

## A G E N D A



## Recommendation for Council Action (Purchasing)

Austin City Council	Item ID:	60813	Agenda Number	57.
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Meeting Date:	August 18, 2016
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Department:	Purchasing
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### Subject

Authorize award and execution of a 24-month contract with ELK ELECTRIC, INC., JMENGINEERING, LLC (WBE), and TRINI CONSTRUCTION BUILDER, LLC (MBE), to provide electrical, general building, and heating, ventilating, and air conditioning installation, maintenance and repair services, in an amount not to exceed \$5,200,000 each and combined, with four 12-month extension options in an amount not to exceed \$2,600,000 per extension option each and combined, for a total contract amount not to exceed \$15,600,000 each and combined.

### Amount and Source of Funding

Funding in the amount of \$433,333 is available in the Fiscal Year 2015-2016 Operating Budget of various City departments. Funding for the remaining 22-months of the original contract period and extension options are contingent upon available funding in future budgets.

### Fiscal Note

A fiscal note is not required.

Purchasing Language:	The Purchasing Office issued an Invitation for Bids (IFB) TVN1016 for these services on May 30, 2016 and it closed on June 21, 2016 with eight offers received. The recommended offers are the lowest offers submitted for their category by a responsible offeror. Additional information on the solicitation is included below the line.
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Prior Council Action:	
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For More Information:	Jonathan Dalchau, Senior Buyer Specialist, 512-974-2938
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Boards and Commission Action:	
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Related Items:	
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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 services required for this solicitation, there was insufficient subcontracting opportunities; therefore, no subcontracting goals were established.
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### Additional Backup Information

The contract will provide building maintenance and repair services, which will include electrical, general trades, and heating, ventilation, and air conditioning services (HVAC), on an as-needed basis for the Building Services Department (BSD). General trades will include carpentry, sheet rock, masonry, window and door repair services. BSD provides operation, maintenance and repair support to approximately 130 facilities covering roughly 2.3 million square feet of City space. BSD will operate as the general contractor and coordinate the necessary repairs with each contractor. This contract is necessary to provide responsive and flexible services to address deferred maintenance at various City sites and departments by offering supplemental coverage to in-house resources and staff. The Contractors will be responsible for securing all permits required for the services to be performed, and for all materials including tools, ladders, lifts, and equipment.

If a contract is not secured, repairs to City facilities may be delayed and impact the ability of City employees to perform their job duties due to electrical or HVAC systems not performing properly. Furthermore, a delay may lead to security issues due to damaged doors or windows, and increased expenses from larger repairs.

### **BID TABULATION**

**IFB TVN1016**

**General Building (Electrical, General, & HVAC) Installation, Maintenance and Repair Services**

**Electrical Services  
(6 Line Items)**

<b><u>Vendor</u></b>	<b><u>Total Bid Sample Items (Item Lines Bid)</u></b>	<b><u>Total Award (Item Lines Award)</u></b>
Elk Electric, Inc. Austin, TX	\$522,510 (6 of 6)	\$522,510 (6 of 6)
Titus Electrical Round Rock, TX	\$561,040 (6 of 6)	
Allied Electric Services, Inc. (WBE) Georgetown, TX	\$605,520 (6 of 6)	
JM Engineering, LLC (WBE) Austin, TX	\$641,939 (6 of 6)	
TDIndustries, Inc. Round Rock, TX	\$774,593 (6 of 6)	
J.S. Electric, Inc. Budda, TX	\$783,150 (6 of 6)	

**General Building Services  
(30 Line Items)**

<b><u>Vendor</u></b>	<b><u>Total Bid Sample Items (Item Lines Bid)</u></b>	<b><u>Total Award (Item Lines Award)</u></b>
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Trini Construction Builder, LLC (MBE) Austin, TX	\$451,345 (30 of 30)	\$451,345 (30 of 30)
Elk Electric, Inc. Austin, TX	\$526,290 (30 of 30)	
Craftcorps, Inc. Austin, TX	\$255,403 (18 of 30)	

**Heating, Ventilating, and Air Conditioning (HVAC) Services  
(6 Line Items)**

<b><u>Vendor</u></b>	<b><u>Total Bid Sample Items (Item Lines Bid)</u></b>	<b><u>Total Award (Item Lines Award)</u></b>
JM Engineering, LLC (WBE) Austin, TX	\$682,232 (6 of 6)	\$682,232 (6 of 6)
TDIndustries, Inc. Round Rock, TX	\$827,550 (6 of 6)	
Elk Electric, Inc. Austin, TX	*	

\* Deemed Non-Responsive – Did not meet the specification requirements of the HVAC section.

A complete solicitation package, including a bid tabulation, is on file in the City's Purchasing Office and is available on the City's Financial Services Austin Finance Online website. Link: [Solicitation Documents](#)

**ELK ELECTRIC, INC.; JM ENGINEERING, LLC (WBE); and TRINI CONSTRUCTION BUILDER, LLC (MBE)**

	<b># months</b>	<b>Contract Amount</b>	<b>Contract Amendment</b>	<b>Revised Amount</b>
Original Term	24	\$ 5,200,000	n/a	n/a
Extension Option 1	12	\$ 2,600,000	n/a	n/a
Extension Option 2	12	\$ 2,600,000	n/a	n/a
Extension Option 3	12	\$ 2,600,000	n/a	n/a
Extension Option 4	12	\$ 2,600,000	n/a	n/a
<b>TOTAL</b>	<b>72</b>	<b>\$ 15,600,000</b>	<b>\$ -</b>	<b>\$ -</b>