

Posting Language

Authorize negotiation and execution of a professional services agreement with Stanley Consultants, Inc., (staff recommendation) or one of the other qualified responders for Request for Qualifications Solicitation No. CLMP310 to provide engineering services for Relay and Protection Engineering Services for Electric System Engineering and Technical Services in amount not to exceed \$2,935,000.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program). The City's Small and Minority Business Resources Department has determined that no goals are appropriate for this solicitation.]

Lead Department

Capital Contracting Office

Managing Department

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2020-2021 Capital Budget of the Austin Energy.

Purchasing Language:

Staff recommendation is the most qualified firm out of 20 firms evaluated through the City's qualification-based selection process.

Prior Council Action:

N/A

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, Beverly Mendez, 512-974-3596, or the Project Manager, Tara Delagarza, 512-505-7175.

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission on March 8, 2021.

Additional Backup Information:

The selected firm shall serve as a Relay and Protection Engineering professional consultant and shall provide technical consultation and advice to the Electric System Engineering and Technical Services group of Austin Energy. The firm shall be capable of producing turnkey project and construction drawing packages for engineering and design of existing and new protective relay and control systems for Austin Energy's transmission, substation, and distribution system.

This authorization provides for funding of the above listed services. This request allows for the development of an agreement with the qualified responder that Council awards. If the City is unsuccessful in negotiating a satisfactory agreement with the awarded responder, negotiations will cease with that provider. Staff will return to Council so that Council may award another qualified responder and authorize contract negotiations with that provider.


A delay in this award could impact Austin Energy's ability to keep up with the service demands.

TOP RANKED FIRM: Stanley Consultants, Inc., is located in Austin, Texas

SECOND RANKED FIRM: HDR Engineering, Inc. is located in Austin, Texas

Strategic Outcome(s):

Government that Works for all.

A U S T I N C I T Y C O U N C I L				
A G E N D A				
				
Recommendation for Council Action				
Austin City Council	Item ID:	xxxxxx	Agenda Number	
Meeting Date:	March 25, 2021			
Department:	Office of Real Estate Services			
Subject				
<p>Authorize the negotiation and execution of a Second Amendment to the Lease Agreement extending the term for 7 years, with one 7 year extension option, between SWC Research & Ohlen, L.P., a Delaware limited partnership and City of Austin, for the continued operation of an Austin Energy Walk-in Customer Service Center, for approximately 4,597 square feet of retail space at Plaza FAMSA shopping center, located at 8716 Research Blvd., in an amount not to exceed \$999,027.</p> <p>District(s): District 7</p>				
Fiscal Note				
<p>Funding in the amount of \$44,745 is included in the FY 2020-2021 Budget of Austin Energy. Funding for the remaining lease term is contingent upon available funding in future budgets.</p>				
Purchasing Language:				
Prior Council Action:	<p>October 1, 2015, Council authorized a 60-month lease extension agreement.</p> <p>April 8, 2010, Council authorized a 60-month lease agreement.</p>			
For More Information:	<p>Megan Herron, Office of Real Estate Services, 512-974-5649; Alex Gale, Office of Real Estate Services, (512) 974-1416, Robin Cappello, Austin Energy, 512-505-3726</p>			
Boards and Commission Action:	<p>March 8, 2021 – Electric Utilities Commission will review the 7 year lease extension, with one 7 year extension option.</p> <p>September 21, 2015, Electric Utilities Commission unanimously approved, on a 11-0 vote.</p> <p>March 22, 2010, Electric Utilities Commission unanimously approved, on a vote of 6-0 vote.</p>			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Authorize the negotiation and execution of a Second Amendment to the Lease Agreement extending the term for 7 years, with one 7 year extension option, between SWC Research & Ohlen, L.P., a Delaware limited partnership and City of Austin, for the continued operation of an Austin Energy Walk-in Customer Service Center, for approximately 4,597 square feet of retail space at Plaza FAMSA shopping center, located at 8716 Research Blvd., in an amount not to exceed \$999,027.</p> <p>The proposed lease extension agreement accommodates an Austin Energy Walk-in Customer Service Center in north Austin, designed to assist new and existing utility customers with services related to obtaining or maintaining City of Austin utilities including collecting payments for Austin Energy, Austin Water Utility, Austin Resource Recovery, and other utility-related fees.</p> <p>This north Austin center includes office space allowing private consultation with customers and computer stations for customers to process payment transactions online. It also includes a classroom designed for customers to receive education about conservation programs and the Customer Assistance Program, or for bill dispute hearings. It is utilized for meetings with Austin Energy's Customer Care Partners including Any Baby Can, Capital Idea, Services for the Elderly, Travis County</p>				

and others who work together to provide services for utility customers. In addition, this center includes an area for display of English and Spanish language materials about conservation, cost saving measures and services offered by City utilities, and a convenient drop box for customers to make payments during and after normal hours of operation.

