



**Construction Contract  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 3  
AGENDA DATE:** Thu 06/24/2004  
**PAGE:** 1 of 3

**SUBJECT:** Authorize execution of a construction contract with JAY-REESE CONTRACTORS, INC., Austin, TX, for construction of Central Austin Substation in an amount not to exceed \$1,649,197.55.

**AMOUNT & SOURCE OF FUNDING:** Fundings available in the Fiscal Year 2003-2004 Approved Capital Budget of the Electric Utility Department.

**FISCAL NOTE:** A fiscal note is attached.

**REQUESTING** Austin Energy  
**DEPARTMENT:**

**DIRECTOR'S  
AUTHORIZATION:** Juan Garza

**FOR MORE INFORMATION CONTACT:** Steve Jones, Project Coordinator/ 322-6061

**PRIOR COUNCIL ACTION:** N/A

**BOARD AND COMMISSION ACTION:** N/A

**PURCHASING:** N/A

**MBE / WBE:** 8.12% MBE and 1.13% WBE subcontractor participation.

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This project provides for the construction of a two-unit 138kV electrical substation consisting of the installation of two-69/138kV transformers, two-5-breaker 15kV switchgear units, associated support structures, electrical bus and equipment. This electrical substation is needed to serve the growing commercial development at 45th and Guadalupe and to enhance system reliability in the surrounding area.

The work to be performed consists of loading and transporting materials and equipment; construction of new drainage / containment facilities, drilled shaft and steel reinforced slab foundations; installation of a pre-cast concrete screening wall, underground conduit duct bank system and manholes; assembly and erection of substation structural steel and electrical bus; installation of system control cables; installation and adjustment of electrical equipment and apparatus, installation of landscaping and irrigation system; placement of surface course materials; and startup and testing of the new facility. Equipment estimated at \$2.7 million will be provided by Austin Energy for this project.

The contract allows 150 working days for completion of this project.

Bid documents were distributed to 32 general contractors. Bids were opened on May 6, 2004. Jay-Reese Contractors, Inc. submitted the lowest of 5 bids received:

Jay-Reese Contractors, Inc. Austin, TX	\$1,649,197.55
Can-Fer Construction Co. Dallas, TX	\$1,904,291.20
Mastec North America, Inc.	\$1,929,731.99



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Austin, TX

Keystone Construction, Inc. \$2,233,346.80  
Austin, TX

Electrical Power Specialists, Inc. \$2,955,341.55  
Magnolia, TX

The contractor's choice of work methodology provides for 12 areas of subcontracting opportunities: hauling, ready-mix concrete, landscaping, erosion control, paving, electrical, inspection, concrete screen walls, drilling shafts, metal buildings, pre-cast concrete, and HVAC.

Participation subgoals stated in the solicitation were 2.08% African American; 12.25% Hispanic; 3.66% Native/Asian American, 5.46% WBE. Total participation estimated on base bid amount of \$1,649,197.55

<u>Non - M/WBE TOTAL - PRIME</u>	-	<u>\$777,249.05</u>	<u>47.13%</u>
Jay-Reese Contractors, Inc.		\$777,249.05	47.13%

<u>MBE TOTAL - SUBCONTRACTORS</u>		<u>\$113,961.00</u>	<u>8.12%</u>
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<u>African American Subtotal</u>		<u>\$ 19,000.00</u>	<u>1.15%</u>
(FB) Unlimited Hauling & Demolition, Austin, TX (Hauling)		\$ 19,000.00	1.15%

<u>Hispanic Subtotal</u>		<u>\$114,961.00</u>	<u>6.97%</u>
(MH) Rainbow Materials, Austin, TX (Ready Mix Concrete)		\$ 34,000.00	2.06%
(MH) Maldonado Nursery & Landscaping, San Antonio, TX (Landscaping)		\$ 78,701.00	4.77%
(MH) ABC Erosion Control, Leander, TX (Erosion Control)		\$ 2,260.00	0.14%

<u>WBE TOTAL - SUBCONTRACTORS</u>		<u>\$ 18,564.00</u>	<u>1.13%</u>
(FR) Industrial Asphalt, Buda, TX (Paving)		\$ 18,564.00	1.13%

