

A U S T I N C I T Y C O U N C I L			
A G E N D A			
Recommendation for Council Action			
Austin City Council	Item ID		Agenda Number
Meeting Date:		Department:	Austin Energy
Subject			
Approve issuance of a rebate to owner Matt Albrecht, for performing energy efficiency improvements at the Avalon Palms Apartments located at 9001 and 9300 Northgate Blvd., in an amount not to exceed \$121,849 (District 4).			
Amount and Source of Funding			
Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.			
Fiscal Note			
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:	To be reviewed by the Electric Utility Commission on June 19, 2017, and by the Resource Management Commission on June 20, 2017.		
MBE / WBE:			
Related Items:			
Additional Backup Information			
<p>Austin Energy requests authorization to issue a rebate to owner Matt Albrecht, in an amount not to exceed \$121,849, for energy efficient measures at the Avalon Palms Apartments located at 9001 and 9300 Northgate Blvd., in Council District 4.</p> <p>The property is comprised of 10 buildings and 352 apartment units, with a total of 289,120 square feet of conditioned space. The average rent for a studio unit is \$700, a one-bedroom unit is \$785, and a two-bedroom unit is \$999. However, residents at this property are eligible for federally funded vouchers; therefore, actual rents are based on income. The energy efficiency and water saving measures proposed at this property include duct sealing, solar screens, LED lighting, kitchen and bathroom faucet aerates and low-flow showerheads. The estimated total cost of the project is \$121,849; the rebate will cover 100% of the total cost. This rebate is funded by Austin Energy's Multifamily Weatherization Assistance Program. While similar to the standard Multifamily Rebate Program, the rebates are larger for low income housing and are customized for each measure, based on historical savings and cost data. These improvements are made in accordance with the Energy Conservation Audit and Disclosure (ECAD) ordinance.</p>			

This program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to realize 700 megawatts (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 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 737,115 kWh per year, represent a major benefit to the local environment. This project is estimated to prevent the production of the following emissions annually: 394.5 metric tons of Carbon Dioxide, 0.175 metric tons of Nitrogen Oxides, and 0.442 metric tons of Sulfur Dioxide. The project savings is equivalent to an estimated 886,090 vehicle miles traveled, the removal of 76 cars from our roadways, or the planting of 10,139 trees or 507 acres of forest in Austin's parks.



FACT SHEET: ENERGY EFFICIENCY REBATE (MULTI-FAMILY)

Community Name	Avalon Palms				
Customer Name	Matt Albrecht, Owner				
Property Address	9001 & 9300 Northgate Blvd, 78758				
Year Built	1973				
Average Rent per Floor Plan	Studio \$700, 1 BR \$785, 2 BR \$999 (Austin Investor Interests; 2017)				
Number of Rentable Units¹	352				
Housing Type²	Section 8				
Air Conditioner Tonnage	1.99 average tonnage (344, 2-ton; 8, 1.5-ton)				
Water Heater Type	Electric				
On Repeat Offender List?³	No				
Electric Utilization Intensity for this property	11.33 kWh/sq ft				
Average Electric Utilization Intensity for cohort⁴	11.17 kWh/sq ft for properties built before 1985 with electric heat				
Energy Conservation Audit and Disclosure (ECAD) status⁵	Compliant				
Total Measure Costs					
	\$121,849				
Total Rebate – Not to Exceed					
	\$121,849				
% of Total Measure Costs					
	100%				
Rebate per Unit					
	\$346.15				
Scope of Work⁶					
352 up-flow duct seal configurations					
8810 sq ft solar screens					
6110 LED lamps					
352 kitchen aerators					
524 bathroom aerators					
524 low-flow showerheads					
Estimated Project Annual Savings at 100% Occupancy					
Kilowatts (kW) Saved	226				
Dollars per kW	\$538				
Kilowatt-hours (kWh) Saved	737,115				
Monthly Savings Per Customer - Estimated⁷					
Dollar savings	\$18.11				
Scope of Work					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average annual dollar savings per customer
Duct Seal	\$67,096	134.2	271,772	\$500	\$80.12
Water Saving Devices	\$9,304	18.6	200,062	\$500	\$58.98
Solar Screens	\$26,753	43.7	33,068	\$612	\$9.75
LED Lighting	\$18,697	29.9	265,236	\$625	\$78.19
Measures Performed - Last 10 Years at this property		Completion Date	Rebate Amount		
None					

¹ Energy Conservation Audit and Disclosure 2016 Energy Guide for Prospective residents lists the total number of units in the property; this may include units that are not rentable such as office spaces, model units, maintenance shops, etc.

