

RECOMMENDATION FOR COUNCIL ACTION**City Council Meeting Date**

October 5, 2017

Posting Language

Approve issuance of a rebate to Bassham Properties, for performing energy efficiency improvements at The Villages of Bella Vista located at 8515 Brodie Lane, in an amount not to exceed \$139,615. (District 5)

Lead Department

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. A fiscal note is not required.

Prior Council Action:**For More Information:**

Jeff Vice, Director, Local Government Relations (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 September 18, 2017 and by the Resource Management Commission on September 19, 2017.

Additional Backup Information:

Austin Energy requests authorization to issue a rebate to Bassham Properties, in an amount not to exceed \$139,615, for energy efficiency measures at its multi-family housing facility, The Villages of Bella Vista, located at 8515 Brodie Lane, in Council District 5.

The property is comprised of 27 buildings and 402 apartment units, with a total of 399,588 square feet of conditioned space. The average rent for a one-bedroom unit is \$1,100, a two-bedroom unit is \$1,465, and a three-bedroom unit is \$1,817. The efficiency measures implemented at The Villages of Bella Vista include: duct sealing, solar screens, and water saving devices. The estimated total cost of the project is \$202,681; the rebate will cover 69% of the total cost.

These improvements are made in accordance with Austin Energy's Multifamily Rebate Program guidelines. The rebate program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to realize 1000 MW of energy efficiency and demand response by 2027. It 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 427,631 kWh per year, represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions annually: 228.9 metric tons of Carbon Dioxide (CO₂), 0.102 metric tons of Nitrogen Oxides (NO_x), and 0.257 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 514,057 vehicle miles traveled, the removal of 44 cars from our roadways, or the planting of 5,882 trees or 294 acres of forest in Austin's parks.



MULTIFAMILY REBATE FACT SHEET

The Villages of Bella Vista

Community Name	The Villages of Bella Vista				
Customer Name	Bassham Trust				
Property Address	8515 Brodie Lane, Austin, 78745				
Year Built	2006				
Average Rent per Floor Plan	1br/1ba \$946-\$1,255; 2br/2ba \$1,269-\$1,662; 3br/2ba \$1,804-\$1,829				
Number of Rentable Units ¹	402				
Housing Type	Market Rate				
Air Conditioner Tonnage	2.2 average tonnage				
Water Heater Type	Gas				
On Repeat Offender List? ²	No				
Electric Utilization Intensity for this property	7.33 kWh/sq ft				
Average Electric Utilization Intensity for cohort ³	8.29 kWh/sq ft for properties built after 2001 with gas heat				
Energy Conservation Audit and Disclosure (ECAD) status ⁴	Compliant				
Total Measure Costs	\$202,681				
Total Rebate – Not to Exceed	\$139,615				
% of Total Measure Costs	69%				
Rebate per Unit	\$347				
Scope of Work					
410 Up-flow down duct seal configurations; 26 Furr down duct seal configurations 34,870 sq ft of solar screens 1,416 water saving devices					
Project Annual Savings at 100% Occupancy ⁵					
Kilowatts (kW) Saved – Estimated	279.2				
Dollars per kW– Estimated	\$500				
Kilowatt-hours (kWh) Saved – Estimated	427,631				
Monthly Savings Per Customer - Estimated ⁶					
Dollar savings	\$9.75				
Scope of Work					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average annual dollar savings per customer
Duct Seal	\$79,397	190.6	181,871	\$416	\$46.95
Solar Screens	\$60,218	144.5	271,418	\$416	\$70.06
Water Saving Devices	\$0	0	0	\$0	\$0
Measures Performed - Last 10 Years at this property		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 <http://www.austintexas.gov/department/repeat-offender-program>

³ Cohort Type is determined by the year the property is built and the heating type (either gas or electric).

⁴ 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.

⁵ 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.

⁶ Calculation based on 11 cents per kWh.

RECOMMENDATION FOR COUNCIL ACTION

City Council Meeting Date

September 28, 2017

Posting Language

Approve issuance of a rebate to Dillard's, Inc., for performing energy efficiency improvements at its retail facility located at 3211 Feathergrass Court, in an amount not to exceed \$79,992. (District 7)

Lead Department

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. A fiscal note is not required.

Prior Council Action:**For More Information:**

Jeff Vice, Director, Local Government Relations (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 September 18, 2017 and by the Resource Management Commission on September 19, 2017.

