

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

August 22, 2019

Posting Language

Authorize award and execution of a construction contract with Flintco, LLC, for construction of the Austin Community College Highland Chilled Water Plant, in the amount of \$24,380,000, plus a \$3,657,000 contingency, for a total contract amount not to exceed \$28,037,000.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 8.28% MBE and 2.64% 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:

Lowest responsive bid of three bids received through a competitive Invitation for Bid solicitation.

Prior Council Action:

February 2, 2017 – Council approved an interlocal agreement with Austin Community College to provide on-site chilled water serves at the Highland Campus.

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, James Matlock Jr., 512-322-6273.

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission on August 12, 2019.

Additional Backup Information:

Austin Energy constructs, maintains and operates district cooling (chilled water) stations in Downtown Austin, at Mueller, and the Domain. This technology transforms electrical energy into thermal energy which is then distributed via a network of underground pipes to external customers in the form of chilled water. The aggregation of loads enables superior efficiencies, reliability and quality when compared to stand-alone systems. In Central Texas, about 45% of the electricity consumed by a typical commercial building goes to powering its air conditioning system.

The benefits for chilled water customers include reduced construction and capital costs, extraordinary reliability and simple, low risk operations. Chilled water systems enable Austin Energy

to shift electrical consumption from on-peak to off-peak periods thereby reducing electric market and regulatory charges which benefit all Austin Energy customers. Benefits to Austin Energy and the City of Austin include having a valuable tool for economic development, providing new revenue from long term chilled water service agreements and advancement of environmental stewardship. This construction project is critical in providing reliable and uninterrupted service to the ACC Highland Campus. A delay in awarding this contract would adversely impact the timeline for providing cooling capacity to ACC Highland facilities.

This contract will allow for the construction of an on-site chilled water plant to serve Austin Community College (ACC) facilities at its Highland Campus, as specified in the interlocal agreement with ACC and approved by City Council and the ACC Board of Trustees in 2017. The ACC Highland Campus is located at 6101 Airport Boulevard in Council District 4. The interlocal agreement stipulates that Austin Energy will provide chilled water service to ACC's Highland facilities at a fair market price while meeting ACC's build-out schedule; and provides Austin Energy the desired return on investment over the 20-year term of the chilled water service agreement.

The construction work consists of site work, equipment procurement and the installation and construction of a new 4,500-ton chilled water plant to serve ACC Highland Campus facilities. This project will assist Austin Energy in meeting the thermal storage goal of 30 MW by 2027 included in the current Resource, Generation and Climate Protection Plan.

In order to provide cooling capacity to the campus as quickly as possible, ACC and Austin Energy agreed to construct the chilled water plant in two phases. In the first phase, which is currently underway, ACC and its contractor build the plant's enclosure or building shell. In the second phase, Austin Energy and its contractor complete the buildout of the plant. The second phase includes installation and/or construction of chillers, cooling towers, pumps, piping, electrical switchgear, a chemical storage facility, a thermal energy storage tank and associated infrastructure and appurtenances. The second phase also includes rental of temporary chillers by Austin Energy to allow for building finish-outs for new construction being performed by ACC in this area. This construction process has a significant number of site constraints including space limitations, site access, multiple active construction projects near the site, multiple contractors working on the site and considerations for adjacent businesses that may limit the working hours. Therefore, a 15% contingency in funding is included to allow for the expeditious processing of any change orders. This contingency is an additional amount of money added to the construction budget to cover any unforeseen construction costs associated with the project.

The contract allows 574 calendar days for substantial completion of this project and an additional 77 calendar days for final completion. This project is located within ZIP code 78752 (District 4).

Flintco, LLC is located in Austin, Texas.

Information on this solicitation is available through the City's Austin Finance Online website. Link: Solicitation Documents.