² Per "Guide to Affordable Housing" published by The Austin Tenants' Council. Includes income requirements and restrictions.

³ <http://www.austintexas.gov/department/repeat-offender-program>

⁴ Cohort Type is determined by the year the property is built and the heating type (either gas or electric).

⁵ Owner agrees to comply with TITLE 6. ENVIRONMENTAL CONTROL AND CONSERVATION. CHAPTER 6-7. ENERGY CONSERVATION CODE prior to the issuance of the rebate check.

⁶ Energy (kWh) and dollars (\$) saved per project varies by both the size of the project and the type of heating. Projects with electric heat generally have higher savings than projects with gas heat.

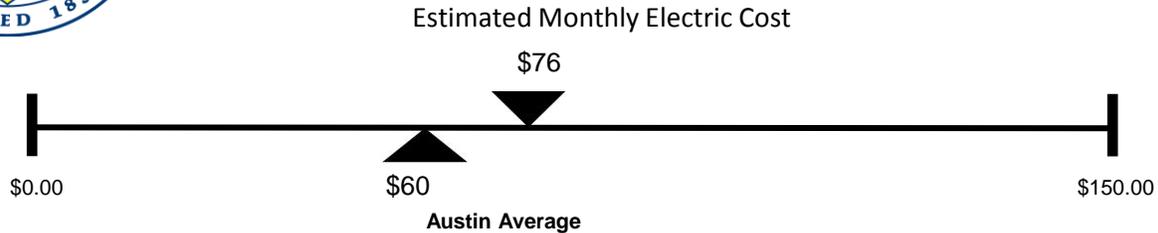
⁷ Calculation based on 11 cents per kWh.



Austin City Code Chapter 6-7, Energy Conservation

ENERGY GUIDE FOR PROSPECTIVE TENANTS

2016



THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- **Heating\Cooling:** **All Electric**
- **Year Built:** **Before 1985**
- **Average apt size (sqft):** **803**

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

ESTIMATED MONTHLY ELECTRIC USE 759 kWh

For details, visit the web site
Austinenergy.com/go/ECAD,
Call 482-5278 or see QR Code:



YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

ENERGY AUDIT RESULTS FOR THIS PROPERTY:

9001 Northgate Blvd Austin, TX 78758

STREET ADDRESS

ENERGY EFFICIENCY MEASURES EVALUATED

AUSTIN ENERGY RECOMMENDS (AVERAGED)

AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than <u>10%</u>	26 %
Attic or Roof	Between R22-R30	R - 19
Solar Screens or Window Film	On all East, South, and West Windows	Complete

"Average" values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 1973 ENERGY UTILITIES: Electric ENERGY AUDIT CONDUCTED BY: Greenberg Energy Services, LLC
NUMBER OF UNITS: 151 DATE OF ENERGY AUDIT: 05/12/11 DATE OF DISCLOSURE NOTICE: 6/5/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

Signature/Date

Owner's Representative

Signature/Date

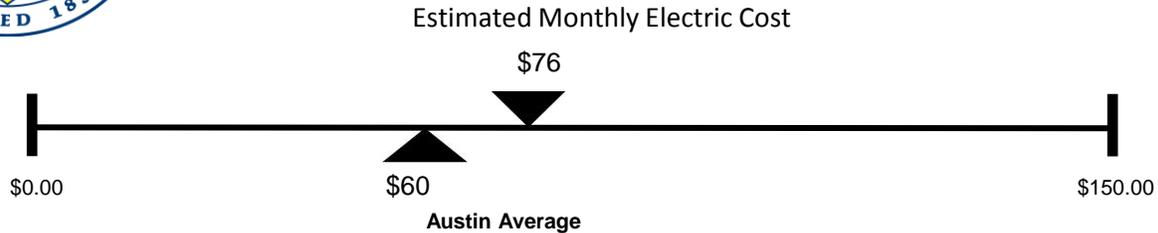
248716



Austin City Code Chapter 6-7, Energy Conservation

ENERGY GUIDE FOR PROSPECTIVE TENANTS

2016



THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- **Heating\Cooling:** **All Electric**
- **Year Built:** **Before 1985**
- **Average apt size (sqft):** **803**

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

ESTIMATED MONTHLY ELECTRIC USE 759 kWh

For details, visit the web site
Austinenergy.com/go/ECAD,
 Call 482-5278 or see QR Code:



YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

ENERGY AUDIT RESULTS FOR THIS PROPERTY:

9001 Northgate Blvd Austin, TX 78758

STREET ADDRESS

ENERGY EFFICIENCY MEASURES EVALUATED

AUSTIN ENERGY RECOMMENDS (AVERAGED)

AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than <u>10%</u>	26 %
Attic or Roof	Between R22-R30	R - 19
Solar Screens or Window Film	On all East, South, and West Windows	Complete

"Average" values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 1973 ENERGY UTILITIES: Electric ENERGY AUDIT CONDUCTED BY: Greenberg Energy Services, LLC
 NUMBER OF UNITS: 151 DATE OF ENERGY AUDIT: 05/12/11 DATE OF DISCLOSURE NOTICE: 6/5/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

Signature/Date

Owner's Representative

Signature/Date

248716

A U S T I N C I T Y C O U N C I L				
A G E N D A				
Recommendation for Council Action				
Austin City Council	Item ID	71842	Agenda Number	
Meeting Date:	6/22/2017	Department:	Austin Energy	
Subject				
Approve issuance of a rebate to Texas Facilities Commission, for performing energy efficiency improvements at 1100 West 49th Street, in an amount not to exceed \$96,809. (District 9)				
Amount and Source of Funding				
Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.				
Fiscal Note				
A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:				
For More Information:	Jeff Vice, Director, Local Government Issues (512) 322-6087; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.			
Council Committee, Boards and Commission Action:	To be reviewed by the Electric Utility Commission on June 19, 2017 and by the Resource Management Commission on June 20, 2017.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Austin Energy requests authorization to issue a rebate to the Texas Facilities Commission, in an amount not to exceed \$96,808, for energy efficiency measures completed at the "Old Plant" facility on the Texas Department of State Health Services campus at 1100 West 49th Street, in Council District 9.</p> <p>This Department of State Health Services project includes various mechanical and electrical system renovations to its Old Plant facility. The Old Plant supplies chilled water that cools over 1.4 million square feet of offices, warehouse space, laboratories, and other facilities on the 32.8-acre campus.</p> <p>The energy efficiency measures implemented at this property include high efficiency water-cooled chillers, cooling towers, and variable frequency drives on pumps and fans. The estimated total cost of the measures is \$3,142,000; the rebate will cover 1.8% of the total cost.</p> <p>These improvements are in accordance with Austin Energy's Commercial Rebate Program guidelines. This program is one element of the comprehensive Austin Energy Resource, Generation and Climate Protection Plan to realize 700</p>				

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

The avoided kilowatt-hours (kWh) are estimated at 695,974 kWh per year, and represent a major benefit to the local environment. This project is estimated to prevent the production of the following emissions annually: 372.5 metric tons of Carbon Dioxide (CO₂), 0.165 metric tons of Nitrogen Oxides (NO_x), and 0.418 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 836,634 vehicle miles traveled, the removal of 71 cars from our roadways, or the planting of 9,573 trees or 479 acres of forest in Austin's parks.



FACT SHEET: ENERGY EFFICIENCY REBATE (COMMERCIAL)

Property Name	Department of Health (Old Plant)			
Customer Name	Texas Facilities Commission			
Property Address	1100 W 49 th Street			
Total Square Feet	8,800			
Year Built	1958			
Air Conditioning Total Tonnage	1,506 tons (two 753-ton chillers)			
Water Heater Type	N/A – Central plant only			
Energy Conservation Audit and Disclosure (ECAD) Status¹	Exempt - Buildings on state property are exempt from local building codes.			
Total Measure Costs				
	\$3,142,000			
Total Rebate – Not to Exceed				
	\$ 96,809			
% of Total Measure Costs				
	1.8%			
Scope of Work				
High efficiency water-cooled chillers, cooling towers, variable frequency drives.				
Project Annual Savings (Estimated)				
Kilowatts (kW)	254.22			
\$/kW	\$381			
Kilowatt-hours (kWh)	695,974			
Scope of Work				
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW
Chillers	\$35,452	78.78	128,487	\$450
Cooling Towers	\$11,486	38.29	219,007	\$300
Variable Frequency Drives ²	\$49,871	137.15	348,480	\$364
Measures Performed - Last 10 Years at this Property			Completion Date	Rebate Amount
Lighting Controls			05/06/2010	\$5,908
High Efficiency Motors			01/29/2010	\$50
High Efficiency Motors			07/23/2009	\$270

¹ Exempt - Buildings built on state property are exempt from local building codes (General Services Administration; 1.3 Codes and Standards; <https://www.gsa.gov/portal/content/101288>).

² Variable Frequency Drives (VFDs) adjust the speed of a pump or motor by varying its input frequency and voltage, thereby reducing its peak power when full speed is not required.

