices					
Project Annual Savings at 100% Occupancy ⁶					
Kilowatts (kW) Saved – Estimated		278.3			
Dollars per kW– Estimated		\$702			
Kilowatt-hours (kWh) Saved – Estimated		788,121			
Monthly Savings Per Customer - Estimated ⁷					
Dollar savings		\$16.80			
Scope of Work					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average annual dollar savings per customer
Attic insulation	\$117,080	147.9	3323,892	\$791	\$78
LED lighting	\$19,777	31.6	280,560	\$625	\$68
Solar screens	\$50,033	81.7	61,838	\$612	\$15
Water saving devices	\$8,538	17.1	183,587	\$499	\$44
Measures Performed - Last 10 Years at this property			Completion Date	Rebate Amount	
Duct seal			Oct. 1, 2012	\$62,801	

¹ Eligible residents may receive vouchers through the Housing Authority of the City of Austin (HACA) and pay rent based on their income.

² Energy Conservation Audit and Disclosure 2016 Energy Guide for Prospective residents lists the total number of units in the property; this may include units that are not rentable such as office spaces, model units, maintenance shops, etc.

³ <http://www.austintexas.gov/department/repeat-offender-program>

⁴ Cohort Type is determined by the year the property is built and the heating type (either gas or electric).

⁵ Owner agrees to comply with TITLE 6. ENVIRONMENTAL CONTROL AND CONSERVATION. CHAPTER 6-7. ENERGY CONSERVATION CODE prior to the issuance of the rebate check.

⁶ Energy (kWh) and dollars (\$) saved per project varies by both the size of the project and the type of heating. Projects with electric heat generally have higher savings than projects with gas heat.

⁷ Calculation based on 11 cents per kWh.

Council Meeting Date:

November 9, 2017

Posting Language

Authorize negotiation and execution of a Job Order Assignment with Hensel Phelps, one of the City's Facilities Improvement Job Order Contractors, for the On-Site Energy Resources Austin Marriott Downtown, for a total amount not to exceed \$855,000.

(Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals established for the Job Order Contract.)

Fiscal Note

Funding is available in the Fiscal Year 2017-2018 Capital Budget of Austin Energy. A fiscal note is not required.

Purchasing Language:

Original contract was awarded through a Competitive Sealed Proposal solicitation process.

Prior Council Action:

June 15, 2017 – Authorized 2017 Job Order Contract for City of Austin Facilities Improvement. March 2, 2017 – Authorized use of Job Order Contracting Project Delivery Method.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov.

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749 or Aiden Cohen, 512-974-1929.

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission on October 16, 2017.

Additional Backup Information:

Austin Energy's On-Site Energy Resources operates several District Cooling Systems. These systems provide customers cooling requirements through a network of underground pipes, which serve multiple large buildings within a particular service area. District cooling plants distribute chilled water (approximately 44 to 45 degrees F) to the customer's building through a set of heat exchangers located in the customer's mechanical room. A single plant can meet the cooling needs of several buildings. Austin Energy operates district cooling plants and distribution systems to provide chilled water service to many commercial customers throughout Austin.

This project will connect the future Austin Marriott Downtown to Austin Energy's Downtown District Cooling system. This project is located at Cesar Chavez and Trinity Streets and will add one customer to this Downtown District Cooling system. Adding customers allows the district cooling program to increase the amount of thermal energy storage toward the Council approved goal of 30MW by 2027.

Job Order Contracting is a highly responsive contracting method that allows for services where the work is for indefinite time and indefinite quantities, and where job order assignments are awarded substantially on the basis of pre-described and pre-priced tasks. Work may consist of facility maintenance, repair, alteration, renovation, remediation, or minor construction of City facilities.

Pursuant to state statute, the City is required to obtain approval from Council for any individual job order assignment that exceeds \$500,000. This request is for Council authorization to negotiate and execute one Job Order Assignment from the Job Order Contract program for an amount not to exceed \$855,000, inclusive of contingency.

This project is located within zip code 78701 (District 9).

Hensel Phelps is located in Austin, Texas.

Council Meeting Date: November 9, 2017

Posting Language:

Authorize award and execution of a construction contract with Southwest Corporation, for the Gilleland Creek Substation Control House Project, in the amount of \$254,243.

This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 0.0% MBE and 1.42% WBE participation.

Fiscal Note:

Funding is available in the Fiscal Year 2017-2018 Capital Budget of Austin Energy. A fiscal note is not required.