M/WBE Summary

Public notice was given for this solicitation, IFB 6100 CLMC730 Austin Community College Highland Chilled Water Plant, through the City's Vendor Connection web portal. Three bids were received and opened on May 30, 2019. Of the three bids received, none of the firms submitting were certified MBE/WBE. Flintco, LLC submitted the lowest responsive bid of three bids received:

	<u>Base Bid</u>
Flintco, LLC, Austin, Texas	\$24,380,000
SpawGlass Contractors, Austin, Texas	\$24,795,000
Bilfinger Westcon, Deer Park, Texas	\$28,911,830

The Contractor's choice of work methodology provides for 32 areas of subcontracting opportunities which are listed below. Project specific subgoals stated in the solicitation were 0.11% African American; 1.75% Hispanic; 0.54% Native/Asian; and 1.96% WBE. Total participation estimated on base bid amount:

Base Bid: \$ 24,380,000.00

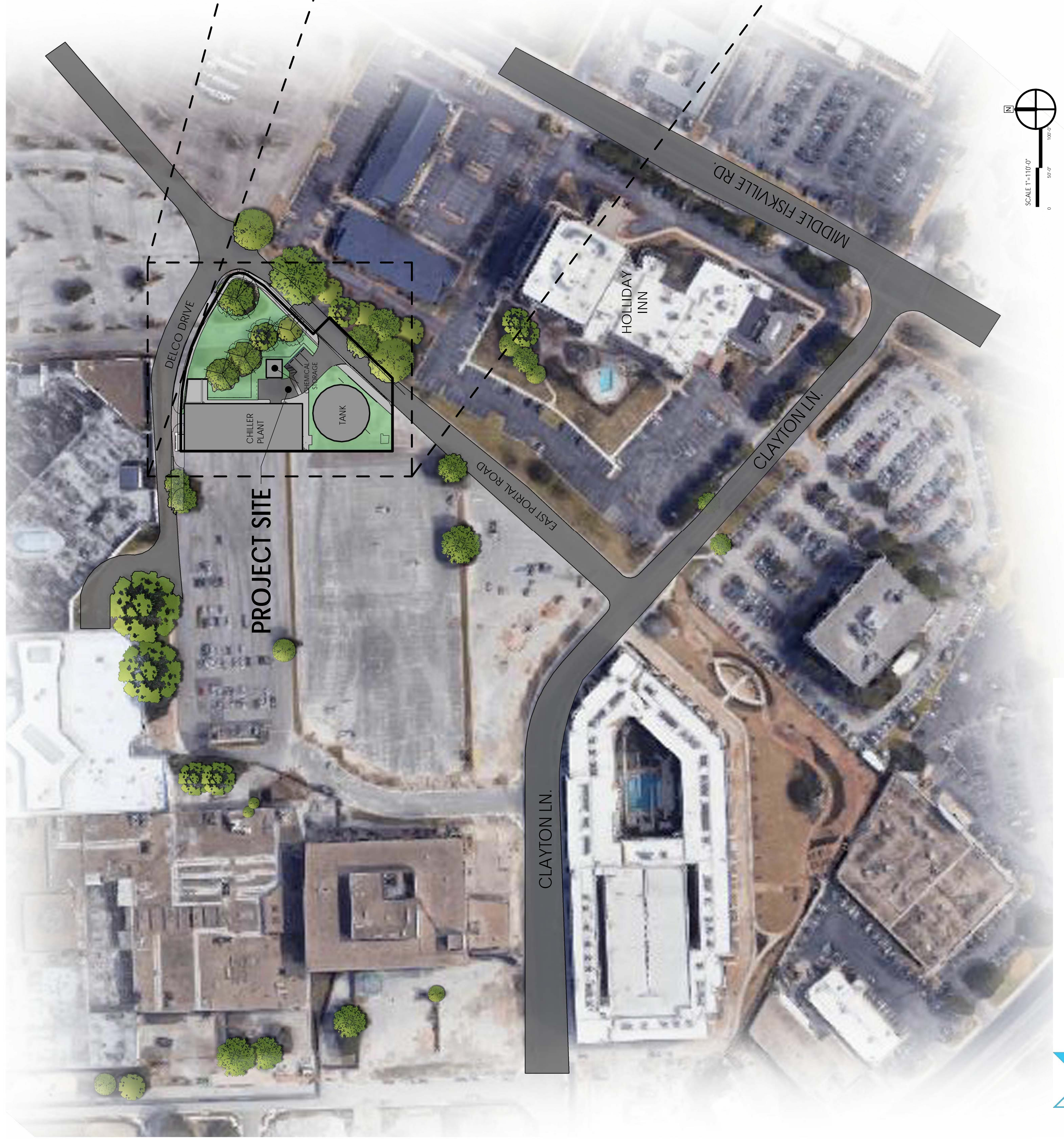
PRIME	NON M/WBE	\$	3,064,996.00	12.57%
	Flintco, LLC, Austin, Texas			
MBE TOTALS - SUBCONTRACTORS		\$	2,016,876.00	8.27%
	<i>African American Subtotal</i>	\$	33,000.00	0.14%
	(MB) Unism Development Inc., Austin, TX (Valve supplies)	\$	33,000.00	0.14%
	<i>Hispanic Subtotal</i>	\$	1,823,876.00	7.48%
	(MH) Tri Recycling Inc., Austin, TX (Recycling Services)	\$	24,898.00	0.10%
	(MH) Casto Lopez Concrete LLC, Buda, TX (Concrete)	\$	98,978.00	0.41%
	(MH) LTH EnterPrises LTD, Elgin, TX (Cables/Wires)	\$	1,700,000.00	6.97%
	<i>Native/Asian American Subtotal</i>	\$	160,000.00	0.66%
	(MA) ATX Environmental Solutions, LLC., Austin, TX (HVAC)	\$	160,000.00	0.66%
WBE TOTALS - SUBCONTRACTORS		\$	645,272.00	2.65%
	(FW) Liquid Waste Solutions, Buda, TX (Portable Toilet Rental	\$	26,183.00	0.11%
	(FW) Jennifer Weems Photography, Austin, TX (Photography)	\$	19,200.00	0.08%
	(FW) Studio D Consulting, Lakeway, TX (Environmental Consu	\$	36,500.00	0.15%
	(FW) Millard Drywall & Acoustical, Austin, TX (Finishes)	\$	3,389.00	0.01%
	(FW) Cheryl Troetschel, Manchaca, TX (Supplies, Cooling Towel	\$	560,000.00	2.30%