A U S T I N C I T Y C O U N C I L
AGENDA



Recommendation for Council Action

Austin City Council		Item ID	71876	Agenda Number	
Meeting Date:	6/22/2017		Department:	Austin Energy	
Subject					
Approve issuance of a rebate to Lodge at Stone Oak Ranch, LLC, for performing energy efficiency improvements at the Lodge at Stone Oak Ranch Apartments located at 5400 West Parmer Lane, in an amount not to exceed \$228,317 (District 6).					
Amount and Source of Funding					
Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.					
Fiscal Note					
A fiscal note is not required.					
Purchasing Language:					
Prior Council Action:	May 4, 2017 – Approved a rebate for the same property, however, it was not issued due to a request from the property owner to pursue additional energy efficient measures.				
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:	To be reviewed by the Electric Utility Commission on June 19, 2017 and by the Resource Management Commission on June 20, 2017.				
MBE / WBE:					
Related Items:					
Additional Backup Information					
Austin Energy requests authorization to issue a rebate to Lodge at Stone Oak Ranch, LLC, in an amount not to exceed \$228,317, for energy efficient measures at the Lodge at Stone Oak Apartments located at 5400 West Parmer Lane, in Council District 6.					
The property is comprised of 19 buildings and 434 apartment units, with a total of 406,274 square feet of conditioned space. The average rent for a one bedroom unit is \$943, a two bedroom unit is \$1,262, and a three bedroom unit is \$1,475. The energy efficiency and water saving measures proposed for this property include duct sealing, solar screens, low-flow shower heads and aerators on kitchen and bathroom faucets. On May 4, 2017, Council approved a rebate for duct sealing at this property, however, it was not issued because the property owner requested additional measures be completed at a higher bundled rebate amount. The new request includes the duct sealing measure for which the earlier rebate was requested. The estimated total cost of the project is \$285,397; the rebate will cover 80% of the total cost. These improvements will be made in accordance with Austin Energy's Multifamily Rebate guidelines and the Energy Conservation Audit and Disclosure (ECAD) Ordinance.					

This program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to realize 700 megawatts (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 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 1,061,086 kWh per year, represent a major benefit to the local environment. This project is estimated to prevent the production of the following emissions annually: 567.9 metric tons of Carbon Dioxide, 0.252 metric tons of Nitrogen Oxides, and 0.637 metric tons of Sulfur Dioxide. The project savings is equivalent to an estimated 1,275,537 vehicle miles traveled, the removal of 109 cars from our roadways, or the planting of 14,595 trees or 730 acres of forest in Austin's parks.



FACT SHEET: ENERGY EFFICIENCY REBATE (MULTI-FAMILY)

Community Name	Lodge at Stone Oak Ranch				
Customer Name	Lodge at Stone Oak Ranch, LLC				
Property Address	5400 West Parmer Lane, 78727				
Year Built	2000				
Average Rent per Floor Plan	1 BR \$943, 2 BR \$1,262, 3 BR \$1,475 (Austin Investor Interests; 2017)				
Number of Rentable Units¹	434				
Housing Type²	Market Rate				
Air Conditioner Tonnage	2.41 average tonnage				
Water Heater Type	Electric				
On Repeat Offender List?	No ³				
Electric Utilization Intensity for this property	10.63 kWh/sq ft				
Average Electric Utilization Intensity for cohort⁴	11.26 kWh/sq ft for properties built between 1985 and 2001 with electric heat				
Energy Conservation Audit and Disclosure (ECAD) status⁵	ECAD compliant; ECAD audit completed 06/08/2017				
Total Measure Costs					
	\$285,397				
Total Rebate – Not to Exceed					
	\$228,317				
% of Total Measure Costs					
	80%				
Rebate per Unit					
	\$526.08				
Scope of Work⁶					
418 furr-down duct seal configurations					
24 up-flow duct seal configurations					
33,900 sq ft solar screens					
622 low-flow showerheads					
622 bathroom aerators					
434 kitchen aerators					
Estimated Project Annual Savings at 100% Occupancy					
Kilowatts (kW) Saved	456.63				
Dollars per kW	\$500				
Kilowatt-hours (kWh) Saved	1,061,086				
Monthly Savings Per Customer - Estimated⁷					
Dollar savings	\$268.94				
Scope of Work					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average annual dollar savings per customer
Duct Seal	\$160,550	321.1	736,203	\$500	\$186.60
Water Saving Devices	\$9,225	18.45	224,541	\$500	\$56.91
Solar Screens	\$58,540	117.08	100,342	\$500	\$25.43
Measures Performed - Last 10 Years at this property		Completion Date	Rebate Amount		
None					

¹ Energy Conservation Audit and Disclosure 2016 Energy Guide for Prospective residents lists the total number of units in the property; this may include units that are not rentable such as office spaces, model units, maintenance shops, etc.