Additional Backup Information:

Austin Energy requests authorization to issue a rebate to Dillard's, Inc., in an amount not to exceed \$79,992, for energy efficiency measures at its retail facility located at 3211 Feathergrass Court in The Domain, in Council District 7.

Dillard's at the Domain is a retail space covering approximately 235,000 square feet. This lighting retrofit project replaces over 7,000 lighting fixtures with LED lighting for a total project cost of \$356,643; the rebate will cover 22.43% of the total cost.

These improvements are in accordance with Austin Energy's Commercial Rebate Program guidelines and the Energy Conservation Audit and Disclosure (ECAD) Ordinance. The rebate program is one element of the comprehensive Austin Energy Resource, Generation and Climate Protection Plan to realize 1000 MW of energy efficiency and demand response by 2027. It 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 788,643 kWh per year and represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions: 422.1 metric tons of Carbon Dioxide (CO₂), 0.187 metric tons of Nitrogen Oxides (NO_x), and 0.437 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 948,032 vehicle miles traveled, the removal of 81 cars from our roadways, or the planting of 10,848 trees or 542 acres of forest in Austin's parks.



FACT SHEET: ENERGY EFFICIENCY REBATE (COMMERCIAL)

Dillard's, Inc.

Property Name	Dillard's															
Customer Name	Dillard's, Inc.															
Property Address	3211 Feathergrass Ct in The Domain															
Total Square Feet	234,626															
Year Built	2009															
Energy Conservation Audit and Disclosure (ECAD) Status ¹	Compliant. An ECAD compliance notice is on file.															
Total Measure Costs	\$356,643															
Total Rebate – Not to Exceed	\$79,992															
% of Total Measure Costs	22.43%															
Note(s)																
<p>Estimated cost breakdown:</p> <table><tr><td>Invoice Amount</td><td>Percent of Total Cost</td><td></td></tr><tr><td>\$255,443</td><td>72%</td><td>Equipment</td></tr><tr><td><u>\$101,200</u></td><td><u>28%</u></td><td>Installation</td></tr><tr><td>\$356,643</td><td>100%</td><td>Total</td></tr></table> <p>As a retrofit, the percentage of 'Total Measure Costs' covered by the rebate is notably higher than in new construction. This is normal for lighting retrofits and delivers a lower incentive price per estimated kW savings. Approximately one-third of the 'Total Measure Cost' is for installation of lighting equipment, while the remaining two-thirds are for the cost of the equipment.</p>					Invoice Amount	Percent of Total Cost		\$255,443	72%	Equipment	<u>\$101,200</u>	<u>28%</u>	Installation	\$356,643	100%	Total
Invoice Amount	Percent of Total Cost															
\$255,443	72%	Equipment														
<u>\$101,200</u>	<u>28%</u>	Installation														
\$356,643	100%	Total														
Scope of Work																
This project consists of a LED lighting retrofit for an existing Dillard's retail store.																
Project Annual Savings (Estimated)																
Kilowatt (kW)	278.07															
\$/kW	\$287.67															
Kilowatt-hours (kWh)	788,643															
Scope of Work																
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW												
LED Lighting Retrofit	\$79,991.73	278.07	788,643	\$278.67												

¹ Owner agrees to comply with TITLE 6. ENVIRONMENTAL CONTROL AND CONSERVATION. CHAPTER 6-7. ENERGY CONSERVATION code (ECAD Ordinance) prior to the issuance of the rebate payment.

RECOMMENDATION FOR COUNCIL ACTION**City Council Meeting Date**

September 28, 2017

Posting Language

Approve issuance of a rebate to the Mary Lee Foundation, for performing energy efficiency improvements at its facilities located on Lamar Square Drive, in an amount not to exceed \$99,639. (District 5)

Lead Department

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. A fiscal note is not required.

Prior Council Action:**For More Information:**

Jeff Vice, Director, Local Government Relations (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 September 18, 2017 and by the Resource Management Commission on September 19, 2017.

Additional Backup Information:

Austin Energy requests authorization to issue a rebate to the Mary Lee Foundation, in an amount not to exceed \$99,639, for energy efficient measures at its multi-family facilities located on Lamar Square Drive, in Council District 5.

The Mary Lee Foundation operates 14 affordable housing buildings with 217 rentable units which occupy a block of property on Lamar Square Drive known as "The Square." The Foundation serves low income and special needs tenants. The average rental cost for an efficiency unit is \$395, a one-bedroom unit is \$685, and a two-bedroom unit is \$795. This project utilizes multiple energy efficiency measures including: duct seal, solar screens, LED lighting, attic insulation, and water saving devices. The estimated total cost of these measures is \$99,639; the rebate will cover 100% of the total cost.