NON MBE/WBE TOTALS - SUBCONTRACTORS	\$ 18,652,856.00	76.51%
OxBlue, Atlanta, GA (Photography-Webcam)	\$17,261.00	0.07%
Eagle Eye, Leander, TX (Survey)	\$2,780.00	0.01%
Wood, Atlanta GA (Indoor Air Quality)	\$13,520.00	0.06%
Viking Fence, Austin, TX (Fencing)	\$7,452.00	0.03%
Environmental Allies, Houston, TX (Erosion Controls)	\$9,449.00	0.04%
Davey Tree Expert, Austin, TX (Landscaping, Tree & Plant)	\$9,100.00	0.04%
Texas Bomanite, Austin, TX (Concrete Sealing)	\$23,915.00	0.10%
Alamo Structural Steel, Waco, TX (Structural Steel)	\$853,809.00	3.50%
EMCO, Littleton, CO (Louvers, Roofing)	\$315,165.00	1.29%
Sure Seal, Hondo, TX (Weather & Waterproofing)	\$3,000.00	0.01%
Alpha Painting & Decorating, Co., Inc., Round Rock, TX (Painting)	\$236,057.00	0.97%
Rockford Business Interiors, Austin, TX (Finishes)	\$3,414.00	0.01%
Building Image Group, Austin, TX (Signage)	\$14,320.00	0.06%
Spectrum Resources, Austin, TX (Toilet Acc., Fire Cabinets)	\$3,440.00	0.01%
DN Tanks, Pleasant Prairie, WI (Tanks, Stationary, Storage)	\$2,520,000.00	10.34%
Johnson Controls, Round Rock, TX (Fire Protection Systems)	\$118,803.00	0.49%
Kilgore Industries, Austin, TX (HVAC)	\$9,908,000.00	40.64%
Thermo Systems, East Windsor, NJ (Energy Control System)	\$2,750,000.00	11.28%
Schmidt Electric, Austin, TX (Electrical)	\$1,600,185.00	6.56%
JR Schneider Construction, Austin, TX (Excavation, Earthwork)	\$227,900.00	0.93%
Contractors Asphalt, Austin, TX (Paving)	\$950.00	0.00%
Haegelin Construction, Austin, TX (Utilities)	\$14,336.00	0.06%

The Contractor submitted a MBE/WBE Compliance Plan that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department. Second and third low bidder information is provided below.