Purchasing Language:

Lowest responsive bid of one bid received through a competitive Invitation for Bid solicitation.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov.

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749 or Aiden Cohen, 512-974-1929.

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission on October 16, 2017.

Additional Backup Information:

The contractor will furnish all tools, labor, materials, equipment, and miscellaneous items necessary for erecting a prefabricated metal control house, including the structure and components, on an Austin Energy-constructed foundation within an existing electric substation.

This contract is associated with the 8-mile transmission line improvement project from the Gilleland Creek Substation to Austin Energy's Techridge Substation. The new transmission line and proposed substation improvement projects were endorsed by the Electric Reliability Council of Texas (ERCOT) as needed to support the reliability of the transmission system and for production cost savings as part of the transmission upgrade project. The Gilleland Creek Substation is outside the city limits but within Austin Energy's service territory. It is jointly owned by Austin Energy and Lower Colorado River Association (LCRA) through an approved Interconnect Agreement.

A delay in this critical system improvement could result in thermal overloading and tripping of several key transmission system elements causing cascading overloads, a risk of service interruptions, and/or outages, as well as subsequent scheduling and project cost increases.

The contract allows 160 working days for completion of this project. This project is located within zip code 78660, and is outside the Austin city limits but within Austin Energy's service territory. The project will be managed by Austin Energy.

Information on this solicitation is available through the City's Austin Finance Online website. Link: [Solicitation Documents](#).

M/WBE Summary

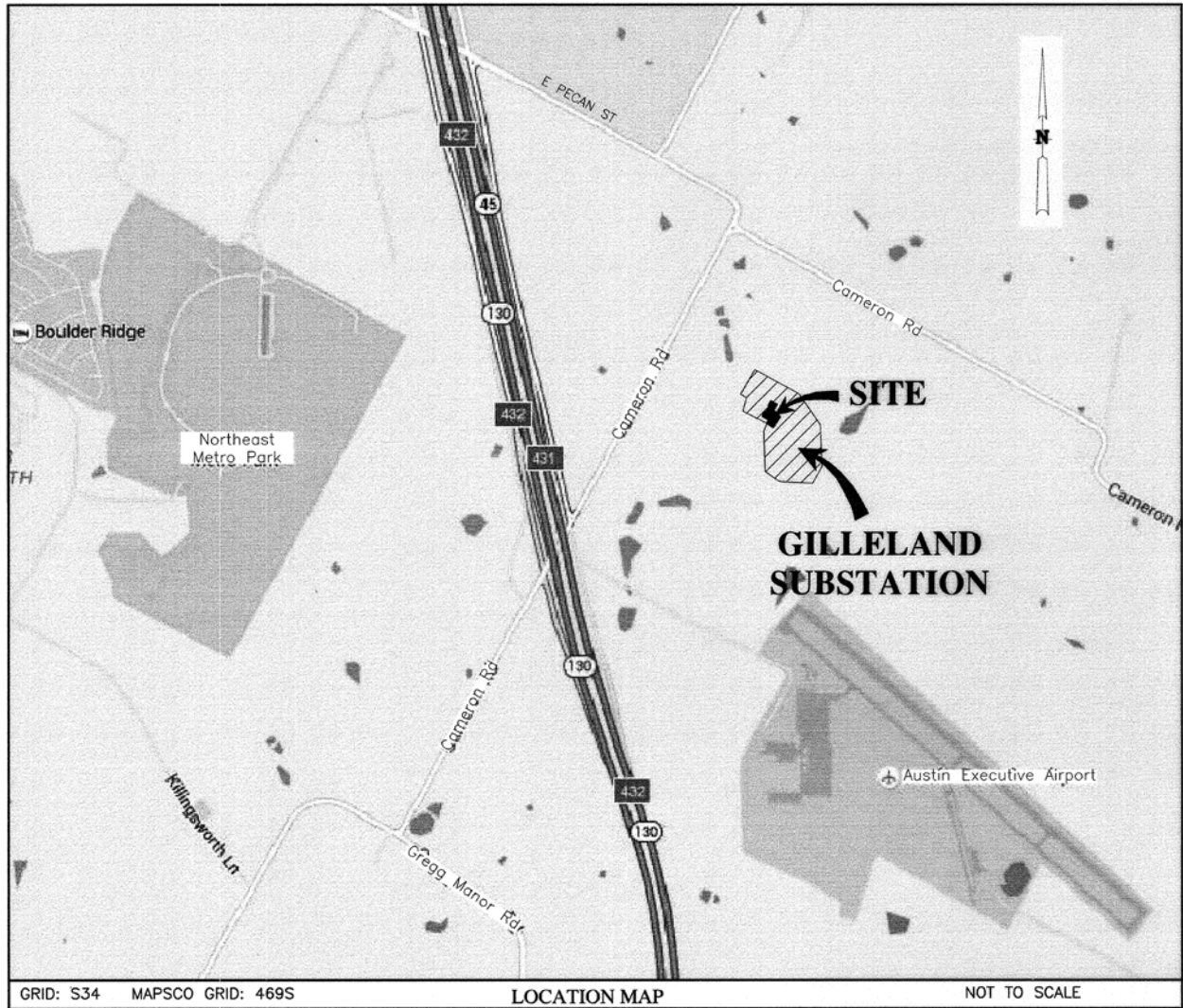
Public notice was given for this solicitation CLMC664 Gilleland Creek Substation Improvements, through the City's Vendor Connection web portal, which resulted in 307 contractors receiving notification and 59 contractors obtaining the bid documents. One bid was received and opened on August 17, 2017. The bid received was not from an MBE/WBE certified firm. Southwest Corporation submitted the only responsive bid:

