



City of Austin

Recommendation for Action

File #: 24-4914, **Agenda Item #:** 51.

7/18/2024

Posting Language

Authorize negotiation and execution of a contract for building automation maintenance with Way Service Ltd, for up to five years for a total contract amount not to exceed \$1,000,000.

[Note: Sole source contracts are exempt from the City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program); therefore, no subcontracting goals were established].

Lead Department

Financial Services Department.

Client Department(s)

Austin Convention Center Department.

Fiscal Note

Funding in the amount of \$200,000 is available in the Fiscal Year 2023-2024 Operating Budget of the Austin Convention Center Department.

Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

Sole Source.

For More Information:

Direct questions regarding this Recommendation for Council Action to the Financial Services Department - Central Procurement at: FSDCentralProcurementRCAs@austintexas.gov or 512-974-2500.

Additional Backup Information:

This contract will provide preventative maintenance, technical support, repairs, and related services for the Palmer Events Center's heating, ventilation, and cooling (HVAC) systems which have proprietary components associated with the KMC (formerly Kreuter Manufacturing Company) Control System and products. KMC Controls is a member of the United States Green Building Council and products manufactured by the vendor provide tools for achieving prerequisites and credits for Leadership in Energy and Environmental Design.

Way Service Ltd is the only authorized KMC Controls partner in the Central Texas area. Way Service Ltd Technicians have specified training in the use, maintenance, and repair of the KMC Controls proprietary components. The proprietary components are specific to this vendor as they are the only authorized service technician for this system within central Texas.

The contract replaces a contract expiring November 19, 2024. Requested authorization is based on historical spending and departmental estimates of future needs. The recommended contractor is the current provider of these services.

A delay in contract approval could impact the efficiency of the HVAC system at the Palmer Events Center.