SECOND BIDDER – SpawGlass Contractors, Inc. \$24,795,000
8.92% NON M/WBE prime participation; 0.38% African American; 0.00% Hispanic; 0.00% Native/Asian; 0.00% WBE; 90.70% Non M/WBE subcontractor participation.

THIRD BIDDER – Bilfinger Westcon Inc. \$28,911,830
40.90% NON MBE prime participation; 0.30% African American; 1.75% Hispanic; 0.54% Native/Asian; 5.88% WBE; 50.64% Non M/WBE subcontractor participation.



PROJECT SITE



PROJECT SITE

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

August 22, 2019

Posting Language

Authorize negotiation and execution of an amendment to the professional engineering services agreement with Jacobs Engineering Group CLMP221 for additional funding for the Austin Community College Chiller Plant, in the amount of \$350,000, for a total contract amount not to exceed \$3,408,000.

[Note: This amendment will be awarded in compliance with City Code 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program). Current participation to date is 23.42% MBE and 19.41% WBE.]

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 Request for Proposal solicitation process.

Prior Council Action:

June 8, 2017 – Council approved a professional services agreement with Jacobs Engineering Group for engineering services for the Austin Community College Chiller Plant.

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, Beverly Mendez, 512-974-3596, or the Project Manager, James Matlock Jr., 512-322-6273.

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission on August 12, 2019.

Additional Backup Information:

The City of Austin entered into an Interlocal agreement in 2017 with Austin Community College (ACC) to provide chilled water services to the ACC Highland Campus located at 6101 Airport Boulevard, 78752 (District 4). A formal Request for Qualifications process resulted in the selection of Jacobs Engineering Group to provide professional engineering services for design of a chilled water plant including chillers, thermal energy storage tank, cooling towers, chemical storage and associated infrastructure and appurtenances. The Interlocal agreement stipulates that Austin Energy will provide chilled water service to ACC's Highland facilities at a fair market price while meeting

ACC's build-out schedule; and provides the City and Austin Energy the desired return on investment over the 20-year term of the chilled water service agreement.

The original plan included construction by one contractor managed by Austin Energy. However, due to construction timeframes for the Highland Campus buildout, ACC requested the construction package be split into two phases, both utilizing Jacobs Engineering Group's designs. The first phase would include the design and construction of the plant enclosure, paid for and managed by ACC. The second phase was the buildout of the chiller plant and related facilities (thermal energy storage tank and chemical storage building) paid for and managed by Austin Energy.

Splitting the project into two phases saved time for ACC Highland Campus construction projects, but created additional responsibilities for Jacobs Engineering Group coordinating with two contractors, including:

- Revision of designs from one package to two packages
- Duplicate permitting
- Additional engineering services with and for two contractors
- Coordination with and between two contractors
- Review and authorization of invoices from multiple contractors
- Two warranty walk-throughs with each contractor
- Coordination of as-built documents with multiple contractors
- Development and completion of multiple punch lists

Therefore, Austin Energy is requesting an amendment to the professional services agreement with Jacobs Engineering Group to provide a 15% increase for additional funding for the Austin Community College Chiller Plant project.

This amendment is pending review by the City's Change Control Committee. The Change Control Committee was established to comply with Council Resolution No. 20120126-048, which required the establishment of consistent criteria and process to evaluate contractual changes for all contracts administered by the Capital Contracting Office. The Change Control Committee is comprised of management-level subject matter experts.

Jacobs Engineering Group is located in Austin, Texas.

