



City of Austin

Recommendation for Action

File #: 26-1550, **Agenda Item #:** 17.

5/7/2026

Posting Language

Authorize an amendment to a contract for continued building automation system maintenance and repairs for all City departments with Way Service LTD, to increase the amount by \$625,000 for a revised total contract amount not to exceed \$1,703,000. Funding: \$158,333 is available in the Operating Budgets of all City departments. Funding for the remaining contract term is contingent upon available funding in future budgets.

Lead Department

Austin Financial Services.

Client Department(s)

All City Departments.

Fiscal Note

Funding in the amount of \$158,333 is available in the Fiscal Year 2025-2026 Operating Budgets of all City Departments. Funding for the remaining contract term is contingent upon available funding in future budgets.

Procurement Language:

Contract Amendment.

MBE/WBE:

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.

Prior Council Action:

July 18, 2024 - Council approved a contract for Building Automation System Maintenance & Repairs with Way Service LTD.

For More Information:

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

Additional Backup Information:

The amendment will provide continued preventative maintenance, technical support, repairs, and related services associated with the KMC (formerly Kreuter Manufacturing Company) heating, ventilation, and air conditioning (HVAC) Control System and its related products.

Additional authority is needed for upgrades and Austin Facilities Management is being added to the contract to support taking over management of One Texas Center. Requested authority is based on historical usage and department estimates of future needs.

If an amendment is not secured, the City will lose access to specialized technical support and preventative maintenance for the KMC Control System, increasing the risk of HVAC failures and unplanned system downtime.

Contract Details:				
Contract Term	Length of Term	Contract Authorization	Requested Additional Authorization	Revised Total Authorization
Initial Term	1 year	\$ 200,000		\$ 200,000
Contract Amendment	1 year	\$ 200,000		\$ 200,000
Contract Amendment		\$ 78,000		\$ 78,000
Proposed Amendment			\$625,000	\$ 625,000
Contract Amendment	1 year	\$ 200,000		\$ 200,000
Contract Amendment	1 year	\$ 200,000		\$ 200,000
Contract Amendment	1 year	\$ 200,000		\$ 200,000
Total	5 years	\$1,078,000	\$625,000	\$1,703,000

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