

## A G E N D A



## Recommendation for Council Action

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|---------------------|---------|--|---------------|----|
| Austin City Council | Item ID |  | Agenda Number | 2. |
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|---------------|-----------|-------------|---------------|
| Meeting Date: | 11/8/2012 | Department: | Austin Energy |
|---------------|-----------|-------------|---------------|

## Subject

Approve issuance of a rebate to Mira Vista-PCF, Ltd. for performing comprehensive energy efficiency upgrades at Mira Vista Apartments in an amount not to exceed \$200,000.

## Amount and Source of Funding

Funding is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy.

## Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

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|-------------------------------|---|
| Purchasing Language:          |   |
| Prior Council Action:         |   |
| For More Information:         | Jeff Vice, Director, Local Government Relations; Fred Yebra, P.E., Acting Vice President, Distributed Energy Services, 482-5305; Scott Jarman, P.E., Acting Director, Demand Side Management, 482-5307. |
| Boards and Commission Action: | Recommended by the Electric Utility Commission.   |
| MBE / WBE:                    |   |
| Related Items:                |   |

## Additional Backup Information

Austin Energy requests authorization to issue a rebate in an amount not to exceed \$200,000 for performing duct improvements and air sealing, installing lighting upgrades, solar screens, and water saving devices, and adding attic insulation and water heater pipe insulation at Mira Vista Apartments in accordance with the City of Austin's Multi-family Rebate Program guidelines. This property is an all-electric complex. This rebate program supports the goals of Austin Energy's Resource Generation and Climate Protection Plan to 2020 by reducing local air pollution through energy conservation, reducing peak demand, and assisting customers in reducing electric consumption.

This Request for Council Action provides incentives for performance-based upgrades in the hard to reach multi-family market. Residents living in upgraded units can expect to see a decrease in electric consumption of up to 30%. The incentives help offset the cost of a comprehensive set of upgrades including duct system sealing, attic insulation, solar screens and water saving devices. Water saving devices help reduce the need to heat water as well as reducing the overall amount of water consumed and are a new conservation measure in the multi-family program.

In May 2010, the City of Austin received a \$10,000,000 American Recovery and Reinvestment Act of 2009 grant from the U.S. Department of Energy under its Better Buildings program. One of the goals of the grant is to expand Austin Energy's energy efficiency offerings to include a performance-based approach to energy efficiency upgrades. By incorporating diagnostic testing and energy modeling using software purchased with grant funds, the energy savings impact of a package of improvements is more accurately predicted. The energy modeling software was able to estimate savings for this multi-family property through a comprehensive set of upgrades rather than a single measure, which is the norm for the Multi-family Rebate Program.

Mira Vista Apartments is located at 9601 Middle Fiskville Road, in Austin, Texas 78753. The property is comprised of 26 buildings containing 200 apartment units, with 182,080 square feet of living space. Based on the results of energy modeling, the demand (kilowatt or kW) savings associated with this energy efficiency duct sealing project is estimated at 260 kW, at a utility program cost of \$769 per kW saved. The avoided kilowatt hours (kWh), estimated at 562,752 kWh per year, represents a major benefit to the local environment. This project will prevent the following air pollutants from being emitted: 337.9 metric tons of Carbon Dioxide (CO<sub>2</sub>), 0.213 metric tons of Sulfur Dioxide (SO<sub>2</sub>), and 0.236 metric tons of Nitrogen Oxides (NO<sub>x</sub>).

In addition to the reduced air and toxic pollution, the project savings are also equivalent to an estimated 758,693 vehicle miles traveled, the removal of 64.7 cars from roadways, or the planting of 8,681 trees or 434 acres of forest in Austin's parks.