<u>NON M/WBE TOTAL - SUBCONTRACTORS</u>		<u>\$719,423.50</u>	<u>43.62%</u>
Dacon Corporation, Deer Park, TX (Electrical)		\$282,092.00	17.10%
Dashiell Corporation, Deer Park, TX (Inspection)		\$ 48,700.00	2.95%
Superior Concrete Products, Arlington, TX (Concrete screen walls)		\$281,807.50	17.09%
McKinney Drilling Co., Buda, TX (Drilling Shafts)		\$ 10,750.00	0.65%
Round Rock Design & Detail, Round Rock, TX (Metal Building)		\$ 24,400.00	1.48%
New Basis, San Antonio, TX (Pre-cast Concrete)		\$ 53,474.00	3.24%
Texas Industrial Sheet Metal, Manor, TX (HVAC)		\$ 6,200.00	0.38%

The Contractor submitted a MBE/WBE Compliance Plan that was approved by the Department of Small & Minority Business Resources. Second and third low bidder information is provided.



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**SECOND BIDDER - Can-Fer Construction Co., Dallas, TX - \$1,904,291.20 (MBE/MH)**  
38.55 M/WBE prime participation; 0.0% MB; 4.16% MH; 0.63% NA; 0.37% WBE; 56.29% Non  
M/WBE subcontractor participation.

**THIRD BIDDER - Mastec North America, Inc., Austin, TX - \$1,929,731.99**  
42.13% Non M/WBE prime participation; 2.40% MB; 5.97% MH; 0.62% NA; 6.66% WBE; 84.35% Non  
M/WBE subcontractor participation.

**CIP BUDGET**  
**Fiscal Note**

**DATE OF COUNCIL CONSIDERATION:**

6/24/2004

**WHERE ON AGENDA:**

Resolution

**DEPARTMENT:**

Electric Utility Department

**SUBJECT:** Authorize execution of a construction contract with JAY-REESE CONTRACTORS, INC., Austin, TX, for construction of Central Austin Substation in an amount not to exceed \$1,649,197.55.

**FINANCIAL INFORMATION:**

Parent Project Name:       **Distribution Substation**  
Project Authorization:      2003-2004 Approved Capital Budget

Current Appropriation	\$ 60,753,349.00	
Unencumbered Balance		\$ 16,421,489.36
Amount of This Action		<u>(824,598.77)</u>
Remaining Balance		<u><u>\$ 15,596,890.59</u></u>

**Use of Remaining Balance:**


Remaining funds will be used for design, construction, equipment, and material acquisition to complete the project.

**Use of Any Remaining Funds After Completion of Project:**

No remaining funds anticipated at this time.

Director, Planning and Budget

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

6/3/04

**CIP BUDGET**  
**Fiscal Note**

**DATE OF COUNCIL CONSIDERATION:**

6/24/2004

**WHERE ON AGENDA:**

Resolution

**DEPARTMENT:**

Electric Utility Department

**SUBJECT:** Authorize execution of a construction contract with JAY-REESE CONTRACTORS, INC., Austin, TX, for construction of Central Austin Substation in an amount not to exceed \$1,649,197.55.

**FINANCIAL INFORMATION:**

Parent Project Name: **Transmission**  
Project Authorization: 2003-2004 Approved Capital Budget

Current Appropriation	\$ 127,475,734.00	
Uncumbered Balance		\$ 11,580,221.04
Amount of This Action		<u>(824,598.78)</u>
Remaining Balance		<u>\$ 10,755,622.26</u>

**Use of Remaining Balance:**

Remaining funds will be used for design, construction, equipment, and material acquisition to complete the project.

**Use of Any Remaining Funds After Completion of Project:**

No remaining funds anticipated at this time.