These improvements are in accordance with Austin Energy's Multifamily Weatherization Rebate Program guidelines and the Energy Conservation Audit and Disclosure (ECAD) Ordinance. This rebate program is one element of the comprehensive Austin Energy Resource, Generation and Climate Protection Plan to realize 1000 MW of energy efficiency and demand response by 2027. It 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 277,509 kWh per year and represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions: 148.5 metric tons of Carbon Dioxide (CO₂), 0.066 metric tons of Nitrogen Oxides (NO_x), and 0.167 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 333,595 vehicle miles traveled, the removal of 28 cars from our roadways, or the planting of 3,817 trees or 191 acres of forest in Austin's parks.



MULTIFAMILY REBATE FACT SHEET

Mary Lee Foundation (Lamar Square)

Community Name	Mary Lee Foundation				
Customer Name	Mary Lee (Foundation, Community, Foundation, Inc., Flagship, Charles Place)				
Property Address	1312, 1316, 1318, 1322, 1324, 1326, 1327, 1328, 1332, 1334, 1336, 1338, 1339, 1345 and 1347 Lamar Square, Austin 78704				
Year Built	1968 – 2010				
Average Rent per Floor Plan	Efficiency \$395, 1 BR \$685, 2 BR \$795				
Number of Rentable Units¹	219				
Housing Type²	Section 8, City of Austin Bonds, Austin Housing Finance Corp, HUD				
Air Conditioner Tonnage	2.4 tons on 142 units				
Water Heater Type	Gas (1 property electric)				
On Repeat Offender List?	No ³				
Electric Utilization Intensity for this property	9.59 kWh/sq ft (average)				
Average Electric Utilization Intensity for cohort⁴	8.58 kWh/sq ft (average)				
Energy Conservation Audit and Disclosure (ECAD) status⁵	All properties either Compliant or Exempt				
Total Measure Costs	\$99,639				
Total Rebate – Not to Exceed	\$99,639				
% of Total Measure Costs	100%				
Rebate per Unit	\$454.97				
Scope of Work⁶					
142 furr down duct seal configurations					
13,922 square feet of attic insulation					
13,526 square feet of solar screens					
1,532 LED lamps					
54 water saving devices					
Project Annual Savings at 100% Occupancy					
Kilowatts (kW) Saved – Estimated	170				
Dollars per kW– Estimated	\$586				
Kilowatt-hours (kWh) Saved – Estimated	277,509				
Monthly Savings Per Customer - Estimated⁷					
Dollar savings	\$11.61				
Scope of Work					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average annual dollar savings per customer
Duct Seal	\$36,807	73.6	85,733	\$500	\$43.06
Solar Screens	\$41,069	67.1	100,724	\$612	\$50.59
LED Lighting	\$4,703	7.5	66,721	\$625	\$33.51
Water Saving Devices	\$329	0.7	7,068	\$500	\$3.55
Attic Insulation	\$16,731	21.1	17,263	\$792	\$8.67
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 Mary Lee Foundation website

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.

RECOMMENDATION FOR COUNCIL ACTION

City Council Meeting Date

September 28, 2017

Posting Language

Approve issuance of a rebate to Round Rock ISD, for performing energy efficiency improvements at McNeil High School located at 5720 McNeil Drive, in an amount not to exceed \$70,265. (Outside the city limits of Austin)

Lead Department

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. A fiscal note is not required.

Prior Council Action:

For More Information:

Jeff Vice, Director, Local Government Relations (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 September 18, 2017 and by the Resource Management Commission on September 19, 2017.

Additional Backup Information:

Austin Energy requests authorization to issue a rebate to Round Rock ISD, in an amount not to exceed \$70,265 for energy efficiency measures at McNeil High School located at 5720 McNeil Drive. The property is outside the city limits of Austin, but within the Austin Energy service territory.

McNeil High School is a Round Rock ISD school serving 2,539 students. This project is an air conditioning retrofit including two water-cooled chillers, one cooling tower, and 12 variable frequency drives. The estimated total cost of these measures is \$896,830; the rebate will cover 7.83% of the total cost.