Austin Energy operates two other walk-in customer service facilities – one in east Austin at the Rosewood-Zaragosa Center at 2800 Webberville Rd., and the other in south Austin at 1901 W. William Cannon Dr. The walk-in customer service centers are designed to assist customers with initiation of new services, service order requests, research and analysis of utility accounts, payment arrangement set up and agency assistance for those who qualify for the Customer Assistance Program.

The extension term is for 7 years, with one 7 year extension option. The proposed base rental rate for year one is \$22.55 per square foot, with annual escalations of 2% per square foot, plus operating expenses of \$6.53 per square foot for the first year, with estimated annual escalations of 4% per square foot. Operating expenses include maintenance operation and repairs of common areas, parking lot maintenance, landscaping, pest control, property taxes and insurance. The landlord has provided one month of free rent for May 2021 and City is responsible for operating expenses. Rent commences on June 1, 2021. The landlord is also providing minor repainting and counter laminate replacement improvements at no additional cost.

The cost per square foot is within the market rate per a rent study conducted by a third-party appraiser.

City-owned space is the preferred recommendation for location of City Departments. Due to immediate need and the intended use of the property, a competitive market rental is the only immediately available option. This facility will provide City of Austin utility customers in north Austin a more convenient opportunity to make payments or other arrangements related to their accounts.

Time Period	Base Rent/SF (2% Annual Escalations)	Operating Expense/SF (Estimate 4% Annual Escalations)	Annual Base + Operating Expense	Monthly Base Rent	Monthly Operating Expense	Monthly Rent + Monthly Operating Expense
5/1/2021 – 5/31/2021	\$22.55	\$6.53	\$2,502	\$0.00 (OpEx only)	\$2,501.53	\$2,501.53
6/1/2021 – 4/30/2022	\$22.55	\$6.53	\$122,541	\$8,638.53	\$2,501.53	\$11,140.06
5/1/2022 – 4/30/2023	\$23.00	\$6.79	\$136,945	\$8,810.92	\$2,601.14	\$11,412.06
5/1/2023 – 4/30/2024	\$23.46	\$7.06	\$140,301	\$8,987.14	\$2,704.57	\$11,691.71
5/1/2024 – 4/30/2025	\$23.93	\$7.34	\$143,748	\$9,167.18	\$2,811.83	\$11,979.01
5/1/2025 – 4/30/2026	\$24.41	\$7.63	\$147,288	\$9,351.06	\$2,922.93	\$12,273.99
5/1/2026 – 4/30/2027	\$24.90	\$7.94	\$150,966	\$9,538.78	\$3,041.68	\$12,580.46
5/1/2027 – 4/30/2028	\$25.40	\$8.26	\$154,736	\$9,730.32	\$3,164.27	\$12,894.59

Total \$999,027

Strategic Outcome(s): Economic Opportunity & Affordability

Posting Language

Authorize negotiation and execution of a multi-term contract with Asplundh Tree Expert LLC, or the other qualified offeror to Request for Proposals 1100 EAL3013, to provide vegetation management services on transmission energized lines, for up to five years for a total contract amount not to exceed \$17,500,000.

(Note: 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 recommended contractor provided sufficient evidence of Good Faith Efforts and the resulting contract will include 0.61% MBE/WBE combined participation).

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy.

Fiscal Note

Funding in the amount of \$8,750,000 is available in the Fiscal Year 2020-2021 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

The Purchasing Office issued a Request for Proposals (RFP) 1100 EAL3013 for these services. The solicitation issued on September 7, 2020 and it closed on October 27, 2020. Of the two offers received, the recommended contractor submitted the best evaluated responsive offer. A complete solicitation package, including a log of offers 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: Liz Lock, at 512-322-6251 or Liz.Lock@austintexas.gov.