M/WBE Summary

Participation goals stated in the original approved compliance plan for the agreement were 3.00% African American; 10.00% Hispanic; 10.00% Native/Asian; and 17.00% WBE. Participation for this amendment:

PRIME FIRM: Jacobs Engineering Group, Inc., Austin, TX – Total Participation:

<u>NON MBE/WBE TOTAL – PRIME</u>	60.00%
Jacobs Engineering Group, Inc., Austin, TX	60.00%

<u>MBE TOTAL – SUBCONSULTANTS</u>	23.00%
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<u>African American Subtotal</u>	3.00%
(MB) W&D Enterprises, LLC dba MAVIA Engineering, LLC, Round Rock, TX (mechanical engineering)	3.00%

<u>Hispanic Subtotal</u>	10.00%
(MH) Jose I. Guerra, Inc., Austin, TX (control system engineering)	8.00%
(MH) Arias & Associates, Inc., Austin, TX (geotechnical soils)	2.00%

<u>Native/Asian Subtotal</u>	10.00%
(FA) JQ+Tsen LLC, Austin, TX (structural engineering)	7.00%
(MA) Encotech Engineering Consultants, Inc., Austin, TX (structural, electrical engineering)	3.00%

<u>WBE TOTAL – SUBCONSULTANTS</u>	17.00%
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(FW) K. Friese & Associates, Inc., Austin, TX (civil engineering)	9.00%
(FW) Austin Architecture Plus Inc dba Architecture Plus, Austin, TX (architectural consulting)	3.00%
(FW) Dickensheets Design Associates, LLC, Austin, TX (noise abatement, architectural services)	1.00%
(FW) Baer Engineering & Environmental Consulting, Inc., Austin, TX (permitting services)	2.00%
(FW) MWM Design Group, Inc., Austin, TX (surveying services, building permit services)	1.00%
(FW) Holt Engineering, Inc., Austin, TX (testing services, laboratory & field testing services)	1.00%

Overall participation based on expenditure for the entire project as of July 30, 2019, (not including this amendment):

PRIME:

57.17% Non M/WBE

SUBCONSULTANTS:

4.03% African American; 5.53% Hispanic; 13.86% Native/Asian; 19.41% WBE; and 0.00% Non M/WBE

TOTAL:

4.03% African American; 5.53% Hispanic; 13.86% Native/Asian; 19.41% WBE; and 57.17% Non M/WBE

AUTHORIZATION HISTORY

AMOUNT	DATE	DESCRIPTION
\$3,000,000.00	06/08/17	(Council) – Engineering Services for the ACC Chiller Plant
\$58,000.00	06/08/17	Administrative Authority
\$350,000.00	08/22/19	Proposed (Council) – Additional authorization for Construction Phase Services
\$3,408,000.00	<i>Total Contract Authorization</i>	

CONTRACT HISTORY

AMOUNT	DATE	DESCRIPTION
\$2,999,691.53	09/14/17	Engineering Services for the ACC Chiller Plant
\$350,000.00	Proposed	Additional authorization for Construction Phase Services
\$3,349,691.53	<i>Total Contract Expenditures</i>	

Posting Language

Authorize negotiation and execution of various cooperative contracts during the Fiscal Year 2019-2020 for the purchase of computer, network and other technology hardware, software, and related maintenance and technology services, in an amount not to exceed \$55,900,000.

(Note: These procurements will be reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9 Minority Owned and Women Owned Business Enterprise Procurement Program. DIR contracts also have historically underutilized business (HUB) requirements for subcontracting).

Lead Department

Purchasing Office.

Client Department(s)

All City Departments.

Fiscal Note

Funding in the amount of \$40,764,000 is contingent upon approval of Fiscal Year 2019-2020 Operating Budgets of various City departments. Funding in the amount of \$13,611,000 is contingent upon approval of Fiscal Year 2019-2020 Capital Budgets of various City departments. Funding in the amount of \$1,525,000 is available from other funding sources.

Purchasing Language:

The State of Texas Department of Information Resources (DIR) contracts are cooperative contracts solicited by the State of Texas specific to information technology goods and services. The Purchasing Office staff reviews quotes from multiple vendors with DIR contracts to ensure the best value for the City. Best value determination includes price and contract terms as well as MBE/WBE inclusion.

Prior Council Action:**For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov or to Jim Howard, at 512-974-2031 or jim.howard@austintexas.gov.

Council Committee, Boards and Commission Action:

August 12, 2019 - To be reviewed by the Electric Utility Commission.

August 14, 2019 – To be reviewed by the Water and Wastewater Commission.

Additional Backup Information:

The authorization will enable City departments to purchase the following information technology and services items through contracts solicited by the DIR cooperative.

