





<div style="text-align: center;"> A U S T I N C I T Y C O U N C I L AGENDA </div> <div style="display: flex; justify-content: space-around;">     </div>				
Recommendation for Council Action				
Austin City Council	Item ID	47673	Agenda Number	
Meeting Date:	8/6/2015		Department:	Austin Energy
Subject				
Approve issuance of a rebate to 3700 San Clemente, LLC, for the installation of energy efficiency measures at 3700 N. Capital of Texas Highway, in an amount not to exceed \$99,082.				
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:	July 20, 2015- To be reviewed by the Electric Utility Commission. July 21, 2015 – To be reviewed by the Resource Management Commission.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Austin Energy requests authorization to issue a rebate to 3700 San Clemente, LLC, in an amount not to exceed \$99,082, for energy efficiency measures installed at its San Clemente at Davenport office park, Building C. This new development is located at 3700 N. Capital of Texas Hwy., Austin, Texas 78746, in Council District 10.</p> <p>San Clemente at Davenport (West) Building C is a five-story building with over 250,000 square feet of office space. The energy efficiency measures installed include air-cooled chillers, variable frequency drives, interior lighting, off-peak lighting and lighting controls. The estimated total cost of installing the measures is \$689,908 and the rebate will cover approximately 14% of the total cost. The demand savings associated with this energy efficiency project are estimated at 324 kilowatts (kW), at a program cost of \$306 per kW saved.</p> <p>These improvements are in accordance with the Austin Energy's Commercial Rebate Program guidelines. This program is one of the elements of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to realize 700 MW of energy efficiency and 200 MW of demand response by 2025. The original plan, approved by City Council in April 2010 and updated in December 2014, is designed in part to reduce local air pollution through</p>				

energy conservation, reduce peak demand, reduce the need to purchase additional generation and assist customers in reducing electric consumption.

The avoided kilowatt hours (kWh) estimated at 853,493 kWh per year represents a major benefit to the local environment. This project will prevent the following air pollutants from being emitted: 512.5 metric tons of Carbon Dioxide (CO₂), 0.323 metric tons of Sulfur Dioxide (SO₂) and 0.357 metric tons of Nitrogen Oxides (NO_x). In addition to the reduced pollution, the project savings are equivalent to an estimated 2,058,259 vehicle miles traveled, the removal of 176 cars from our roadways, the planting of 23,551 trees or 1,178 acres of forest in Austin's parks. The project will also generate approximately 687,011 gallons of water conservation at the generation power plant.

Property Name	Davenport West Building C				
Customer Name	3700 San Clemente, LLC				
Property Address	3700 N. Capital of Texas Hwy., Austin, TX 78746				
Customer Contact	Ben Greider				
ECAD Status New Construction - Exempt		Total Measure Costs		\$689,908	
		Total Rebate – Not to Exceed		\$99,081.54	
		% of Total Measure Costs		14%	

SCOPE OF WORK					
Measure	Rebate Amount	kW Saved - Estimated	kWh Saved - Estimated	Measure Cost	Rebate per kW
Interior Lighting	\$ 12,689	\$ 81	\$ 253,366	\$ 44,384	\$ 156
Lighting Controls	\$ 1,243	\$ 6	\$ 49,815	\$ 26,061	\$ 219
Off-Peak Lighting	\$ 814	\$ -	\$ 34,720	\$ 6,524	N\A
Variable Frequency Drives	\$ 16,868	\$ 37	\$ 115,780	\$ 78,180	\$ 455
Chillers	\$ 67,468	\$ 200	\$ 399,812	\$ 534,759	\$ 337
Totals	\$ 99,082	\$ 324	\$ 853,493	\$ 689,908	\$ 306

AE Commercial Energy Efficiency Program for FY2015 (as of June 2015)						
Program	kW Savings Goal	YTD kW Savings	% of Goal	Budget	YTD Dollars Spent	YTD Participation
Commercial Rebates	12,150	3,351	27.6	\$3,500,000	\$1,207,677	254



Recommendation for Council Action (Purchasing)

Austin City Council	Item ID:	47637	Agenda Number	
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Meeting Date:	August 6, 2015
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Department:	Purchasing
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Subject

Authorize negotiation and execution of a 24-month contract with SMART CHARGE RESIDENTIAL INC., for the maintenance and repair of current and future electric vehicle charging stations located in the Austin Energy service area, in an amount not to exceed \$180,000, with two 12-month extension options in an amount not to exceed \$90,000 per extension option, for a total contract amount not to exceed \$360,000.