These improvements are in accordance with Austin Energy's Commercial Rebate Program guidelines. The rebate program is one element of the comprehensive Austin Energy Resource, Generation and Climate Protection Plan to realize 1000 MW of energy efficiency and demand response by 2027. It 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 510,961 kWh per year, and represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions: 273.5 metric tons of Carbon Dioxide (CO₂), 0.121 metric tons of Nitrogen Oxides (NO_x), and 0.307 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 614,229 vehicle miles traveled, the removal of 52 cars from our roadways, or the planting of 7,028 trees or 351 acres of forest in Austin's parks.



FACT SHEET: ENERGY EFFICIENCY REBATE (COMMERCIAL)

McNeil High School

Property Name	McNeil High School																		
Customer Name	Round Rock ISD																		
Property Address	5720 McNeil Drive, Austin, Texas, 78729																		
Total Square Feet	234,626																		
Year Built	1988																		
Energy Conservation Audit and Disclosure (ECAD) Status ¹	Exempt																		
Total Measure Costs	\$896,830																		
Total Rebate – Not to Exceed	\$70,265																		
% of Total Measure Costs	7.83%																		
Note(s)																			
<p>Estimated cost breakdown:</p> <table><tr><td>Total Measure Cost</td><td>Percent of Total Cost</td><td>Measure</td></tr><tr><td>\$450,000</td><td>50%</td><td>Water Cooled Chillers</td></tr><tr><td>\$236,830</td><td>26%</td><td>Variable Frequency Drives</td></tr><tr><td><u>\$210,000</u></td><td><u>24%</u></td><td>Cooling Tower</td></tr><tr><td>\$896,830</td><td>100%</td><td></td></tr></table> <p>Approximately \$450,000 of the \$896,830 'Total Measure Costs', or 50%, is for the Water Cooled Chillers measure. The Variable Frequency Drives are the next largest component at \$236,830, or 26%, and the Cooling Tower comprises the remainder at \$210,000, or 24% of the 'Total Measure Costs'.</p>					Total Measure Cost	Percent of Total Cost	Measure	\$450,000	50%	Water Cooled Chillers	\$236,830	26%	Variable Frequency Drives	<u>\$210,000</u>	<u>24%</u>	Cooling Tower	\$896,830	100%	
Total Measure Cost	Percent of Total Cost	Measure																	
\$450,000	50%	Water Cooled Chillers																	
\$236,830	26%	Variable Frequency Drives																	
<u>\$210,000</u>	<u>24%</u>	Cooling Tower																	
\$896,830	100%																		
Scope of Work																			
Air conditioning retrofit utilizing two water-cooled chillers, one cooling tower, and 12 variable frequency drives.																			
Project Annual Savings (Estimated)																			
Kilowatts (kW)	226.60																		
\$/kW	\$310.08																		
Kilowatt-hours (kWh)	510,961																		
Scope of Work																			
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW															
Water Cooled Chillers	\$31,500.00	84.70	178,461	\$371.90															
Cooling Tower	\$18,299.03	73.81	232,863	\$247.93															
Variable Frequency Drives ²	\$20,464.05	68.09	99,637	\$300.53															

¹ State and federal government buildings are exempt from the City's jurisdiction regarding ECAD requirements.

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.

RECOMMENDATION FOR COUNCIL ACTION**City Council Meeting Date**

September 28, 2017

Posting Language

Approve issuance of a rebate to the Texas Facilities Commission, for performing energy efficiency improvements at the Brown-Heatly Office Building located at 4900 N. Lamar Blvd., in an amount not to exceed \$113,798. (District 9)

Fiscal Note

Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. A fiscal note is not required.

For More Information:

Jeff Vice, Director, Local Government Relations (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 September 18, 2017 and by the Resource Management Commission on September 19, 2017.

Additional Backup Information:

Austin Energy requests authorization to issue a rebate to the Texas Facilities Commission, in an amount not to exceed \$113,798, for energy efficiency measures at the Brown-Heatly Office Building located at 4900 N. Lamar Blvd., in Council District 9.

The energy efficiency measures at the Brown-Heatly Office Building include: LED lighting retrofits, lighting controls, and frequency drives on pumps and fans. The estimated total cost of the measures is \$777,011. The rebate will cover 14.65% of the total cost.

These improvements are in accordance with Austin Energy's Commercial Rebate Program guidelines. The rebate program is one element of the comprehensive Austin Energy Resource, Generation and Climate Protection Plan to realize 1000 MW of energy efficiency and demand response by 2027. It 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 State's service contract, approved by City Council on December 8, 2016, provides for additional engineering and staff support from Austin Energy for the identification of actionable energy efficiency projects at State facilities that qualify under our incentive programs. Under that contract Austin Energy must identify at least \$300,000 in incentives each year.