- Various computer, network and other technology hardware products and hardware maintenance, including but not limited to desktop personal computers, laptop computers, servers, data storage systems and storage area networks. This authorization also includes networking products and maintenance services for the City's local and wide area networks and networking devices such as switches, routers and other equipment used to interconnect desktop computers, servers and printers throughout the City, and to transmit and receive information via the internet.

- Software and software maintenance and support.
- Technology consulting, technical training, information resources technology services and technology staffing.

This annual aggregated request for authorization is submitted to Council before the end of each fiscal year. The spending authority does not carry over from year to year. The current DIR authority will expire September 30, 2019. Without new authorization in place, it will be difficult for departments to purchase technology goods and services in an efficient manner and could lead to potential delays in the ability to provide needed services to citizens. Bringing forward all the requests for authorization at one time greatly reduces the number of individual Recommendations for Council Action and significantly reduces the workloads of all staff involved. This authorization allows for departments to purchase technology goods and services in an efficient manner.

DIR continues to provide information technology products and services through its cooperative purchasing program at competitively bid prices. The purchasing power of the State is used to leverage purchasing effectiveness. DIR contracts have historically underutilized business (HUB) requirements for subcontracting. This authorization request includes specifically identified technology needs as well as anticipated technology purchases that have been budgeted.

Some of the significant planned purchases for Fiscal Year 2020 through these cooperative contracts include:

- Austin Convention Center Department: Hardware and software and upgrades to WiFi, upgrades to wayfinding and digital signage improvements
- Austin Energy: Hardware, software and technical services to support key projects such as the upgrade of the Meter Data Management System (MDMS) software system to manage customer meter data; technical services for continued support of the Sustainable and Holistic Integration of Energy Storage and Solar PV (SHINES) project; and staff augmentation services for support of enterprise applications and network infrastructure
- Austin Transportation Department: Modeling for safety speed management, data and security services for Smart Mobility, electronic traffic control plan review and software
- Austin Water: Professional services to execute key projects, wireless and disaster recovery equipment
- Aviation: Infrastructure, hardware and conference room equipment to accommodate growth and expansion of airport facilities and services
- Communications and Technology Management:
 - In-car camera system replacement, citywide maintenance and support for critical hardware and software, critical replacement for end-of-life hardware, Maximo, Service Now and AMANDA support and operations, data center infrastructure and storage and staff augmentation
 - Staff augmentation for Help Desk, Application Management and Data Automation, Maximo implementation and other projects and operational needs
 - Information technology security related software
- Developmental Services Department: Equipment and software for new and expanded facilities and services, AMANDA and other application development support
- Municipal Court: Technology for new building

All items represented in this request have either been approved through the Fiscal Year 2020 budgeting process or through prior approved capital improvement program project budgets. In addition, all technology purchases are reviewed for compliance with the City's technical and security standards.

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

September 19, 2019

Posting Language

Approve issuance of a rebate to SS AFFORDABLE HOUSING LP, for performing energy efficiency improvements at the Silver Springs Apartments located at 12151 North I-35 Service Road in Austin, Texas, in an amount not to exceed \$300,000. (District 1)

Fiscal Note

Funding is available in the Fiscal Year 2018-19 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:

August 12, 2019 – To be reviewed by the Electric Utility Commission.

August 20, 2019 – To be reviewed by the Resource Management Commission.

Additional Backup Information:

Austin Energy requests authorization to issue a rebate to SS AFFORDABLE HOUSING LP, in an amount not to exceed \$300,000, for energy efficiency measures at the Silver Springs Apartments located at 12151 N. I-35 Service Road, Austin, TX 78753, in Council District 1. The average rent for a one-bedroom unit is \$869, a two-bedroom unit is \$1068, and a three-bedroom unit is \$1419.

The efficiency measures proposed to be implemented at Silver Springs include: duct remediation and sealing, attic insulation, lighting, smart thermostats, and HVAC tune-ups. The estimated total cost of the project is \$308,644. The rebate will cover 97% of the total cost. Per Resolution 20140807-006, the rebate is capped at \$300,000.

