

MOTION NO. M2013-05
Design and Installation Services for the Union Station HVAC Controls and Water Conservation Upgrade

| MEETING: | DATE: | TYPE OF ACTION: | STAFF CONTACT: | PHONE: |
|---|--------------|------------------------|--|------------------------------|
| Operations and Administration Committee | 2/07/13 | Final Action | Bonnie Todd, Exec. Director of Operations John Weston, Facilities Manager | 206-398-5367 206-398-5476 |

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with Ameresco Quantum, LLC to provide design and installation services for the Union Station HVAC Controls and Water Conservation Upgrade project for a total authorized contract amount not to exceed \$407,481.

KEY FEATURES SUMMARY

- The scope of work includes design, installation and verification of energy reduction measures at Union Station. The design will include new heating, ventilation and air conditioning (HVAC) system controls and occupancy sensors in meeting rooms, as well as low-flow water conservation devices.
- The energy-cost savings, estimated to be \$26,784 for the first 12 months, will be monitored by Ameresco Quantum to verify actual savings.
- In addition to the energy-cost savings, the new non-proprietary HVAC controls system will offer more competitive rates on parts and service than the former proprietary system.
- Sound Transit received a State of Washington Department of Commerce Energy Grant in the amount of \$400,000 to pay for a portion of the recommended energy improvements at four Sound Transit facilities.
- The contract is a piggy-back contract through the State of Washington Energy Savings Performance Contracting program as administered by the Department of Enterprise Services (DES).

BACKGROUND

As part of Sound Transit's Sustainability Plan to save energy, four Sound Transit facilities were targeted for auditing and evaluating to determine energy improvements – Federal Way, Auburn, Kent and Union Station.

With results of the energy audit, Sound Transit was able to apply for and be awarded a State of Washington Department of Commerce Energy Grant in the amount of \$400,000 to pay for recommended improvements. The grant funds will be available upon completion of energy improvements at the four facilities and will offset a portion of each project's cost. The total investment for all four facilities is \$1.4 million. The energy improvements planned for the four facilities are estimated to save more than \$80,000 a year in utility and operations costs and allow the agency to leverage an additional \$175,000 in utility rebates.

In August of 2011, Sound Transit entered into an Inter-Agency Agreement with the Department of General Administration (the predecessor of the DES) to provide Energy/Utility Conservation Project Management and Monitoring Services concluding in the development of an energy services

proposal. Sound Transit selected Ameresco Quantum from the pre-qualified list of DES Energy Savings Contractors to perform an energy audit of Union Station and three major transit centers, Federal Way, Auburn and Kent.

Ameresco Quantum is a participant in the State of Washington Energy Savings Performance Contracting Program. As a participant, Ameresco Quantum was selected by the DES to provide audit, design and construction services to state and local agencies wishing to reduce energy costs. According to RCW 39.35A, the DES selection process meets the requirements for competitive procurement for public agencies.

Ameresco Quantum completed an investment grade energy audit of four Sound Transit facilities, Federal Way, Auburn, Kent and Union Station, in early 2012. Kent and Auburn Stations were identified for work in 2012 and the Federal Way Station and Union Station projects were included in the 2013 Budget. The Union Station HVAC Controls and Water Conservation Upgrade is included in the 2013 Administrative Capital Budget.

FISCAL IMPACT

This action will be funded from the Admin Facilities/Equipment/Furniture phase of Administrative Capital Budget. The estimated expenditure of \$407,481 is within the 2013 phase budget of \$567,590. The table below shows the budget impact of this action.

Project Budget: Administrative Capital

| Administrative Capital budget | 2013 Proposed Budget | Board Approvals | This Action | Board Approved Plus Action | Uncommitted/ (Shortfall) |
|--------------------------------------|----------------------------|--------------------|---------------|----------------------------------|-----------------------------|
| Admin Facilities/Equipment/Furniture | 568 | - | 407 | 407 | 161 |
| Non-Revenue Vehicle | 300 | - | - | - | 300 |
| Other | 25 | - | - | - | 25 |
| Future Program Allocation | 174 | - | - | - | 174 |
| Total Project Budget | \$ 1,066 | \$ - | \$ 407 | \$ 407 | \$ 659 |

Phase Detail

Admin Facilities/Equipment/Furniture

| | | | | | |
|--------------------|---------------|-------------|---------------|---------------|---------------|
| Ameresco Quantum | 568 | - | 407 | 407 | 161 |
| Total Phase | \$ 568 | \$ - | \$ 407 | \$ 407 | \$ 161 |

Contract Detail

| Ameresco Quantum | Board Approvals to Date | Current Approved Contract Status | Proposed Action | Proposed Total for Board Approval |
|------------------------------|-------------------------------|--|--------------------|--|
| Contract | | | 407 | 407 |
| Contingency | | | - | - |
| Total Contract Amount | \$ - | \$ - | \$ 407 | \$ 407 |
| Percent Contingency | 0% | 0% | 0% | 0% |

Notes:

Amounts are expressed in Year of Expenditure \$000.

Board Approvals = Committed to-date + Contingency, and includes pending Board Actions.

Project budget is located on page 154 of the Proposed 2013 Transit Improvement Plan. The Board endorsed the 2013 TIP in December, 2012.

SMALL BUSINESS PARTICIPATION

Because this contract is a piggy-back contract from a pre-qualified list of DES Energy Savings Contractors, a goal was not established for this work.

EQUAL EMPLOYMENT WORKFORCE PROFILE

Ameresco Quantum has a workforce of 802 employees; 20% women; 14% minorities.

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

A delay beyond February 2013 will not immediately impact the project schedule.

PRIOR BOARD/COMMITTEE ACTIONS

Not applicable to this action.

ENVIRONMENTAL REVIEW

Jl 1/31/2013

LEGAL REVIEW

LA 1 February 2013

MOTION NO. M2013-05

A motion of the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Ameresco Quantum, LLC to provide design and installation services for the Union Station HVAC Controls and Water Conservation Upgrade project for a total authorized contract amount not to exceed \$407,481.

BACKGROUND:

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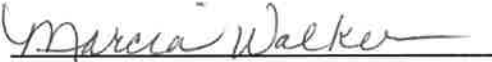
MOTION:

It is hereby moved by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with Ameresco Quantum, LLC to provide design and installation services for the Union Station HVAC Controls and Water Conservation Upgrade project for a total authorized contract amount not to exceed \$407,481.

APPROVED by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on February 7, 2013.


Paul Roberts
Operations and Administration Committee Chair

ATTEST:


Marcia Walker
Board Administrator