

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

11/29/2018

Posting Language

Approve issuance of a rebate to Charles Schwab and Co. Inc., for performing energy efficiency improvements at its new office facilities located at 2309 Gracy Farms Lane, in an amount not to exceed \$69,699.80. (District 7)

Lead Department

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2018-2019 Operating Budget of Austin Energy.

Prior Council Action:

N/A

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:

November 13, 2018 - To be reviewed by the Resource Management Commission. November 19, 2018 – To be reviewed by the Electric Utility Commission.

Additional Backup Information:

Austin Energy requests authorization to issue a rebate to Charles Schwab and Co. Inc., in an amount not to exceed \$69,699.80, for energy efficiency measures at its new office facilities located at 2309 Gracy Farms Lane, in Council District 7. This property consists of two office buildings. The energy efficiency measures implemented at this property include: water cooled centrifugal chillers, lighting, Variable Frequency Drive (VFD) condenser water pumps and VFD Chiller Pumps, VFD cooling tower fans, multi-split heat pumps, heat pump water heater, and Uninterrupted Power Supplies. The estimated total cost of these measures is \$52,000,000. The rebate will cover 0.13% of the total cost of the new construction project.

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 900 MW of energy efficiency and demand response by 2025. 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 931,433 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: 499 metric tons of Carbon Dioxide (CO₂) and one metric ton of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 1,119,680 vehicle miles traveled, the removal of 96 cars from our roadways, or the planting of 12,812 trees or 641 acres of forest in Austin's parks.



COMMERCIAL REBATE FACT SHEET

Charles Schwab and Co Inc.

Property Name	Charles Schwab and Co. Inc.			
Customer Name	Charles Schwab and Co. Inc.			
Property Address	2309 Gracy Farms Lane			
Total Square Feet	268,868			
Year Built	2018			
Air Conditioner Tonnage	620			
Water Heater Type	District Cooling/Heating			
Total Project Costs	\$52,000,000			
Total Rebate – Not to Exceed	\$69,699.80			
% of Total Construction Costs	0.13%			
Note(s)				
This property contains two buildings on the same campus – AUS A and AUS 2.				
Project Annual Savings (Estimated)				
Kilowatt (kW)	418			
\$/kW	\$166.61			
Kilowatt-hours (kWh)	931,433			
Scope of Work				
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW
Water Cooled Centrifugal Chillers (2)	\$ 35,378.11	95	159,935	\$ 71.90
Lighting ^[1]	\$ 15,866.50	180	581,474	\$ 8.25
VFD Condenser Water Pumps (2) and VFD Chiller Pumps (2) ^[2]	\$ 9,767.67	33	49,387	\$ 0.53
VFD Cooling Tower Fans (4)	\$ 5,784.72	19	29,248	\$ 0.53
Multi Split Heat Pumps (2)	\$ 186.34	0.4	40,016	\$ 4.49
Heat Pump Water Heater	\$ 800.00	0.1	541	\$11,188.81
Uninterrupted Power Supplies	\$ 1,916.46	91	70,832	\$ 1.01
Total	\$69,699.80	418	931,433	\$ 166.61
Measures Performed in last 10 years at this property		Completion Date	Rebate Amount	
None ; this is new construction.		N/A	N/A	

[1] The building permit was issued before December 2016 therefore, this project follows the 2012 Energy Code. While LED lighting is becoming the standard, efficiencies can still be achieved through choice of lamps and fixtures, and through design including the amount and placement of lighting installed.

[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. VFDs are installed on chilled water pumps, condenser water pumps and domestic pumps.