

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	53881	Agenda Number	2.
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Meeting Date:	2/25/2016	Department:	Austin Energy
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Subject

Authorize issuance of a rebate to Foundation Communities for performing energy efficiency improvements at the Trails at the Park Apartments located at 815 W. Slaughter Lane, in an amount not to exceed \$62,367. (District 5)

Amount and Source of Funding

Funding is available in the Fiscal Year 2015-2016 Operating Budget of Austin Energy.

Fiscal Note

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

Purchasing Language:	
Prior Council Action:	
For More Information:	Jeff Vice, Director, Local Government Issues (512) 322-6450; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.
Council Committee, Boards and Commission Action:	February 16, 2016 – Recommended by the Resource Management Commission on a vote of 11-0. February 22, 2016 – To be reviewed by the Electric Utility Commission.
MBE / WBE:	
Related Items:	

Additional Backup Information

Austin Energy requests authorization to issue a rebate to Foundation Communities, in an amount not to exceed \$62,367, for an energy efficient measure completed at The Trails at the Park Apartments located at 815 W. Slaughter Lane in Council District 5.

The property comprises 53 buildings and 200 apartment units, with a total of 202,580 square feet of conditioned space. The average rent for the one bedroom unit is \$850 and the two bedroom unit is \$975. The energy efficiency measure to be completed at this property is duct sealing. The estimated total cost of the project is \$78,958; the rebate will cover approximately 79% of the total cost.

These improvements are in accordance with Austin Energy's Multifamily Rebate Program. This and other multifamily rebate projects require proof of compliance with the City's Energy Conservation Audit and Disclosure (ECAD) ordinance, as described in Chapter 6-7 Energy Conservation of the Austin City Code. Per the rebate program guidelines, the rebate check cannot be issued prior to proof of compliance with ECAD. The guidelines allow the

property owner or manager to use registered ECAD auditors to perform an energy audit concurrently with installation of the efficiency measures so that residents are not unnecessarily inconvenienced. Only upon successful completion and final inspection of the work, and providing proof of ECAD compliance, will the rebate check be issued. In the case of The Trails at the Park Apartments, the General Contractor agreed to provide the ECAD audit, which will bring the property status from 'Pending Compliance' to 'In Compliance.' At that point, the City of Austin Energy Guide document will be displayed at the apartment complex for current and prospective tenants to view. It lists the estimated monthly electric cost, results of the energy audit and other details about the property.

These improvements are in accordance with Austin Energy's Multifamily Rebate Program. This program is one of the elements of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan, to realize 700 MW of energy efficiency and 200 MW of demand response by 2025. The plan, approved by City Council in April 2010 and updated in December 2014, 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 172,962 kWh per year represents a major benefit to the local environment. This project is estimated to prevent the production of the following air pollutants: 103.9 metric tons of Carbon Dioxide (CO₂), 0.072 metric tons of Nitrogen Oxides (NO_x), and 0.065 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 233,184 vehicle miles traveled, the removal of 19 cars from our roadways, or the planting of 2,668 trees or 133 acres of forest in Austin's parks.