

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

June 20, 2019

**Posting Language**

Approve issuance of a rebate to TR Domain 11, LLC, for performing energy efficiency improvements at Domain 11 located at 11920 Alterra Parkway, in an amount not to exceed \$116,771. (District 7)

**Fiscal Note**

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

**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:**

June 10, 2019 – To be reviewed by the Electric Utility Commission. June 18, 2019 – To be reviewed by the Resource Management Commission.

**Additional Backup Information:**

Austin Energy requests authorization to issue a rebate to TR Domain 11, LLC, in an amount not to exceed \$116,771, for energy efficiency measures at its new office tower at 11920 Alterra Parkway, in Council District 7. The energy efficiency measures implemented at this new construction project include: high efficiency elevators, water-cooled centrifugal chillers, cooling towers, electronically commutated motors, LED lighting, variable frequency drives, and commercial air conditioning systems. The rebate will cover 0.17% of the total construction cost of \$68,700,000.

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 1,659,730 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: 888 metric tons of Carbon Dioxide (CO<sub>2</sub>), 0.4 metric tons of Nitrogen Oxides (NO<sub>x</sub>), and 1 metric ton of Sulfur Dioxide (SO<sub>2</sub>). The project savings is equivalent to an estimated 1,995,169 vehicle miles traveled, the removal of 170 cars from our roadways, or the planting of 22,829 trees or 1,141 acres of forest in Austin's parks.



## COMMERCIAL REBATE FACT SHEET

### Domain 11

Property Name	Domain 11			
Customer Name	TR Domain 11, LLC			
Property Address	11920 Alterra Parkway, Austin, Texas 78758			
Total Square Feet	310,100			
Year Built	2018			
Air Conditioner Tonnage	900			
Water Heater Type	Electric			
Total Project Costs	\$68,700,000			
Total Rebate – Not to Exceed	\$116,771			
% of Total Construction Costs	0.17%			
Note(s)				
Domain 11, a new construction office tower project, installed the energy conservation measures listed below.				
Project Annual Savings (Estimated)				
Kilowatt (kW)	481			
Kilowatt-hours (kWh)	1,659,730			
\$/kW	\$242.63			
Scope of Work				
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW
High Efficiency Elevators (9)	\$ 17,654.00	61	45,751	\$ 289.26
Water-cooled Centrifugal Chillers (3)	\$ 25,650.00	69	125,130	\$ 371.90
Cooling Towers (3)	\$ 46,353.34	187	615,513	\$ 247.93
Electronically Commutated Motors (8)	\$ 1,280.14	5	15,346	\$ 238.41
LED Lighting	\$ 11,586.00	112	779,493	\$ 103.31
Variable Frequency Drives (9) <sup>1</sup>	\$ 13,869.48	46	70,126	\$ 300.53
Commercial Air Conditioners (5)	\$ 377.28	1	8,371	\$ 596.30
Total	\$ 116,770.24	481	1,659,730	\$ 242.63
Measures Performed in last 10 years at this property	Completion Date		Rebate Amount	
None; this is new construction.	N/A		N/A	

[1] 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.

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

June 20, 2019

**Posting Language**

Approve issuance of a rebate to BRI 1868 Riata, LLC, for performing energy efficiency improvements at Riata Trace located at 12301, 12331, 12357 and 12365 Riata Trace Parkway, in an amount not to exceed \$300,000. (District 6)

**Fiscal Note**

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

**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:**

June 10, 2019 – To be reviewed by the Electric Utility Commission.

June 18, 2019 – To be reviewed by the Resource Management Commission.