Southwest Corporation, Austin, TX	\$254,243
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The contractor's choice of work methodology provides for nine areas of subcontracting opportunities which are listed below. Participation subgoals stated in the solicitation were 0.67% MBE and 1.36% WBE. Total participation estimated on base bid amount of \$254,243:

<u>NON M/WBE TOTAL – PRIME</u>	<u>\$156,464</u>	<u>61.54%</u>
Southwest Corporation, Austin, TX	\$156,464	61.54%
<u>MBE TOTAL – SUBCONTRACTORS</u>	<u>\$0</u>	<u>0.00%</u>
<u>WBE TOTAL – SUBCONTRACTORS</u>	<u>\$3,622</u>	<u>1.42%</u>
(FW) Liquid Waste Solutions, LLC., Buda, TX (Toilets, Portable, Rental or Lease)	\$400	0.16%
(FA) All Points Inspection Services, Inc., Austin, TX (Photography)	\$2,472	0.97%
(FW) ATX Construction Clean Up, Inc., Austin, TX (Site Cleanup, Post Construction)	\$750	0.29%
<u>NON M/WBE TOTAL – SUBCONTRACTORS</u>	<u>\$94,157</u>	<u>37.03%</u>
Efficient Air Conditioning, Inc., Austin, TX (Heating, Ventilation and Air Conditioning)	\$17,777	6.99%
BFP Enterprises, Inc. DbA Parker Electric, Austin, TX (Electrical)	\$58,330	22.94%
Native American Contracting, LLC., Schertz, TX (Building Construction, Pre-Fabricated (ALL TYPES))	\$10,400	4.09%
Hook'Em Roll Off, Austin, TX (Solid or Liquid Waste Disposal)	\$750	0.29%
Streamline Commercial Painting, Inc., Austin, TX (Doors, Frames, and Jambs, Steel and Door Installation)	\$2,400	0.94%
Specialty Concrete, Austin, TX (Epoxy, Concrete Bonding Agent)	\$4,500	1.77%

The Contractor submitted a MBE/WBE Compliance Plan that demonstrated a Good Faith Effort and was approved by the Small and Minority Business Resources Department. There were no second or third bidders.



Council Meeting Date: November 9, 2017

Posting Language

Authorize award and execution of a multi-term contract with KBS Electric Inc., to provide transformer load tap changer parts, for up to five years for a total contract amount not to exceed \$340,619.

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy.

Fiscal Note

Funding in the amount of \$68,124 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets. A fiscal note is not required.

Purchasing Language:

The Purchasing Office issued an Invitation for Bids (IFB) DNJ0141 for these goods. The solicitation issued on June 12, 2017 and it closed on June 27, 2017. Of the four offers received, the recommended contractor submitted the lowest responsive offer. A complete solicitation package, including a tabulation of bids received, is available for viewing on the City's Financial Services website, Austin Finance Online. Link: [Solicitation Documents](#).

Prior Council Action:

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Darralyn N. Johnson, at 512-505-7293 or Darralyn.Johnson@austinenergy.com.

