

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	45917	Agenda Number	7.
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Meeting Date:	6/4/2015	Department:	Austin Energy
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Subject

Approve issuance of a rebate to Firmus Equity Partners, LLC, for performing energy efficiency improvements at Mueller Flats Apartments located at 1071 Clayton Lane, in an amount not to exceed \$97,786.

Amount and Source of Funding

Funding is available in the Fiscal Year 2014-2015 Operating Budget of Austin Energy.

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	
For More Information:	Jeff Vice, Director, Local Government Issues (512) 322-6450; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.
Council Committee, Boards and Commission Action:	May 18, 2015 - Approved by the Electric Utility Commission on a vote of 6-0 with Commissioner Herbert absent. May 19, 2015 - Approved by the Resource Management Commission on a vote of 4-0 with Commissioners Amato, Hsieh and Metzger absent.
MBE / WBE:	
Related Items:	

Additional Backup Information

Austin Energy requests authorization to issue a rebate to Firmus Equity Partners LLC, in an amount not to exceed \$97,786, for performing energy efficiency improvement at Mueller Flats Apartments.

Mueller Flats Apartments are located at 1071 Clayton Lane, Austin, Texas 78723, in District 4. The property comprises 16 buildings containing 396 apartment units, with 280,779 square feet of conditioned space. The average rent for a one bedroom unit ranges from \$770 to \$864 and the two bedroom unit ranges from \$1,050 to \$1,074 depending on amenities. The energy efficiency upgrade consists of duct sealing. The estimated total cost of the project is \$108,650 and the rebate will cover approximately 90% of the total cost.

This program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan approved in 2014 by City Council to realize 700 MW of energy efficiency and 200 MW of demand response by 2025. The plan is designed to reduce local air pollution through energy conservation, reduce peak demand, reduce the need

to purchase additional generation, and assist customers in reducing electric consumption.

This Project was originally submitted during the pilot phase of the Multifamily Energy Reduction Partners program. Since then, Austin Energy staff have implemented changes to the program and continue to evaluate it. However, staff would like to honor the program rules and rebate levels designed during the pilot phase, under which the participating contractor sold this project.

The demand (kilowatt or kW) savings associated with these energy efficiency improvements is estimated at 135 kW, at a program cost of \$722 per kW saved. The avoided kilowatt hours (kWh), estimated at 392,921 kWh per year, represent a major benefit to the local environment. This project will prevent the production of the following air pollutants from being emitted: 235.9 metric tons of Carbon Dioxide (CO₂), 0.164 metric tons of Nitrogen Oxides (NO_x), and 0.149 metric tons of Sulfur Dioxide (SO₂).

In addition to the reduced air and toxic pollution, the project savings are also equivalent to an estimated 529,729 vehicle miles traveled, the removal of 45.2 cars from our roadways, or the planting of 6,061 trees or 303 acres of forest in Austin's parks. The project will also generate approximately 176,814 gallons of water savings at the power plant.