**Additional Backup Information:**

Austin Energy requests authorization to issue a rebate to BRI 1868 Riata, LLC, in an amount not to exceed \$300,000, for energy efficiency measures at its corporate park, Riata Trace, located at 12301, 12331, 12357 and 12365 Riata Trace Parkway, in Council District 6. The energy efficiency measures implemented at this property include commercial air conditioning pre-cooling technology. The estimated total cost of these measures is \$620,000. The rebate will cover 48.39% of the total project 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 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 423,097 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: 226 metric tons of Carbon Dioxide (CO<sub>2</sub>), 0.1 metric tons of Nitrogen Oxides (NO<sub>x</sub>), and 0.25 metric tons of Sulfur Dioxide (SO<sub>2</sub>). The project savings is equivalent to an estimated 508,608 vehicle miles traveled, the removal of 43 cars from our roadways, or the planting of 5,820 trees or 291 acres of forest in Austin's parks.



## COMMERCIAL REBATE FACT SHEET

### Riata Trace

Property Name	Riata Trace			
Customer Name	BRI 1868 Riata, LLC			
Property Address	12301, 12331, 12357 and 12365 Riata Trace Parkway, Austin, Texas 78727			
Total Square Feet	688,000			
Year Built	1998			
Air Conditioner Tonnage	2800			
Water Heater Type	Electric			
Total Project Costs	\$620,000			
Total Rebate – Not to Exceed	\$300,000			
% of Total Construction Costs	48.39%			
Note(s)				
This property includes multiple addresses within one corporate campus. A total of eight buildings were retrofitted using HVAC pre-cooling technology. The rebate amount (based on kW saved) exceeds the program's \$300,000 per year per customer threshold and is capped at \$300,000.				
Project Annual Savings (Estimated)				
Kilowatt (kW)	1,037			
Kilowatt-hours (kWh)	423,097			
\$/kW	\$289.30			
Scope of Work				
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW
Commercial HVAC Evaporative Pre-Cooling Technology <sup>1</sup>	\$300,000	1,037	423,097	\$289.30
<b>Total</b>	<b>\$300,000</b>	<b>1,037</b>	<b>423,097</b>	<b>\$289.30</b>
Measures Performed in last 10 years at this property	Completion Date	Rebate Amount		
12301 Riata Trace Parkway – LED Lighting Retrofit	2017	\$1,256.71		
12331 Riata Trace Parkway – New Construction Lighting	2017	\$1,406.25		
– LED Lighting Retrofits	2010, 2016, 2017	\$2,052.24		
– Electronically Commutated Motors	2011	\$100.00		
12357 Riata Trace Parkway – LED Lighting Retrofits	2010, 2017	\$2,781.81		
12365 Riata Trace Parkway – LED Lighting Retrofit	2010, 2017	\$5,034.06		

[1] The project utilizes Evaporative Pre-Cooling technology. The equipment pre-cools the incoming condenser air by misting water onto a filter medium, then allowing the air to pass on to the condenser coils effectively increasing the heat rejection.

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

June 20, 2019

**Posting Language**

Approve issuance of a rebate to the Waters at Bluff Springs LLC, for performing energy efficiency improvements at the Waters at Bluff Springs Apartments, located at 7707 South IH-35, in an amount not to exceed \$99,500. (District 2)

**Fiscal Note**

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

**Prior Council Action:**

March 28, 2019 - Approved rebate to Waters at Bluff Springs LLC for performing energy efficiency improvements at the Waters at Bluff Springs Apartments, in an amount not to exceed \$187,829.

**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:**

June 10, 2019 – To be reviewed by the Electric Utility Commission.

June 18, 2019 – To be reviewed by the Resource Management Commission.

**Additional Backup Information:**

Austin Energy requests approval to issue a rebate to Waters at Bluff Springs LLC, in an amount not to exceed \$99,500, for energy efficiency measures at the Waters at Bluff Springs Apartments located at 7707 South IH-35, in Council District 2.

This property consists of 300 apartment units. The average rent for a one-bedroom unit is \$869, a two-bedroom unit is \$1,068, and a three-bedroom unit is \$1,419. This property is recognized by the IRS as a 501(c)(3) not-for-profit provider of low-income housing.