The avoided kilowatt-hours (kWh) are estimated at 978,070 kWh per year, and represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions: 523.5 metric tons of Carbon Dioxide (CO₂), 0.23 metric tons of Nitrogen Oxides (NO_x), and 0.58 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 1,175,743 vehicle miles traveled, the removal of 100 cars from our roadways, or the planting of 13,453 trees or 673 acres of forest in Austin's parks.



COMMERCIAL REBATE FACT SHEET

Brown-Heatly Office Building

Property Name	Brown-Heatly Office Building			
Customer Name	Texas Facilities Commission			
Property Address	4900 N. Lamar Blvd.			
Total Square Feet	259,974			
Year Built	1989			
Air Conditioning Total Tonnage	1,050 tons (one 150-ton and two 450-ton chillers)			
Water Heater Type	N/A – Central plant only			
Energy Conservation Audit and Disclosure (ECAD) Status ¹	Exempt			
Total Measure Costs	\$777,011			
Total Rebate – Not to Exceed	\$113,798			
% of Total Measure Costs	14.65%			
Note(s)				
None				
Project Annual Savings (Estimated)				
Kilowatt (kW)	290.62			
\$/kW	\$392			
Kilowatt-hours (kWh)	978,070			
Scope of Work				
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW
LED Lighting Retrofit	\$ 103,240	260.604	899,106	\$396
Lighting Controls	\$ 3,933	15.996	54,747	\$246
Variable Frequency Drives ²	\$ 6,625	14.02	24,217	\$473
Measures Performed - Last 10 Years at this Property		Completion Date	Rebate Amount	
Chiller		04/29/2016	\$22,402.80	
Variable Frequency Drive		04/29/2016	\$ 52.00	
Window		01/26/2012	\$ 9,980.75	
Lighting		06/30/2011	\$23,959.80	

¹ State and federal government buildings are exempt from the City's jurisdiction regarding ECAD requirements.

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.

RECOMMENDATION FOR COUNCIL ACTION**City Council Meeting Date**

September 28, 2017

Posting Language

Approve issuance of a rebate to the Texas Facilities Commission, for performing energy efficiency improvements at the William P. Hobby Jr. Office Building located at 333 Guadalupe Street, in an amount not to exceed \$154,924 (District 9).

Fiscal Note

Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. A fiscal note is not required.

For More Information:

Jeff Vice, Director, Local Government Relations (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 September 18, 2017 and by the Resource Management Commission on September 19, 2017.

Additional Backup Information:

Austin Energy requests authorization to issue a rebate to the Texas Facilities Commission, in an amount not to exceed \$154,924, for energy efficiency measures at the William P. Hobby Jr. Office Building located at 333 Guadalupe Street, in Council District 9.

The energy efficiency measures at this property include: LED lighting retrofits, lighting controls, and variable frequency drives on pumps and fans. The estimated total cost of the measures is \$887,853. The rebate will cover 17.45% of the total cost.

These improvements are in accordance with Austin Energy's Commercial Rebate Program guidelines. The rebate program is one element of the comprehensive Austin Energy Resource, Generation and Climate Protection Plan to realize 1000 MW of energy efficiency and demand response by 2027. It 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 State's service contract, approved by City Council on December 8, 2016, provides for additional engineering and staff support from Austin Energy for the identification of actionable energy efficiency projects at State facilities that qualify under our incentive programs. Under that contract Austin Energy must identify at least \$300,000 in incentives each year.

The avoided kilowatt-hours (kWh) are estimated at 1,399,067 kWh per year, and represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions: 748.8 metric tons of Carbon Dioxide (CO₂), 0.33 metric tons of Nitrogen Oxides (NO_x), and 0.84 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 1,681,826 vehicle miles traveled, the removal of 144 cars from our roadways, or the planting of 19,244 trees or 962 acres of forest in Austin's parks.