Director, Planning and Budget

Signature: 

Date: 6/3/04

Project: Central Austin Substation

Recommended Low Bidder: Jay-Reese Contractors

Low Bid Amount: \$1,649,197.55

Project Goals: AA = 2.08; Hisp = 12.25; NA/AsI = 3.66 ; and WBE = 5.46

Achieved Goals: AA - 1.15%; Hisp - 6.97%; NA/AsI - 0.00%; and WBE - 1.13%

		Certified	Non Certified	Cert. AA	Sol. AA	Resp. AA	Cert. Hisp	Sol. Hisp	Resp. Hisp	Cert. NA/As	Sol. NA	Resp. NA	Cert. WBE	Sol. WBE	Resp. WBE
15016	CURING MIXTURES			0	0	0	1	1	0	0	0	0	0	0	0
15510	BUILDINGS, LARGE, PREFABRICATED		\$ 24,400.00	0	0	0	1	0	0	1	1	0	0	0	0
2101354	PANELS, CONCRETE, PRECAST		\$ 281,807.00	0	0	0	0	0	0	1	1	0	1	1	0
28080	UNDERGROUND CABLES AND WIRES		\$ 12,000.00	0	0	0	1	1	0	0	0	0	2	2	0
33055	FENCING, TEMPORARY			0	0	0	1	1	0	0	0	0	2	2	0
40509	FUEL OIL, DIESEL			0	0	0	0	0	0	1	1	0	1	1	0
54047	LUMBER, YELLOW PINE			0	0	0	0	0	0	0	0	0	1	1	0
54062	PLYWOOD, ALL KINDS			0	0	0	0	0	0	0	0	0	1	1	0
5507818	BARRICADES, TRAFFIC, PORTABLE			0	0	0	2	2	0	0	0	0	0	0	0
57076	STEEL, REINFORCING, BARS AND RODS			0	0	0	0	0	0	0	0	0	0	0	0
59585	SHRUBBERY, EVERGREEN			1	1	0	2	2	0	0	0	0	2	2	0
65860	PIPE, PVC (POLYVINYL CHLORIDE)			0	0	0	0	0	0	0	0	0	1	1	0
75030	CONCRETE, PRECAST		\$ 53,474.00	0	0	0	0	0	0	0	0	0	0	0	0
75035	CRUSHED STONE			0	0	0	2	2	0	0	0	0	0	0	0
75052	FLEXIBLE BASE			0	0	0	0	0	0	0	0	0	0	0	0
75070	READY-MIX CONCRETE		\$ 34,000.00	0	0	0	1	1	0	0	0	0	0	0	0
7507763	SAND, CONCRETE			0	0	0	1	1	0	0	0	0	0	0	0
76513	CRANES, TRUCK			0	0	0	0	0	0	0	0	0	0	0	0
79020	GRASS SEED			1	1	0	0	0	0	0	0	0	0	0	0
90976	SITE WORK			3	3	0	9	9	0	1	1	0	2	2	0
91071	SHORING AND REINFORCEMENT SERVICES			2	2	0	0	0	0	0	0	0	0	0	0
9122376	STRUCTURES, STEEL			0	0	0	0	0	0	3	3	0	0	0	0
91244	EXCAVATION SERVICES			3	3	0	17	17	0	0	0	0	5	5	0
9131329	CAISSON SHAFTS.		\$ 10,750.00	1	1	0	1	1	0	2	2	0	0	0	0
9133919	BACK FILL, TRENCH.			2	2	0	10	10	0	1	1	0	2	2	0
9135068	SEAL COAT, BITUMINOUS HOT MIX SAND.			0	0	0	2	2	0	0	0	0	2	2	0
91384	MAINTENANCE AND REPAIR, STREET		\$ 18,584.00	0	0	0	4	4	0	0	0	0	1	1	0
91430	CONCRETE			9	9	0	20	20	0	3	3	0	6	6	0
91438	ELECTRICAL		\$ 48,700.00	2	2	0	9	9	0	0	0	0	5	5	0
9143887	ELECTRICAL, INDUSTRIAL		\$ 282,092.00	2	2	0	8	8	0	0	0	0	2	2	0
91450	(HVAC)		\$ 6,200.00	1	1	0	3	3	0	1	1	0	1	1	0
91485	WELDING			1	1	0	2	2	0	1	1	0	0	0	0
96148	LABORATORY AND FIELD TESTING SERVICES			1	1	0	4	4	0	3	3	0	1	1	0
96239	HAULING SERVICES		\$ 19,000.00	10	10	0	38	38	0	1	1	0	8	8	0
96836	DUST CONTROL WATERING			0	0	0	0	0	0	0	0	0	1	1	0
96877	SURVEYING (NOT AERIAL OR RESEARCH)			0	0	0	7	7	0	0	0	0	5	5	0
9688228	CABLE, ELECTRIC			0	0	0	0	0	0	0	0	0	0	0	0
9688880	TREE REMOVAL SERVICES			1	1	0	1	1	0	0	0	0	0	0	0
97537	GARBAGE/REFUSE EQUIPMENT			0	0	0	0	0	0	0	0	0	0	0	0
97773	TOILETS, PORTABLE, RENTAL OR LEASE			0	0	0	0	0	0	0	0	0	0	0	0
98814	EROSION CONTROL SERVICES		\$ 78,701.00	3	3	0	4	4	0	0	0	0	5	5	0
98852	LANDSCAPING		\$ 2,280.00	9	9	0	8	8	0	1	1	0	9	9	0
9885299	LANDSCAPING			3	3	0	5	5	0	1	1	0	3	3	0
Totals SLBP		\$ 152,525.00	\$ 719,423.00	54	54	0	164	163	0	21	21	0	71	71	0