Council Committee, Boards and Commission Action:

March 8, 2021 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract will provide vegetation management services on transmission energized lines for Austin Energy. The contractor will perform services on an as needed basis for capital improvement program projects; on circuit, grid, and substation facilities; individual customer requests; trouble work or storm restoration events; and vegetation suppression. This work is highly specialized. The contractor will be required to follow standard processes which include notice of work and herbicide use and follow strict safety protocols. The

contractor will also work in partnership with the Austin Fire Department Wildfire Division to reduce the risk of wildfires.

Asplundh Tree Expert LLC is the current provider for these services. The current contract expires August 12, 2021.

An evaluation team with expertise in this area evaluated the offers and scored Asplundh Tree Expert LLC as the best to provide these services based on program, experience and qualifications, price, local preference, and service-disabled veteran business enterprise.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	2 yrs.	\$ 7,000,000
Optional Extension 1	1 yr.	\$ 3,500,000
Optional Extension 2	1 yr.	\$ 3,500,000
Optional Extension 3	1 yr.	\$ 3,500,000
TOTAL	5 yrs.	\$17,500,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.

Strategic Outcome(s):

Government That Works for All.

Posting Language

Authorize an amendment to an existing contract with MasTec North America Inc., for continued underground transmission and distribution electrical services, for an increase in the amount of \$12,000,000, for a revised total contract amount not to exceed \$72,000,000.

(Note: This contract was awarded in accordance with City Code Chapter 2-9A Minority Owned and Women Owned Business Enterprise Procurement Program. Current participation to date is 29.65% MBE and 1.91% WBE participation).

Lead Department

Purchasing Office.

Client Department(s)

Austin Energy.

Fiscal Note

Funding in the amount of \$12,000,000 is available in the Fiscal Year 2020-2021 Capital Budget of Austin Energy.

Purchasing Language:

Contract Amendment.

Prior Council Action:

November 19, 2015 – Council approved the original contract, item 75, on an 11-0 vote..

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov or to Julia Finn, at 512-322-6060 or Julia.Finn@austintexas.gov.

Council Committee, Boards and Commission Action:

March 8, 2021 - To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The proposed amendment will provide Austin Energy additional funding for continued underground transmission and distribution electrical services.

The contract provides Austin Energy with ready access to contract labor and equipment for the performance of routine and emergency underground transmission and distribution work.

The original funding request was based on expected expansions in infrastructure and resources to fulfill electric utility reliability requirements, customer requests, and expansions of Austin Energy service. Three new substations will be built which were not anticipated at the time of the original funding request.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Current Contract Authorization</u>	<u>Requested Additional Authorization</u>	<u>Revised Total Authorization</u>
Initial Term	2 yrs.	\$20,000,000		\$20,000,000
Extension Option 1	1 yr.	\$10,000,000		\$10,000,000
Extension Option 2	1 yr.	\$10,000,000		\$10,000,000
Extension Option 3	1 yr.	\$10,000,000		\$10,000,000
Extension Option 4	1 yr.	\$10,000,000		\$10,000,000
Proposed Amendment			\$12,000,000	\$12,000,000
TOTALS	6 yrs.	\$60,000,000	\$12,000,000	\$72,000,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.

Strategic Outcome(s):

Government that Works for All.

Posting Language

Authorize award of a multi-term contract with KBS Electrical Distributors Inc., for network protectors, for up five years for a total contract amount not to exceed \$10,000,000.

(Note: 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.

Fiscal Note

Funding in the amount of \$1,000,000 is available in the Fiscal Year 2020-2021 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

The Purchasing Office issued an Invitation for Bids (IFB) 1100 MEA1020Rebid for these goods. The solicitation issued on November 2, 2020 and it closed on November 17, 2020. 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: Maria Andrade, at 512-972-9424 or Maria.Andrade@austintexas.gov.

Council Committee, Boards and Commission Action:

March 8, 2021 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract will provide Austin Energy with network protectors of various voltage and configurations for use in the network distribution areas. This network system is designed to provide maximum service continuity in the downtown area which is a heavy load density service area. A protector consists of a circuit breaker, operating mechanism, network relay and control equipment. Protectors allow two or more electrical feeders to be connected and simultaneously provide power to a common low voltage service. The protectors will be used to replenish stock at Austin Energy's warehouse and will be used as required.

The current contract expires in May 2021.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	2 yrs.	\$ 4,000,000
Optional Extension 1	1 yr.	\$ 2,000,000
Optional Extension 2	1 yr.	\$ 2,000,000
Optional Extension 3	1 yr.	\$ 2,000,000
TOTAL	5 yrs.	\$10,000,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.