Council Committee, Boards and Commission Action:

October 16, 2017 - To be reviewed by the Electric Utility Commission.

MBE / WBE:

This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established.

Additional Backup Information:

The contract will provide transformer load tap changer parts for Austin Energy. Load changer parts extend the reliability and life of transformers by automatically controlling and allowing the control center to regulate system voltage to match changes in the load of transformers. Load tap changers experience wear and tear and require maintenance and replacement to extend transformer life expectancy and provide consistent service to Austin Energy's customers.

This is a new contract and the estimates were based on the number of units in service and previous maintenance history.

KBS Electric Inc.				
	Contract Term	Contract Amount	Contract Amendment	Revised Amount
Initial Term	2	\$ 136,247	n/a	n/a
Extension Option 1	1	\$ 68,124	n/a	n/a
Extension Option 2	1	\$ 68,124	n/a	n/a
Extension Option 3	1	\$ 68,124	n/a	n/a
TOTAL	5	\$ 340,619	\$ -	\$ -

Posting Language

Authorize award and execution of a contract with Dejana Truck & Utility Equipment Company, LLC, to provide a self-propelled cable reel trailer, in an amount not to exceed \$254,197.

(This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established.).

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy; Fleet Services.

Fiscal Note

Funding is available in the Fiscal Year 2017-2018 Capital Budget of Austin Energy. A fiscal note is not required.

Purchasing Language:

The Purchasing Office issued an Invitation for Bids (IFB) ELL0040REBID for these goods. The solicitation issued on August 21, 2017 and it closed on September 5, 2017. Of the two offers received, the recommended contractor submitted the lowest responsive offer. A complete solicitation package, including a tabulation of the bids received, is available for viewing on the City's Financial Services website, Austin Finance Online.

Link: [Solicitation Documents](#).

Prior Council Action:**For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Erika Larsen, at 512-974-3127 or Erika.Larsen@austintexas.gov.

Council Committee, Boards and Commission Action:

October 16, 2017 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract is for the purchase of a new self-propelled cable reel trailer that will be utilized by Austin Energy to aid crews when installing underground conductor cable in areas with limited accessible space. The reel trailer can be separated from the towing vehicle and be remotely driven to a manhole. The detached reel trailer allows the crew to use one piece of equipment on a job site with an increase in maneuverability in tight spaces.

The trailer meets the purchase recommendations made by the Fleet Officer, affected Department Director, and Assistant City Manager (ACM). ACM approval is required for all new additions to the City's fleet prior

to any procurement actions. The department's recommendations for the trailer have been reviewed by Fleet Services to ensure the new trailer is appropriate for the specified use.

If a contract is not secured, Austin Energy crews will not have the increased maneuverability needed to install underground conductor cables in areas with limited space, increasing the time necessary to install these conductor cables.

Council Meeting Date:

November 9, 2017

Posting Language

Authorize negotiation and execution of a contract with Motorola Solutions, Inc., to continue to support hosting services and related adjuncts and interfaces for the existing customer service request system, for a term of five years in an amount not to exceed \$2,500,000.

Client Department(s)

Austin Energy

Fiscal Note

Funding in the amount of \$500,000 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets. A fiscal note is not required.

Purchasing Language:

Sole Source

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov or to the buyer, Jim Howard, at 512-974-2031 or Jim.Howard@austintexas.gov

Council Committee, Boards and Commission Action:

September 18, 2017 - To be reviewed by the Electric Utility Commission.

MBE / WBE:

Sole source contracts are exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established.

Additional Backup Information:

The contract will provide continued support, hosting services and related adjuncts and interfaces for Motorola Solutions customer service request (CSR) PremierOne software system currently in use by the City. The CSR system handles non-emergency (3-1-1) calls and requests for the city-wide customer information center. This software system was originally purchased to handle calls for the Austin Police Department and has been expanded to handle city-wide services through a dedicated 3-1-1 Call Center.

In 2010, the City upgraded to PremierOne, a hosted application. The PremierOne application is built on global information system (GIS) mapping technology which provides critical business process capabilities that enhances the Call Center agent's ability to confirm and validate location information during the initial contact with the citizen. In 2014, the City added a citizen mobile app, implemented Open 311 support for developers and started a daily data feed to the City's Open Government portal. The City also added integration for database interfaces between CSR and selected databases via the City's Enterprise Service Bus.