² Per "Guide to Affordable Housing" published by The Austin Tenants' Council. Includes income requirements and restrictions.

³ <http://www.austintexas.gov/department/repeat-offender-program>

⁴ Cohort Type is determined by the year the property is built and the heating type (either gas or electric).

⁵ Owner agrees to comply with TITLE 6. ENVIRONMENTAL CONTROL AND CONSERVATION. CHAPTER 6-7. ENERGY CONSERVATION CODE prior to the issuance of the rebate check.

⁶ Energy (kWh) and dollars (\$) saved per project varies by both the size of the project and the type of heating. Projects with electric heat generally have higher savings than projects with gas heat.

⁷ Calculation based on 11 cents per kWh.

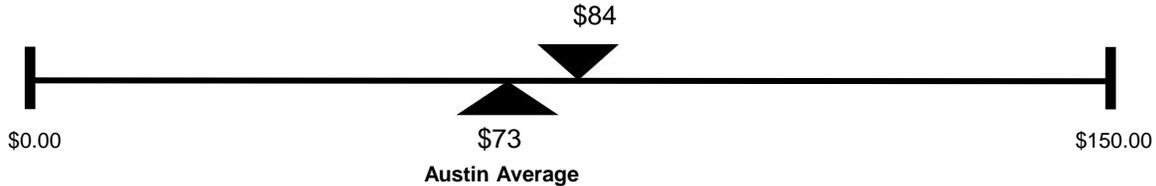


Austin City Code Chapter 6-7, Energy Conservation

ENERGY GUIDE FOR PROSPECTIVE TENANTS

2017

Estimated Monthly Electric Cost



THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- **Heating\Cooling:** All Electric
- **Year Built:** After 1985
- **Average apt size (sqft):** 934

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

ESTIMATED MONTHLY ELECTRIC USE 841 kWh

For details, visit the web site
Austinenergy.com/go/ECAD,
 Call 482-5278 or see QR Code:



YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

ENERGY AUDIT RESULTS FOR THIS PROPERTY:

5400 W Parmer Ln Austin, TX 78727

STREET ADDRESS

ENERGY EFFICIENCY MEASURES EVALUATED

AUSTIN ENERGY RECOMMENDS (AVERAGED)

AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than 15%	51.5 %
Attic or Roof	Between R22 - R30	R - 30
Solar Screens or Window Film	On all East, South, and West Windows	Needed

"Average" values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 2000 ENERGY UTILITIES: Electric ENERGY AUDIT CONDUCTED BY: Leelynn Energy Solutions
 NUMBER OF UNITS: 435 DATE OF ENERGY AUDIT: 06/08/17 DATE OF DISCLOSURE NOTICE: 6/8/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

Signature/Date

Owner's Representative

Signature/Date

505896

A U S T I N C I T Y C O U N C I L				
A G E N D A				
Recommendation for Council Action				
Austin City Council	Item ID	71947	Agenda Number	<ITEM_OUTLINE>
Meeting Date:	6/22/2017	Department:	Austin Energy	
Subject				
Approve issuance of a rebate to Silver Tree Residential, LLC, for performing energy efficiency improvements at the Travis Park Apartments located at 1100 E. Oltorf St., in an amount not to exceed \$124,333 (District 9).				
Amount and Source of Funding				
Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.				
Fiscal Note				
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:	To be reviewed by the Electric Utility Commission on June 19, 2017 and by the Resource Management Commission on June 20, 2017.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
Austin Energy requests authorization to issue a rebate to Silver Tree Residential, LLC, in an amount not to exceed \$124,333, for energy efficient measures at the Travis Park Apartments located at 1101 E. Oltorf St., in Council District 9.				
The property is comprised of 22 buildings and 199 apartment units, with a total of 168,363 square feet of conditioned space. The average rent for a one-bedroom unit is \$1,106, a two-bedroom unit is \$1,365, and a three-bedroom unit is \$1,850. However, residents at this property are eligible for federally funded vouchers; therefore, actual rents are based on income. The energy measures proposed at this property are duct sealing, solar screens, and LED lighting. The estimated total cost of the project is \$124,333; the rebate will cover 100% of the total cost. This rebate is funded by Austin Energy's Multifamily Weatherization Assistance Program. While similar to the standard Multifamily Rebate Program, the rebates are larger for low income housing and are customized for each measure, based on historical savings and cost data. These improvements are made in accordance with the Energy Conservation Audit and Disclosure (ECAD) ordinance.				