COMMERCIAL REBATE FACT SHEET

William P. Hobby Jr. Office Building

Property Name	William P. Hobby Jr. Office Building			
Customer Name	Texas Facilities Commission			
Property Address	333 Guadalupe Street			
Total Square Feet	419,275			
Year Built	1986			
Air Conditioning Total Tonnage	Austin Energy chilled water			
Water Heater Type	N/A – Central plant only			
Energy Conservation Audit and Disclosure (ECAD) Status ¹	Exempt			
Total Measure Costs	\$887,853			
Total Rebate – Not to Exceed	\$154,924			
% of Total Measure Costs	17.45%			
Note(s)				
Project Annual Savings (Estimated)				
Kilowatt (kW)	411.639			
\$/kW	\$376			
Kilowatt-hours (kWh)	1,399,067			
Scope of Work				
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW
LED Lighting Retrofit	\$ 138,323	353.543	1,280,907	\$391
Lighting Controls	\$ 3,861	15.702	53,743	\$246
Variable Frequency Drives ²	\$ 12,740	42.394	64,417	\$301
Measures Performed - Last 10 Years at this Property		Completion Date	Rebate Amount	
None				

¹ State and federal government buildings are exempt from the City's jurisdiction regarding ECAD requirements.

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.

Council Meeting Date:

October 5, 2017

Posting Language

Authorize negotiation and execution of three multi-term contracts with CLEAResult Consulting, Inc., Atlas Efficiency Solutions, LLC and French Ventures, LLC, or one of the other qualified offerors to Request For Proposals RMJ0311, to provide home energy performance assessments, each for up to five years, with total combined contract amounts not to exceed \$1,744,125; divided among the contractors.

Client Department(s)

Austin Energy

Fiscal Note

Funding in the amount of \$348,825 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining contract terms are contingent upon available funding in future budgets. A fiscal note is not required.

Purchasing Language:

The Purchasing Office issued a Request for Proposals (RFP) RMJ0311 for these services. The solicitation issued on April 14, 2017 and it closed on May 18, 2017. Of the four offers received, the three recommended contractors submitted the best evaluated responsive offers. A complete solicitation package, including a response list, is available for viewing on the City's Financial Services website, Austin Finance Online. Link: [Solicitation Documents](#)

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Brett Hardy, at 512-322-6122 or Brett.Hardy@austinenergy.com

Council Committee, Boards and Commission Action:

September 18, 2017 - To be reviewed by the Electric Utility Commission. September 19, 2017 - To be reviewed by the Resource Management Commission.

MBE / WBE:

This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this solicitation, there were an insufficient number of or no certified M/WBEs; therefore, no subcontracting goals were established.

Additional Backup Information:

These contracts will provide for customer energy performance assessments. These contracts will assist Austin Energy in providing classroom and field training, performing high level and, in some cases, comprehensive energy assessments, energy modeling, inspections and quality control services.

Homes and buildings may have performance problems ranging from inflated energy consumption to poor thermal comfort and indoor air quality issues. Austin Energy seeks to increase energy savings in existing residential homes, multifamily properties and small businesses.

These contracts will replace the contract that expired July 7, 2017. The total budget for the program is being increased with individual pricing per measure adjusted upward by 10% to account for market increases and anticipated expansion of the program. Quantities have also been adjusted to reflect historical usage as determined by demand in the population served and includes verification of Energy Conservation Audit and Disclosure (ECAD) Ordinance services. Budget forecasts were also based off of Fiscal Year 2016 expenditures, which more accurately reflect current and anticipated usage versus the annual expense average over the four years which is skewed down significantly due to a slow ramp up of the program during the first two years of the prior contract.

An evaluation team with expertise in energy efficiency, engineering and finance evaluated the offers and scored CLEAResult Consulting, Inc., Atlas Efficiency Solutions, LLC and French Ventures, LLC as the best to provide these services based on demonstrated applicable experience, project management structure, personnel qualifications, cost and local business presence.

This request allows for the development of a contract with a qualified offeror selected by Council. If the City is unsuccessful in negotiating a satisfactory contract with the selected offeror, negotiations will cease with that provider. Staff will return to Council so that another qualified offeror may be selected and contract negotiations may be authorized with a new provider.

CLEAResult Consulting, Inc., Atlas Efficiency Solutions, LLC & French Ventures, LLC				
	Contract Term	Contract Amount	Contract Amendment	Revised Amount
Initial Term	1	\$ 348,825	n/a	n/a
Extension Option 1	1	\$ 348,825	n/a	n/a
Extension Option 2	1	\$ 348,825	n/a	n/a
Extension Option 3	1	\$ 348,825	n/a	n/a
Extension Option 4	1	\$ 348,825	n/a	n/a
TOTAL	5	\$ 1,744,125	\$ -	\$ -