Motorola Solutions, Inc. is the developer and owner of the CSR PremierOne application and is the only software provider authorized to provide the City with CSR maintenance and support. The source code for the CSR application and the use of the data model are proprietary to Motorola Solutions, Inc.

Planned enhancements to the CSR PremierOne application to improve delivery of services to our citizens are included in this contract. These include improvements to geographic components for automatic integration

with City deployed smart technologies, and the implementation of a field mobile application for real-time service request assignment and updates with partner departments.

This contract replaces a contract that has been in place since November 1, 2008 and expires December 31, 2017. The current contract annual authorization amount is \$398,520 with an approximate expenditure of \$370,000 per year. The annual contract increase is due to added features, but the contractor is foregoing the annual 3% cost increase of hosting and maintenance that has been in prior contracts.

Continued maintenance of this system is critical to providing city-wide services through a dedicated 3-1-1 Call Center.

Posting Language

Authorize award and execution of a multi-term contract with Empire Roofing Companies, Inc., to provide roofing maintenance, repair, and parts services, for up to five years for a total contract amount not to exceed \$7,125,000.

(This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program and subcontractor goals were applied to the solicitation. The subcontracting goals were met and the resulting contract will include 3.06% WBE participation.).

Lead Department

Purchasing Office.

Client Department(s)

Austin Convention Center; Austin Energy; Austin Public Library; Austin Resource Recovery; Aviation; Building Services Department; Parks and Recreation Department.

Fiscal Note

Funding in the amount of \$1,237,500 is available in the Fiscal Year 2017-2018 Operating Budget of various City departments. Funding for the remaining contract term is contingent upon available funding in future budgets. A fiscal note is not required.

Purchasing Language:

The Purchasing Office issued an Invitation for Bids (IFB) JRD0037 for these goods and services. The solicitation issued on July 24, 2017 and it closed on August 22, 2017. Of the three offers received, the recommended contractor submitted the lowest responsive offer. A complete solicitation package, including a tabulation of the bids received, is available for viewing on the City's Financial Services website, Austin Finance Online. Link: [Solicitation Documents](#).

Prior Council Action:**For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Jonathan Dalchau, at 512-974-2938 or Jonathan.Dalchau@austintexas.gov.

Council Committee, Boards and Commission Action:

October 16, 2017 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract will provide roofing services for City-owned facilities. The contractor will perform routine inspections and preventive maintenance services on a semi-annual basis at requested locations, with general and emergency repair services performed on an as-needed basis. These services help to prevent premature roof failure and extends the life of existing roofs on City facilities.

This contract will replace the current contract, which expires on January 8, 2018. The requested authorization amounts for this contract were determined using departmental estimates and historical spend and allow for a small annual increase in increased preventative maintenance services.

If a contract is not secured, the City will have to perform repetitive spot purchases that increase administrative costs and time needed to make repairs to roofs on City facilities.

Empire Roofing Companies, Inc.				
	Contract Term	Contract Amount	Contract Amendment	Revised Amount
Initial Term	3	\$ 4,515,000	n/a	n/a
Extension Option 1	2	\$ 2,610,000	n/a	n/a
TOTAL	5	\$ 7,125,000	\$ -	\$ -

* Note: Convention's Year 1 includes a planned \$700,000 repair.

Roofing Services - Department Breakdown

	BSD (7500)	Convention (8200)	PARD (8600)	Austin Energy (1100)	Library (8500)	ARR (1500)	Avaition (8100)	Other Depts	TOTAL
Year 1	\$825,000	\$700,000	\$75,000	\$75,000	\$55,000	\$50,000	\$50,000	\$75,000	\$1,905,000
Year 2	\$825,000	\$100,000	\$75,000	\$75,000	\$55,000	\$50,000	\$50,000	\$75,000	\$1,305,000
Year 3	\$825,000	\$100,000	\$75,000	\$75,000	\$55,000	\$50,000	\$50,000	\$75,000	\$1,305,000
Year 4	\$825,000	\$100,000	\$75,000	\$75,000	\$55,000	\$50,000	\$50,000	\$75,000	\$1,305,000
Year 5	\$825,000	\$100,000	\$75,000	\$75,000	\$55,000	\$50,000	\$50,000	\$75,000	\$1,305,000
Total	\$4,125,000	\$1,100,000	\$375,000	\$375,000	\$275,000	\$250,000	\$250,000	\$375,000	\$7,125,000

Posting Language

Authorize award and execution of a multi-term contract with Maldonado Nursery and Landscaping Inc., to provide grounds maintenance services for Austin Energy power plants, for up to five years for a total contract amount not to exceed \$475,000.