This program is one element 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 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 406,301 kWh per year, represent a major benefit to the local environment. This project is estimated to prevent the production of the following emissions annually: 217.5 metric tons of Carbon Dioxide, 0.097 metric tons of Nitrogen Oxides, and 0.244 metric tons of Sulfur Dioxide. The project savings is equivalent to an estimated 488,416 vehicle miles traveled, the removal of 42 cars from our roadways, or the planting of 5,589 trees or 279 acres of forest in Austin's parks.



FACT SHEET: ENERGY EFFICIENCY REBATE (MULTIFAMILY)

Community Name	Travis Park				
Customer Name	Silver Tree Residential, LLC				
Property Address	1100 E. Oltorf, Austin, 78704				
Year Built	1968				
Average Rent per Floor Plan	1 BR \$1,106, 2 BR \$1,365, 3 BR 1,850 (Section 8 Housing; 2017)				
Number of Rentable Units¹	199				
Housing Type²	Section 8				
Air Conditioner Tonnage	2 average tonnage (232, 2-ton units)				
Water Heater Type	Gas				
On Repeat Offender List?³	No				
Electric Utilization Intensity for this property	10.99 kWh/sq ft				
Average Electric Utilization Intensity for cohort⁴	8.33 kWh/sq ft for properties built before 1985 with gas heat				
Energy Conservation Audit and Disclosure (ECAD) status⁵	Compliant				
Total Measure Costs					
	\$124,333				
Total Rebate – Not to Exceed					
	\$124,333				
% of Total Measure Costs					
	100%				
Rebate per Unit					
	\$624.79				
Scope of Work⁶					
232 furr-down duct seal configurations					
7996 sq ft of solar screens					
3629 LED lamps					
Estimated Project Annual Savings at 100% Occupancy					
Kilowatts (kW) Saved	235				
Dollars per kW	\$529				
Kilowatt-hours (kWh) Saved	406,301				
Monthly Savings Per Customer - Estimated⁷					
Dollar savings	\$17.66				
Scope of Work					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average annual dollar savings per customer
Duct Seal	\$88,950	177.9	174,323	\$500	\$90.91
Solar Screens	\$24,27	39.6	74,442	\$612	\$38.82
LED Lighting	\$11,105	17.8	157,536	\$625	\$82.15
Measures Performed - Last 10 Years at this property					
Completion Date		Rebate Amount			
None					

¹ Energy Conservation Audit and Disclosure 2016 Energy Guide for Prospective residents lists the total number of units in the property; this may include units that are not rentable such as office spaces, model units, maintenance shops, etc.

² Per "Guide to Affordable Housing" published by The Austin Tenants' Council. Includes income requirements and restrictions.

³ <http://www.austintexas.gov/department/repeat-offender-program>

⁴ Cohort Type is determined by the year the property is built and the heating type (either gas or electric).

⁵ Owner agrees to comply with TITLE 6. ENVIRONMENTAL CONTROL AND CONSERVATION. CHAPTER 6-7. ENERGY CONSERVATION CODE prior to the issuance of the rebate check.

⁶ Energy (kWh) and dollars (\$) saved per project varies by both the size of the project and the type of heating. Projects with electric heat generally have higher savings than projects with gas heat.

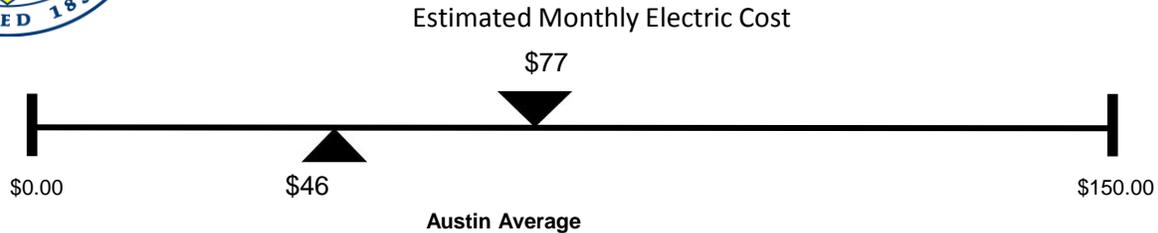
⁷ Calculation based on 11 cents per kWh.



