301 W. Second Street
Austin, TX

City of Austin

Recommendation for Action

File #: 19-2208, **Agenda Item #:** 2. 6/19/2019

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.

Lead Department
Austin Energy

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 - Recommended 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 (CO2), 0.4 metric tons of Nitrogen Oxides (NOX), and 1 metric ton of Sulfur Dioxide (SO2). 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) [1]	$ 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.