On March 28, 2019, Council approved issuance of a rebate to Waters at Bluff Springs LLC to implement energy efficiency measures at the same property. The measures included lighting, solar screens and duct remediation for a cost of \$187,829. In May 2019, Austin Energy introduced new and enhanced energy efficiency rebate offerings for which the property has applied. The combined total of the previously approved and proposed rebates do not exceed the \$300,000 annual cap.

The proposed measures to be implemented at the Waters at Bluff Springs Apartments include installation of Energy Star Power Partner eligible smart thermostats and tune-ups for the heating, ventilation and air conditioning (HVAC) systems. The estimated total cost of the project is \$99,500 and the rebate will cover 100% of the cost. It is funded by Austin Energy's Multifamily Income Qualified 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 in accordance with Austin Energy's Multifamily Income Qualified 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 to support energy conservation, reduce peak demand, and the need to purchase additional generation.



## MULTIFAMILY REBATE FACT SHEET

### Waters at Bluff Springs

Property Name	Waters at Bluff Springs				
Customer Name	Waters at Bluff Springs LLC				
Property Address	7707 South IH-35, Austin, Texas 78744				
Year Built	2001				
Average Rent per Floor Plan	1 BR \$869; 2 BR \$1068; 3 BR \$1419				
Number of Rentable Units <sup>1</sup>	300				
Housing Type <sup>2</sup>	501(c)3, not-for-profit provider of low income housing				
Air Conditioner Tonnage	2 (average tonnage; 300 units)				
Water Heater Type	Electric				
Electric Utilization Intensity (EUI)	15.42				
Average Electric Utilization Intensity for cohort <sup>3</sup>	8.89 kWh/sq ft				
Total Project Costs	\$99,500				
Total Rebate – Not to Exceed	\$99,500				
% of Total Construction Costs	100%				
Rebate per Unit	\$331.67				
Note(s)					
Remove Power Partner (one-way) thermostats and install 300 Energy Star Power Partner eligible smart thermostats. Perform HVAC tune-up on 300 furred down air handlers with electric heat and air conditioning condensing units. The installation of new smart thermostats may result in demand response participation and additional kW savings.					
Estimated Project Annual Savings at 100% Occupancy					
Kilowatt (kW) Saved	61.73				
Kilowatt-hours (kWh)	205,623				
\$/kW <sup>4</sup>	\$1611 / kW				
Monthly Savings Per Customer <sup>5</sup>	\$69				
Scope of Work <sup>6</sup>					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average Annual Dollar Savings per Customer
Energy Star Power Partner Eligible Smart Thermostat	\$54,500	26.13	136,617	\$2,085	\$46
HVAC Tune-Up	\$45,000	35.60	69,006	\$1,264	\$23
Total	\$99,500	61.73	205,623		\$69
Measures Performed in last 10 years at this property			Completion Date	Rebate Amount	
Duct seal, lighting and solar screen installation in progress (per approval by City Council on March 28, 2019)			Pending	\$187,829	

<sup>1</sup> Source: ApartmentTrends.com (<https://www.apartmenttrends.com/>)

<sup>2</sup> Per IRS tax documentation for 501(c)3 not-for-profit entities

<sup>3</sup> Cohort Type is determined by the year the property is built and the heating type (either gas or electric)

<sup>4</sup> Dollars per kW for all 5 measures is \$691/kW (including duct seal, solar screens and lighting measures approved by Council on March 28, 2019)

<sup>5</sup> Calculation based on 10 cents per kWh

<sup>6</sup> 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.





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

June 20, 2019

**Posting Language**

Authorize negotiation and execution of a Job Order Assignment with Hensel Phelps Construction Co., one of the City's Facilities Improvement Job Order Contractors, for the 600 Guadalupe Street Chilled Water Heat Exchange Skids project for a total amount not to exceed \$1,000,000. (District 9)

[Note: This contract was awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 13.69% MBE and 7.40% WBE participation.]

**Lead Department**

Capital Contracting Office

**Managing Department**

Austin Energy

**Fiscal Note**

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

**Purchasing Language:**

Original contract was awarded through a Competitive Sealed Proposal solicitation process.