Austin City Code Chapter 6-7, Energy Conservation

ENERGY GUIDE FOR PROSPECTIVE TENANTS

2016



THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- Heating\Cooling: **Gas & Electric**
- Year Built: **Before 1985**
- Average apt size (sqft): **846**

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

ESTIMATED MONTHLY ELECTRIC USE 775 kWh

For details, visit the web site
Austinenergy.com/go/ECAD,
 Call 482-5278 or see QR Code:



YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

ENERGY AUDIT RESULTS FOR THIS PROPERTY:

1100 E Oltorf St Austin, TX 78704

STREET ADDRESS

ENERGY EFFICIENCY MEASURES EVALUATED

AUSTIN ENERGY RECOMMENDS (AVERAGED)

AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than <u>15%</u>	47 %
Attic or Roof	Between R22-R30	R - 1
Solar Screens or Window Film	On all East, South, and West Windows	Needed

"Average" values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 1968 ENERGY UTILITIES: Gas and Electric ENERGY AUDIT CONDUCTED BY: 1st Choice Energy
 NUMBER OF UNITS: 199 DATE OF ENERGY AUDIT: 04/19/11 DATE OF DISCLOSURE NOTICE: 6/5/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

Signature/Date

Owner's Representative

Signature/Date

285278

A U S T I N C I T Y C O U N C I L				
A G E N D A				
Recommendation for Council Action				
Austin City Council	Item ID	71746	Agenda Number	<ITEM_OUTLINE>
Meeting Date:	6/22/2017	Department:	Austin Energy	
Subject				
Authorize negotiation and execution of a 15-year power purchase agreement (with a qualified respondent) for the full output of electricity from a 200 megawatt utility-scale wind-generation facility, in an amount not to exceed \$17,500,000 per year, for a total amount not to exceed \$262,500,000.				
Amount and Source of Funding				
Funding will be provided through the Power Supply Adjustment and GreenChoice® revenue.				
Fiscal Note				
A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:				
For More Information:	Jeff Vice, Director, Local Government Issues (512) 322-6087; Erika Bierschbach, Interim Director, Energy and Market Operations (512) 322-6476; Khalil Shalabi, VP, Energy Market Operations & Resource Planning (512) 322-6520.			
Council Committee, Boards and Commission Action:	To be reviewed by the Electric Utility Commission on June 19, 2017 and by the Resource Management Commission on June 20, 2017.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>On December 11, 2014, the Austin City Council adopted the Austin Energy Resource, Generation and Climate Protection Plan to 2025 which established the strategic energy policy for Austin Energy including a goal of 55% of customer demand being supplied by renewable energy by 2025.</p> <p>On October 6, 2016, Austin Energy issued a Request for Proposals (RFP) for wind-sourced energy generation. Offers resulting from the solicitation provided Austin Energy with competitively priced renewable wind energy and environmental attributes, and the opportunity to continue progress toward its 55% goal stated above. The wind purchase recommended in this action, with existing renewable commitments, are projected to result in Austin Energy reaching approximately 47% renewable energy after the project begins commercial operation in 2019.</p> <p>This contract will provide for the purchase of the full output of a wind power project to be constructed in the South Region of ERCOT with a generation capacity of approximately 200 megawatts. The agreement will provide for a non-escalating fixed price per megawatt-hour of energy produced, which will allow Austin Energy to take full advantage of</p>				

the federal wind production tax credit; that is set to begin declining in 2021. The quantity of production will vary in accordance with the actual availability of wind resources at any given time. The agreement is projected to have a positive impact on the Power Supply Adjustment given current market prices and future price expectations.

PRICE ANALYSIS

- a. Adequate competition.
- b. Twenty-seven respondents to RFP with over 175 separate proposals.

APPROVAL JUSTIFICATION

- a. Top evaluated proposal.
- b. The recommended proposer meets the requirements of the RFP.

<div style="text-align: center;">  <p style="margin: 0;">A U S T I N C I T Y C O U N C I L</p> <p style="margin: 0; font-size: 24pt; font-weight: bold; background-color: #0056b3; color: white; padding: 5px;">A G E N D A</p> </div>				
Recommendation for Council Action				
Austin City Council	Item ID	71931	Agenda Number	<ITEM_OUTLINE>
Meeting Date:	6/22/2017	Department:	Austin Energy	
Subject				
Approve recommendations of the Electric Utility Commission Resource Planning Working Group for the Austin Energy Resource, Generation and Climate Protection Plan, including long-range planning through 2027.				
Amount and Source of Funding				
Fiscal Note				
A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:	December 11, 2014 – Approved an update to the Austin Energy Resource, Generation and Climate Protection Plan. April 22, 2010 – Approved the Austin Energy Resource, Generation and Climate Protection Plan to 2020.			
For More Information:	Khalil Shalabi, Vice President, Strategy, Technology & Market Operations (512) 322-6520; Jeff Vice, Director, Local Government Issues (512) 322-6087.			
Council Committee, Boards and Commission Action:	To be reviewed by the Electric Utility Commission on June 19, 2017 and by the Resource Management Commission on June 20, 2017.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Austin Energy requests consideration of recommendations to update the Austin Energy Resource, Generation and Climate Protection Plan (“Resource Plan”) which will include long-range planning through 2027. The recommendations are included in a separate backup document for this agenda item.</p> <p>The recommendations were developed in collaboration with the Electric Utility Commission Resource Planning Working Group, composed of 16 community members representing the Electric Utility Commission and Resource Management Commission; advocates for the environment, low-income customers and small businesses; and representatives of large commercial customers. The Working Group met 13 times over a period of seven months.</p> <p>The process of updating the Austin Energy Resource, Generation and Climate Protection Plan involves extensive analysis of the expected risks, costs and opportunities to meet the future demand for electricity services. The Resource Plan is a road map for the management of Austin Energy’s generation resources and is intended to be flexible and</p>				