(This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established.).

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy.

Fiscal Note

Funding in the amount of \$71,244 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets. A fiscal note is not required.

Purchasing Language:

The Purchasing Office issued an Invitation for Bids (IFB) GGH0202 for these services. The solicitation issued on March 27, 2017 and it closed on April 20, 2017. Of the four offers received, the recommended contractor submitted the lowest responsive offer. A complete solicitation package, including a tabulation of the bids received, is available for viewing on the City's Financial Services website, Austin Finance Online website. Link: [Solicitation Documents](#).

Prior Council Action:**For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Brett Hardy, at 512-322-6122 or Brett.Hardy@austinenergy.com.

Council Committee, Boards and Commission Action:

October 16, 2017 - To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract will provide grounds maintenance services for Decker Creek Power Station and Sand Hill Energy Center, including but not limited to commercial mowing, grounds maintenance and irrigation system services. The total combined area for both locations is 225 acres.

The contract requirements provide a consistent standard for landscaping, ground maintenance and irrigation services to ensure appropriate landscaping and lawn care management. The contractor will be responsible for providing and maintaining all equipment necessary for proper maintenance at each location.

The City intends to reduce emissions by requiring the use of cleaner-burning, reduced-emissions powered equipment on contracts for these types of services. The staff from the Office of Sustainability provided guidelines for emissions reduction, which were included in this project. These guidelines include use of alternative fuels, rather than gasoline powered equipment, and native plants and landscape materials.

This contract will replace the previous contract that expired on December 14, 2016 with a total expenditure of \$195,972. In the interim, Austin Energy established a short term contract to address their existing needs.

Without this contract, Austin Energy will not be able to maintain the areas around its facilities and provide a safe work environment for employees and contractors.

Maldonado Nursery and Landscaping Inc.				
	Contract Term	Contract Amount	Contract Amendment	Revised Amount
Initial Term	1	\$ 95,000	n/a	n/a
Extension Option 1	1	\$ 95,000	n/a	n/a
Extension Option 2	1	\$ 95,000	n/a	n/a
Extension Option 3	1	\$ 95,000	n/a	n/a
Extension Option 4	1	\$ 95,000	n/a	n/a
TOTAL	5	\$ 475,000	\$ -	\$ -

Posting Language

Authorize negotiation and execution of multi-term contracts with Account Control Technology, Inc., Credit Protection Association, L.P., and Transworld Systems, Inc., to provide primary level collection of delinquent utility accounts; and a multi-term contract with Penn Credit Corporation, to provide secondary level collection of delinquent utility accounts, each for up to five years for combined total contract amounts not to exceed \$4,650,000; divided among the contractors.

(This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established.).

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy.

Fiscal Note

Funding in the amount of \$852,500 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining contract terms are contingent upon available funding in future budgets. A fiscal note is not required.

Purchasing Language:

The Purchasing Office issued a Request for Proposals (RFP) RMJ0309 for these services. The solicitation issued on February 27, 2017 and it closed on March 30, 2017. Of the nine offers received, the recommended contractors submitted the best evaluated responsive offers. A complete solicitation package, including a response list, is available for viewing on the City's Financial Services website, Austin Finance Online Link: [Solicitation Documents](#).

Prior Council Action:**For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Brett Hardy, at 512-322-6122 or Brett.Hardy@austinenergy.com.

Council Committee, Boards and Commission Action:

October 16, 2017 - To be reviewed by the Electric Utility Commission.

Additional Backup Information:

These contracts will provide City utilities, managed by Austin Energy, with four vendors to collect delinquent and aged debt at the primary and secondary levels. Utility billing includes Austin Energy, Austin Water,

Austin Resource Recovery, Public Works, Watershed Protection and Austin Code. These contracts will allow Austin Energy to collect on behalf of the other departments.

- Primary: The first level of delinquent account collections placed with a vendor. Accounts placed at this level owe more than \$25 and are typically 6-12 months overdue. At 12 months, primary placements are transferred to the secondary level.
- Secondary: Secondary placements are unpaid balances over 12 months old, but less than 24 months old. At 24 months, secondary placements are transferred to the tertiary level.