**Prior Council Action:**

June 15, 2017 – Authorized 2017 Job Order Contract for City of Austin Facilities Improvement.

March 2, 2017 – Authorized use of Job Order Contracting Project Delivery Method.

**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 direct inquiries to Rolando Fernandez, 512-974-7749, Aiden Cohen, 512-974-1929 or the Project Manager, Richard Duane, 512-482-5435.

**Council Committee, Boards and Commission Action:**

To be reviewed by the Electric Utility Commission on June 10, 2019.

**Additional Backup Information:**

Pursuant to state statute, the City is required to obtain approval from Council for any individual job order assignment that exceeds \$500,000. This request is for Council's authorization to negotiate and execute one Job Order Assignment from the Job Order Contract program for an amount not to exceed \$1,000,000.

This project will connect the future 600 Guadalupe Street Lincoln Properties site to Austin Energy's Downtown District Cooling system. This project is located at the Northeast corner of 6th Street and Guadalupe Street and will add one customer to this Downtown District Cooling system. Adding customers allows the district cooling program to increase the amount of thermal energy storage toward the Council approved goal of 30MW by 2027.

Austin Energy operates three district cooling plants and distribution systems providing chilled water to 69

customers and 19,759,123 square feet of buildings consisting of hotels, convention center, City Hall, offices, residential towers, retail and grocery. This project will add one customer to the Downtown District Cooling System bringing this system to 47 customers, 14,778,531 square feet of conditioned space and 35,858 tons of cooling provided to air condition the building.

This project is located within zip code 78701 (District 9).

Hensel Phelps Construction Co. is located in Austin, TX.

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

August 8, 2019

**Posting Language**

Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire a permanent electric transmission and distribution easement consisting of a tract of land, which is approximately 2,245 square feet out of the John Applegait Survey Number 58, and being a portion of Lot 1A, Resubdivision of Lot 1 Block B, Northwend Phase B, Section One, a subdivision Recorded in Vol. 93, Pg. 279 of the Plat Records of Travis County, Texas, situated in Council District 4 within the City of Austin, for the Austin Energy Transmission Circuit 811 Upgrade Project, in an amount not to exceed \$61,149.

**Lead Department**

Austin Energy

**Fiscal Note**

Funding in the amount of \$61,149 is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.

**For More Information:**

Jeff Vice, Director, Local Government Issues (512) 322-6087; Dan Smith, VP Electric Service Delivery, (512) 505-7009; Pamela England, Manager, Public Involvement & Real Estate Services, (512) 322-6442.

**Council Committee, Boards and Commission Action:**

To be reviewed by the Electric Utility Commission on June 10, 2019.

**Additional Backup Information:**

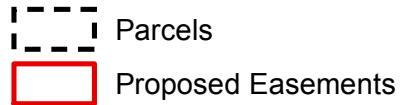
The property easement is needed for Austin Energy's Transmission Circuit 811 Upgrade Project. The 4-mile transmission line will be upgraded with bundled 795 ACSS Drake conductors rated for 3000 amps, reinsulated and made ready for ultimate operation at 138kV.

The upgrade of this transmission circuit is needed to provide redundancy and service reliability. Additional easement widths are necessary for safety and clearance requirements pursuant to the National Electric Safety Code, and for access and maintenance of transmission lines.

The property owner of the proposed 2,245 square foot easement has accepted the appraised value of \$61,149 as compensation, which includes standard and customary closing costs and the "cost to cure" for moving a sign out of the easement area.

**Proposed Electric Transmission  
and Distribution Easement  
for  
Austin Energy Transmission  
Circuit 811 Upgrade**

**Owner: Pisces Foods, L.P. - Tract #71  
Location: 9813 N. Lamar Blvd**



2018 Aerial Imagery, City of Austin



*AE Public Involvement  
& Real Estate Services*

0 30 60  
[Scale Bar] Feet



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Produced by ECervantes 6/5/2019