dynamic, allowing it to reflect changing circumstances. It brings together demand and energy management options over the planning horizon. As always, execution of individual elements of the Resource Plan will be subject to affordability impacts and Council approval.



Recommendation for Council Action (Purchasing)

Austin City Council	Item ID:	71949	Agenda Number	
Meeting Date:	June 22, 2017			
Department:	Purchasing			
Subject				
<p>Authorize negotiation and execution of a 36-month contract through the STATE OF TEXAS DEPARTMENT OF INFORMATION RESOURCES with CARAHSOFT TECHNOLOGY CORP., to provide ServiceNow products, services and software including maintenance and support, in an estimated amount of \$4,387,556, with two 12-month extension options in an estimated amount of \$1,314,747 per extension option, for a total contract amount not to exceed \$7,017,050.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$365,630 is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. Funding for the remaining 33 months of the original contract period and extension options are contingent upon available funding in future budgets.</p>				
Fiscal Note				
<p>A fiscal note is not required.</p>				
Purchasing Language:	<p>Multiple vendors were reviewed within this cooperative purchase program for these services. The Purchasing Office has determined this Contractor best meets the needs of the department to provide the services required at the best value for the City. The recommended Contractor is the current provider for these services.</p>			
Prior Council Action:				
For More Information:	<p>Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov or to the buyer, Gabriela Harthcock, at 512-322-6118 or Gabriela.Harthcock@austinenergy.com</p>			
Boards and Commission Action:	<p>June 19, 2017 - To be reviewed by the Electric Utility Commission.</p>			
Related Items:				
MBE / WBE:	<p>This procurement 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 were insufficient subcontracting opportunities; therefore, no subcontracting goals were established.</p>			
Additional Backup Information				

The contract is for the purchase of ServiceNow subscription renewals, products and services, including maintenance and support for Austin Energy. The contract will facilitate the upgrade, renewal and consolidation of Austin Energy’s ServiceNow software portfolio including related maintenance and support services and the purchase of new technology products and related maintenance and support services on an as-needed basis.

ServiceNow software allowed Austin Energy to automate and manage enterprise information technology (IT) operations and provide a forms-based workflow, to create a single system of record for all IT processes. This system allows Austin Energy IT to bring together strategy, design and operations on a simple cloud platform.

The ServiceNow cloud-based technology platform-as-a-service is designed to support technology service management best-practices. The one platform, one architecture, one data-model approach allows for the creation of a single system of record that provides end-to-end tracking technology-based assets, IT services and their relationships that support the three main IT customer service management goals. These goals are to improve service delivery, improve service monitoring, and improve service recovery when needed.

The platform also allows Austin Energy business experts to automate repetitive processes through workflow app development. The solution is divided into five platform supporting app areas which include IT service management, security management, operations management, business management and an application development environment.

The contract is new and represents a consolidation of purchases of these products and services into a single contract. The requested authorization amount is based on forecasted needs for the term of the contract. Austin Energy’s historical spend for these products and services have averaged approximately \$1,300,000 per year.

Austin Energy IT has used Service Now as the IT Service Management tool for the management of thousands of Austin Energy technology requests each year. The tool is licensed as “Software-as-a-Service” which applies a subscription model for the ongoing use of the tool. This contract addresses an on-going requirement for a subscription to the Service Now tool.

The State of Texas Department of Information Resources cooperative establishes competitively bid contracts that can be utilized by the State and other government agencies through a cooperative agreement. Cooperative agreements save taxpayer dollars by leveraging the State’s volume-buying power to drive down costs on hundreds of contracts through a streamlined cooperative purchasing program.

CARAHSOFT TECHNOLOGY CORP.				
	# months	Contract Amount	Contract Amendment	Revised Amount
Original Term	36	\$ 4,387,556	n/a	n/a
Extension Option 1	12	\$ 1,314,747	n/a	n/a
Extension Option 2	12	\$ 1,314,747	n/a	n/a
TOTAL	60	\$ 7,017,050	\$ -	\$ -