Amount and Source of Funding

Funding in the amount of \$15,000 is available in the Fiscal Year 2014-2015 Operating Budget of Austin Energy. Funding for the remaining 22 months of the original contract period and extension options is contingent upon available funding in future budgets.

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is attached.

Purchasing Language:	Sole proposal received.
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Prior Council Action:	
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For More Information:	Oralia Jones, Senior Buyer Specialist, 512-322-6594
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Boards and Commission Action:	July 20, 2015 - To be reviewed by the Electric Utility Commission. July 21, 2015 - To be reviewed by the Resource Management Commission.
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Related Items:	
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MBE / WBE:	This contract will be awarded in compliance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.
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Additional Backup Information

The contract will provide maintenance support for 220 existing electric vehicle charging stations and future stations in the Plug-In EVerywhere™ Network. This contract covers three types of services: preventive maintenance, standard maintenance, and emergency maintenance. The original 113 stations are owned by Austin Energy and were provided through a grant from the U.S. Department of Energy. Thirty-three stations are owned by the City's Fleet Division and the remainder are owned by commercial hosts but operated by Austin Energy.

Preventive maintenance for City-owned and commercial hosts: Electric vehicle (EV) charging stations in the Plug-In EVerywhere™ Network will be maintained on a quarterly basis to ensure reliability. Preventive maintenance includes inspection, testing using an emulator device, cleaning, checking connector wires and holster, and overall functionality of the stations.

Standard maintenance: This maintenance is performed on as-needed basis to repair stations. It includes the parts and labor required to bring the charging station up to operational specification to ensure reliability and a positive customer experience. This contract covers City-owned stations only. Any repair fees associated with the commercial host stations are at the host's expense.

Emergency maintenance: This maintenance is performed on an emergency basis to repair or remove stations to ensure safety. This contract covers the City's stations only. Any repair fees associated with the commercial host stations are at the host expense.

Austin Energy, as a leader in the electric power industry, has been promoting transportation electrification initiatives since 2008. Austin Energy has one of the leading programs in the nation supporting plug-in electric vehicles (EVs). This program supports transportation electrification, a major component of the recently-approved Austin Community Climate Plan.

The 220 electric vehicle charging stations in the Plug-In EVerywhere™ Network are located at over 100 sites and are powered by 100 percent renewable GreenChoice® energy. To date, the Plug-In EVerywhere™ Network has had 91,034 charging sessions by electric vehicle drivers. Charging stations are located at City Hall, Palmer Events Center, Austin Convention Center, One Texas Center, several Austin Energy facilities, several branch libraries and parks and recreation centers, Fleet Services facilities, Austin Community College campuses, National Instruments, Dell Children's Medical Center, three HEBs, and at other facilities.

Austin Energy is focused on expanding available charging at the workplace and multi-family properties, and additional stations are anticipated during the contract term. This contract will continue to support growing EV adoption.

Historically, this program budget was \$70,000 per year for the maintenance contract. As EV adoption continues to increase, more stations are being added to the Plug-In EVerywhere™ Network requiring a proposed increase to \$90,000 per year.

This solicitation resulted in a single bidder because charging station maintenance and repair is a relatively new industry with few qualified companies. An evaluation team with expertise in this area evaluated the proposal and rated it highly to provide these services. Evaluation criteria used to evaluate the proposals included price, demonstrated experience, personnel qualifications, available equipment and parts, and local business presence.

MBE/WBE solicited: 10/6

MBE/WBE proposed: 0/0

PRICE ANALYSIS

- a. Sole proposal. This solicitation required certified and trained personnel with expertise in maintaining and repairing the ChargePoint electric vehicle stations. While there may be few companies who can provide the service, the certifications and training may not have been accessible.
- b. 236 notices were sent including 10 MBEs and six WBEs. One proposal was received, with no response from the MBEs/WBEs.

APPROVAL JUSTIFICATION

- a. Sole proposal received.
- b. The Purchasing recommends contract award consistent with the evaluation committee.
- c. Advertised on the Internet.

EVALUATION MATRIX RFP OPJ0115 - Electric Vehicle Charging Stations Maintenance & Repair		Smart Charge Residential, Inc. Austin, TX
EVALUATION FACTORS	POINTS	
Demonstrated Applicable Experience	30	27
Personnel Qualifications	20	18
Equipment and Parts List	15	10
Total Evaluated Cost	25	25
Local Business Presence (Maximum 10 Points)	10	10
Total	100	90

NOTE: As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is awarded or as directed by the Texas Attorney General's Office.