These are consecutive level collections meaning that no vendor could be awarded consecutive placement levels (primary through tertiary). A tertiary agency is already under contract through 2021. Payments on these contracts are commission based; expenditures are dependent on amounts collected by the vendors.

These are consecutive level collections meaning that no vendor could be awarded consecutive placement levels (primary through tertiary). A tertiary agency is already under contract through 2021. Payments on these contracts are commission based; expenditures are dependent on amounts collected by the vendors.

Account Control Technology, Inc., Credit Protection Association, L.P., and Transworld Systems Inc. will be responsible for the collection of primary level delinquent accounts. The three vendors combined will receive approximately 1,900 referrals per month with an average balance of \$700 each.

Penn Credit Corporation will be responsible for the collection of secondary level delinquent accounts. This vendor will receive approximately 1,200 accounts with an average balance of \$700 each.

These contracts will replace the current primary and secondary level contracts that expire on January 13, 2018. Total authorization for primary level collection is \$1,820,000 with current spend of \$1,520,533. Total authorization for secondary level collections is \$669,410 with the current spend of \$654,911. The total budget for these contracts is based on the average number of delinquent accounts and the current monthly expenditure rates.

Primary level services are currently being provided by Credit Protection Association, L.P. and Transworld Systems Inc. Account Control Technology, Inc. will be a new contractor to provide these services. Penn Credit Corporation is currently providing secondary level services.

An evaluation team with expertise in this area evaluated the offers and scored Account Control Technology, Inc., Credit Protection Association, L.P., and Transworld Systems, Inc. as the best to provide primary level collection services, and Penn Credit Corporation as the best to provide secondary level collection services based on evaluation criteria as listed on the matrix and consideration where each contractor will be most successful with regard to their collection program and how that relates to the City collection process.

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

Account Control Technology, Inc., Credit Protection Association, L.P., Transworld Systems, Inc., and Penn Credit Corporation				
	Contract Term	Contract Amount	Contract Amendment	Revised Amount
Initial Term	2	\$ 1,860,000	n/a	n/a
Extension Option 1	1	\$ 930,000	n/a	n/a
Extension Option 2	1	\$ 930,000	n/a	n/a
Extension Option 3	1	\$ 930,000	n/a	n/a
TOTAL	5	\$ 4,650,000	\$ -	\$ -

EVALUATION MATRIX
RFP RMJ0309
Collection of Delinquent Accounts – Primary Level

EVALUATION CRITERIA		Total Points	Account Control Technology	Penn Credit Corporation	Credit Protection Association	Transworld Systems	Gila	SWC Group	IC System	Convergent Outsourcing	Aargon Collection Agency
1	Business Organization and Project Management Structure	15	15	13	13	14	10	8	4	8	*
2	Solution and Program	15	15	14	14	15	7	10	7	7	*
3	Recovery Rates	25	20	24	23	19	4	13	6	4	*
4	Prior Experience	15	15	15	15	15	5	4	3	3	*
5	Commission Proposal	20	16	14	14	12	11	11	20	11	*
6	Local Business Presence	10	0	0	0	0	10	0	0	0	*
GRAND TOTAL SCORE		100	81	80	79	75	47	46	40	33	*

* Deemed Non-Responsive – Did not meet the specification requirements of the solicitation.

NOTE: As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is awarded. Therefore, the matrix will include points awarded for price but exact pricing will not be disclosed.

EVALUATION MATRIX
RFP RMJ0309
Collection of Delinquent Accounts – Secondary Level

EVALUATION CRITERIA		Total Points	Account Control Technology	Penn Credit Corporation	Transworld Systems	Credit Protection Association	Gila	SWC Group	IC System	Convergent Outsourcing	Aargon Collection Agency
1	Business Organization and Project Management Structure	15	15	13	14	13	8	8	4	8	*
2	Solution and Program	15	15	14	15	14	10	10	7	7	*
3	Recovery Rates	25	20	24	19	23	13	13	6	4	*
4	Prior Experience	15	15	15	15	15	4	4	3	3	*
5	Commission Proposal	20	20	13	8	0	12	12	16	11	*
6	Local Business Presence	10	0	0	0	0	0	0	0	0	*
GRAND TOTAL SCORE		100	85	79	71	65	47	47	36	33	*

* Deemed Non-Responsive – Did not meet the specification requirements of the solicitation.

NOTE: As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is awarded. Therefore, the matrix will include points awarded for price but exact pricing will not be disclosed.