This property consists of 360 Income Qualified apartment units as documented in ApartmentTrends.com and is listed in the 2018 Austin Tenants' Council "Guide to Affordable Housing in the Greater Austin Area." This rebate is funded by Austin Energy's Multifamily Income Qualified Program.

These improvements are in accordance with Austin Energy's Multifamily Income Qualified 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 to support energy conservation, reduce peak demand, and the need to purchase additional generation.

The avoided kilowatt-hours (kWh), estimated at 477,225 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: 255 metric tons of Carbon Dioxide (CO₂), 0.1 metric tons of Nitrogen Oxides (NO_x), and 0.3 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 573,675 vehicle miles traveled, the removal of 49 cars from our roadways, or the planting of 6,564 trees or 328 acres of forest in Austin's parks.



MULTIFAMILY REBATE FACT SHEET SILVER SPRINGS APARTMENTS

Property Name	Silver Springs Apartments				
Customer Name	SS AFFORDABLE HOUSING LP				
Property Address	12151 North Interstate Highway 35 Service Road Northbound Austin, TX 78753				
Year Built	1996				
Average Rent per Floor Plan ¹	1 BR \$869; 2 BR \$1068; 3 BR \$1419				
Number of Rentable Units ²	360				
Housing Type ³	Income qualified				
Water Heater Type	Electric				
Electric Utilization Intensity (EUI)	9.26				
Average Electric Utilization Intensity for cohort ⁴	10.99 kWh/sqft				
Project and Rebate					
Total Project Costs	\$308,644				
Total Rebate – Not to Exceed	\$300,000				
% of Total Construction Costs	97%				
Rebate per Unit	\$833				
Project Annual Savings at 100% Occupancy					
Kilowatt (kW) Saved - Estimated	168.25 kW				
Kilowatt-hours (kWh) - Estimated	477,230 kWh				
\$/kW - Estimated	\$1,783 / kW				
Annual Dollar Savings Per Customer - Estimated ⁵	\$125				
Scope of Work ⁶					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average Annual Dollar Savings Per Customer
Duct Remediation & Sealing	\$54,750	41.2	71,085	\$1,329	\$19
Attic Insulation	\$74,576	29.52	43,036	\$2,526	\$11
LED Lighting	\$17,280	22.72	14,445	\$761	\$4
Smart Thermostats ⁷	\$54,000	31.36	179,646	\$1,722	\$47
HVAC Tune-up	\$99,394	43.45	169,018	\$2,485	\$44
Total	\$300,000	168.25 kW	477,230 kWh	\$1,783	\$125
Measures Performed in last 10 years at this property					
None		N/A		N/A	

¹ Source: CoStar.com (<https://www.costar.com/>)

² Source: ApartmentTrends.com (<https://www.apartmenttrends.com/>)

³ Per “Letter of Intent to participate” provided by the customer

⁴ Cohort Type is determined by the year the property is built and the heating type (either gas or electric)

⁵ Calculation based on 10 cents per kWh

⁶ 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.

⁷ Tenants can obtain an additional \$85 incentive when they choose to participate in Austin Energy’s Demand Response program

RECOMMENDATION FOR COUNCIL ACTION

Council Meeting Date:

September 19, 2019

Posting Language

Approve issuance of a rebate to TEXCEL LP LLC, for performing energy efficiency improvements at Lamar Place located at 6309 Burns Street in Austin, Texas, in an amount not to exceed \$75,810. (District 4)

Fiscal Note

Funding is available in the Fiscal Year 2018-19 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:

August 12, 2019 – To be reviewed by the Electric Utility Commission.

August 20, 2019 – To be reviewed by the Resource Management Commission.

Additional Backup Information:

Austin Energy requests authorization to issue a rebate to TEXCEL LP LLC, in an amount not to exceed \$75,810, for energy efficiency measures at Lamar Place located at 6309 Burns Street, Austin, TX 78752, in Council District 4. The average rent for a one-bedroom unit is \$1,079 and a two-bedroom unit is \$1,341. The efficiency measures include: installation of smart thermostats and HVAC tune-ups. These additional measures will complement energy-efficiency improvements completed in May 2019. This rebate is funded by Austin Energy's Multifamily Income Qualified Program and its Multifamily Standard Program.