**Energy Rebate  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 4  
AGENDA DATE: Thu 06/24/2004  
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**SUBJECT:** Approve issuance of a rebate in the amount of \$69,500 to FROST BANK, for the installation of high efficiency lighting and air conditioning equipment and variable frequency drive (VFD) units at the Frost Bank Tower, 401 Congress Avenue.

**AMOUNT & SOURCE OF FUNDING:** Funding is available in the Fiscal Year 2003-2004 Operating Budget of Austin Energy Conservation Rebates and Incentives Fund.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**REQUESTING** Austin Energy  
**DEPARTMENT:**

**DIRECTOR'S**  
**AUTHORIZATION:** Juan Garza

**FOR MORE INFORMATION CONTACT:** Fred Yebra, Manager, Energy Management Services/ 974-3405; Joe Peña, Rebate Program Coordinator/ 974-3568

**PRIOR COUNCIL ACTION:** Approved Energy Efficiency Program Guidelines, 1999

**BOARD AND COMMISSION ACTION:** Recommended by the Resource Management Commission.

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Austin Energy requests authorization to issue a rebate not to exceed \$69,500, for the installation of high efficiency lighting, air conditioning equipment and VFD units, in accordance with the City of Austin's Commercial Rebate Program guidelines. The program is one element of Austin Energy's comprehensive effort to reduce citywide electric demand and assist customers in reducing electric consumption. Energy improvements qualifying for this rebate will save an estimated 672 kilowatts at a cost of \$100 per kilowatt saved. Austin Energy will not exceed the maximum incentive offer, should the final installed measures be eligible for a higher rebate at the time of the inspection.

The Frost Bank Tower is a 625,000 square foot high-rise office structure, located at 401 Congress Avenue.



**Resource Management Commission  
RESOLUTION**

**Request for Energy Rebate for Frost Bank Tower**

June 15, 2004

Vote: 7-0-2-0-0

**Motion by:** K. Houser

**Second by:** K. Strnad

**For:** G. Hsieh, J. Hoffner, M. Kuhn, A. Martinez, J. Beckage

**Against:** 0

**Absent:** A. Donoho, C. Barron

**Abstain:** 0


**Vacant:** 0

**Motion:** Passed

The Resource Management Commission supports the City's Commercial Energy Efficiency Programs and recommends that the City Council approve the issuance of a rebate, not to exceed \$69,500 for the installation of high efficiency lighting and air conditioning equipment for the Frost Bank Tower, located at 401 Congress Avenue in Austin, Texas. The equipment, which exceeds Austin Energy Code requirements, includes lighting, air conditioning equipment and variable frequency drive (VFD) units.

These energy improvements will save an estimated 672 kilowatts at a cost of \$100 per kilowatt saved. These savings are equivalent to an estimated 2.3 million vehicle miles traveled, the removal of 287 cars from our roadways, or the planting of 44,882 trees. Funds for this rebate will come from the existing commercial rebate budget; therefore, there is no anticipated fiscal impact.

The Commercial Energy Efficiency programs are elements of Austin Energy's comprehensive effort to reduce local air pollution through energy conservation, to reduce peak demand, and to assist customers in reducing electric consumption. Within currently approved budget funding levels for commercial conservation rebates, this effort will provide Austin Energy with a constructive market transformation opportunity while adding a value-added service to encourage customer retention.

  
Approved, Adán Martínez, Chair

June 15, 2004