Strategic Outcome(s):

Government That Works for All.

Posting Language

Authorize negotiation and execution of a multi-term contract with KBS Electrical Distributors Inc., or the other qualified offeror to Request For Proposals 1100 DTB3001, to provide circuit breakers, for up to five years for a total contract amount not to exceed \$7,000,000.

(Note: 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.

Fiscal Note

Funding in the amount of \$490,000 is available in the Fiscal Year 2020-2021 Capital Budget and \$210,000 is available in the Fiscal Year 2020-2021 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

The Purchasing Office issued a Request for Proposals (RFP) 1100 DTB3001 for these goods. The solicitation issued on September 28, 2020 and it closed on October 20, 2020. Of the three offers received, the recommended contractor submitted the best evaluated responsive offer. A complete solicitation package, including a log of offers 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: DeJuan Brown, at 512-322-6472 or DeJuan.Brown@austintexas.gov.

Council Committee, Boards and Commission Action:

March 8, 2021 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

The contract will provide 362 kilovolt circuit breakers for Austin Energy. These circuit breakers are used to de-energize high voltage substation transmission lines for construction and maintenance purposes and during fault and outage conditions. Circuit breakers are a crucial safety component for protecting Austin Energy personnel and contractors, in addition to substation equipment.

An evaluation team with expertise in this area evaluated the offers and scored KBS Electrical Distributors Inc. as the best to provide these goods based on price, service-disabled veteran business enterprise, applicable experience and personnel qualifications, local preference, technical solution, and delivery schedule.

The current contract expires on May 22, 2021.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	2 yrs.	\$ 4,000,000
Optional Extension 1	1 yr.	\$ 2,000,000
Optional Extension 2	1 yr.	\$ 2,000,000
Optional Extension 3	1 yr.	\$ 2,000,000
TOTAL	5 yrs.	\$10,000,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.

Strategic Outcome(s):

Government That Works for All.

Posting Language

Authorize amendments to existing cooperative contracts with AT&T Mobility; T-Mobile USA, Inc.; and Cellco Partnership D/B/A Verizon; for continued wireless data network connectivity and related services and equipment, for an increase in the amount of \$8,094,000 and to extend each term by one year for revised contract amounts not to exceed \$25,625,000, divided among the contractors.

(Note: These cooperative contracts were 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 these contracts).

Lead Department

Purchasing Office.

Client Department(s)

All City departments.

Fiscal Note

Funding in the amount of \$4,494,000 is available in the Fiscal Year 2020-2021 Operating Budget of various City departments. Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

Contract Amendment.

Prior Council Action:

May 21, 2015 – Council approved the original contracts, item #6, on a 10-0 vote, with Council Member Garza absent.

March 26, 2020 - Council approved amendments, item #37, on a 11-0 vote.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov or to Sai Xoomsai Purcell, at 512-505-7601 or Sai.Xoomsai@austintexas.gov.

Council Committee, Boards and Commission Action:

March 8, 2021 – To be reviewed by the Electric Utility Commission.

April 7, 2021 – To be reviewed by the Water and Wastewater Commission.

Additional Backup Information:

The proposed amendments will provide additional funding and time for continued wireless data network connectivity and related services and equipment for various City departments. Wireless requirements have increased substantially due to increased usage related to teleworking and the use of mobile technology devices including cell phones, hot spots, tablets, and equipment used for automatic vehicle location. The services will cover functions such as wireless data network connectivity for dispatch and first responders, mobile data devices installed in vehicles, wireless access to permitting reports created in the field and noise cancelling and service order routing in support of aviation. Wireless support is vital to the City's continued growth.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Current Contract Authorization</u>	<u>Requested Additional Authorization</u>	<u>Revised Total Authorization</u>
Initial Term	1 yrs.	\$2,557,999		\$2,557,999
Optional Extension 1	1 yr.	\$2,575,000		\$2,575,000
Optional Extension 2	1 yr.	\$2,652,250		\$2,652,250
Optional Extension 3	1 yr.	\$2,731,818		\$2,731,818
Optional Extension 4	1 yr.	\$2,813,772		\$2,813,772
Optional Extension 5	1 yr.	\$4,200,000	\$894,098	\$5,094,098
Proposed Amendment	1 yrs.		\$7,200,063	\$7,200,063
TOTALS	7 yrs.	\$17,530,839	\$8,094,161	\$25,625,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.

Strategic Outcome(s):

Government That Works for All.