This property consists of four standard buildings and one income qualified building as documented in ApartmentTrends.com. The income qualified building (20 units) was purchased through the Affordable Housing Program and has a Land Use Restriction Agreement (LURA) for low income tenants. The rebate will cover 93.5% of the total project cost.

These improvements are in accordance with Austin Energy's Multifamily Income Qualified Rebate Program and Multifamily Standard 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 to support energy conservation, reduce peak demand, and the need to purchase additional generation.

The avoided kilowatt-hours (kWh), estimated at 153,328 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: 82 metric tons of Carbon Dioxide (CO₂), 0.03 metric tons of Nitrogen Oxides (NO_x), and 0.1 metric ton of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 184,315 vehicle miles traveled, the removal of 16 cars from our roadways, or the planting of 1,870 trees or 94 acres of forest in Austin's parks.



MULTIFAMILY REBATE FACT SHEET LAMAR PLACE

Property Name	Lamar Place (Standard) & Lamar Place Emily Building (Income Qualified)				
Customer Name	TEXCEL LP LLC				
Property Address	6309 Burns Street Austin, TX 78752				
Year Built	1972				
Average Rent per Floor Plan ¹	1 BR \$1079; 2 BR \$1341				
Number of Rentable Units ¹	174				
Housing Type ²	154 market rate units and 20 income qualified units				
Water Heater Type	Electric				
Electric Utilization Intensity (EUI)	11.03				
Average Electric Utilization Intensity for cohort ³	10.66 kWh/sqft				
Project and Rebate					
Total Project Costs	\$81,110 (this project) + \$85,000 (previous project) = \$166,110 (Combined)				
Total Rebate – Not to Exceed	\$75,810 (this project) + \$60,939 (previous project) = \$136,749 (Combined)				
% of Total Construction Costs	93.5% (this project); 71.7% (previous project); 82.3% (Combined)				
Rebate per Unit	\$436 (this project) + \$350 (previous project) = \$786 (Combined)				
Project Annual Savings at 100% Occupancy					
Kilowatt (kW) Saved - Estimated	32 (this project) + 147 (previous project) = 179 (Combined)				
Kilowatt-hours (kWh) - Estimated	153,328 (this project) + 259,338 (previous project) = 412,666 (Combined)				
\$/kW - Estimated	\$2,276 (this project); \$414 (previous project); \$764 (Combined)				
Annual Dollar Savings Per Customer - Estimated ⁴	\$82 (this project) + \$140 (previous project) = \$222 (Combined)				
Scope of Work ⁵					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average Annual Dollar Savings Per Customer
Building – E (Low Income ⁶)					
Smart Thermostats ⁷	\$3,500	1.74	9,980	\$2,009	\$47
HVAC Tune-up	\$6,000	1.90	7,389	\$3,159	\$35
Adjustment Based On Property Provided LURA Agreement ⁶	\$2,400				
Sub Total (Building E)	\$11,900	3.64	17,369	\$2,609	\$82
Buildings – A, B, C & D					
Smart Thermostats	\$26,950	13.42	76,848	\$2,009	\$47
HVAC Tune-up	\$36,960	15.20	59,110	\$2,432	\$35
Sub Total (Buildings A, B, C & D)	\$63,910				
Grand Total	\$75,810	28.62 kW	135,958 kWh	\$2,233	\$82
Measures Performed in last 10 years at this property		Completion Date	Rebate Amount		
Duct remediation & sealing, solar screens, and attic insulation		05/21/2019	\$60,938.64		

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

² Per “Letter of Intent to participate” provided by the customer.

³ Cohort Type is determined by the year the property is built and the heating type (either gas or electric).

⁴ Calculation based on 10 cents per kWh.

⁵ 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.

⁶ Land Utilization Restriction Agreement (LURA). The property manager provided LURA documents for Building E, qualifying it for higher rebates for this project. Additionally, the property is being paid supplemental payment of \$2,400 to reimburse for previous improvements performed.

⁷ White Rodger’s Legacy thermostats (installed in 2005) being replaced with Nest thermostats resulting in an extra \$25 rebate for transitioning. Tenants may obtain an additional \$85 incentive to participate in Austin Energy’s Demand Response program.