

MOTION NO. M2017-39
Energy Upgrades for Link Operations and Maintenance Facility

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Operations and Administration Committee	04/06/2017	Final Action	Bonnie Todd, Executive Director of Operations Bruce Polnicky, Director, Facilities and Asset Control

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with Ameresco Quantum, LLC to provide design and construction services for the Operations and Maintenance Facility Energy Efficiency Project for a total authorized contract amount not to exceed \$1,038,462.

KEY FEATURES SUMMARY

- The scope of work includes replacing the existing shop high bay (metal halide) lighting with LED fixtures and replacing the obsolete Direct Digital Control (DDC) controls on the HVAC system to allow integration with Union Station and Link Operations Maintenance Facility (OMF).
- The work is being performed through the State of Washington Energy Savings Performance Contracting program as administered by the Department of Enterprise Services (DES).
- The contract is project specific and will expire upon completion of the work.
- Upon completion, the agency will be eligible for a utility incentive of \$187,082 and will realize savings in reduced utility consumption, lower maintenance costs, and a longer expected life for the fixtures, allowing the agency to postpone replacement of the fixtures.
- This project was included in the 2017 Transit Improvement Plan.

BACKGROUND

In 2013, Sound Transit initiated LED retrofits at several locations. These projects demonstrated utility and maintenance savings of approximately 25-35 percent per year compared to the old fixtures. The Facilities Division had energy performance audits performed at additional sites as part of Sound Transit's Sustainability Plan to reduce energy consumption.

Three sites – Puyallup, Sumner, and Kent – were approved in the 2016 Transit Improvement Plan for lighting upgrades and are nearing completion. Sound Transit has received positive feedback from its customers for the lighting improvements.

These projects, along with the approved 2017 project at Link OMF, allowed Sound Transit to apply for and receive a State of Washington Department of Commerce Energy Grant in the amount of \$350,000. The grant funds will be available upon completion of all energy improvements at the four facilities and will offset a portion of each project's cost. In addition, the Link OMF project will be eligible for a utility incentive of \$187,082, further reducing the effective cost to the agency.

In addition to the upfront cost recovery from the grant and utility incentives, the agency will realize annual utility consumption and maintenance savings. Based on our experience at sites that were previously retrofitted, the extended life of the LED lighting components will reduce combined maintenance costs by approximately \$15,000 per year.

The energy-cost savings of the Link OMF, estimated to be \$70,944, will be monitored by Ameresco Quantum, LLC for three years to verify actual savings.

FISCAL INFORMATION

The authorized project allocation to date for the Operations & Maintenance Facility (OMF) Energy Efficiency project is \$1,098,000. Within that amount:

- \$805,000 has been allocated for Shop Lighting and DDC Controls Upgrades in the construction phase. The proposed action would commit \$1,038,462 to this line item and result in a phase budget shortfall of \$233,462, which will be funded from surplus budget in the final design phase.
- \$250,000 has been allocated for the final design phase. Of this amount, \$233,462 surplus budget will be used to fund the construction phase budget shortfall and leave a remaining phase budget balance of \$16,538 for final design.

This action is within the authorized project allocation to date and sufficient monies remain after approval of this action to fund the remaining work in the project.

Operations and Maintenance Facility Energy Efficiency

(in thousands)

	Authorized Project Allocation to Date	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$43	\$	\$	\$	\$43
Preliminary Engineering					
Final Design	250				250
Right of Way					
Construction	805		1,038	1,038	-233
Construction Services					
Third Party Agreements					
Vehicles					
Contingency					
Total Current Budget	\$1,098	\$	\$1,038	\$1,038	\$60
Phase Detail					
Construction					
Shop Lighting and DDC Controls Upgrades	\$805	\$	\$1,038	\$1,038	-\$233
Other Construction phase					
Total Phase	\$805	\$	\$1,038	\$1,038	-\$233
Contract Detail					
Quantum, LLC	Ameresco	Board Approvals to Date	Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount		\$	\$	\$1,038	\$1,038
Contingency					
Total		\$	\$	\$1,038	\$1,038
Percent Contingency		0%	0%	0%	0%
Budget Shortfall Funding					
Budget Shortfall Funding		-\$233			
Final Design phase surplus budget		250			
Remaining Final Design phase budget		\$17			

Notes:

Amounts are expressed in Year of Expenditure

Board Approvals = Committed To-Date + Contingency as of February 2017, and includes pending Board actions.

For detailed project information, see page 88 of the Adopted 2017 Transit Improvement Plan.

SMALL BUSINESS/DBE PARTICIPATION

Sound Transit promotes and encourages small business participation, which also includes Disadvantaged Business Enterprises (DBEs). Small Business and DBE goals are based upon an examination of subcontracting opportunities contained in the work of this contract and the number of Small Businesses/DBEs available to perform such subcontracting work.

Sound Transit determined that there were few Small Business and DBE subcontracting opportunities based upon the work described in this contract, so Small Business/DBE goals were not established.

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

A one-month delay would not create a significant impact to the project schedule.

PRIOR BOARD/COMMITTEE ACTIONS

Motion No. M2017-22: Authorized the chief executive officer to execute a Grant Agreement with the State of Washington Department of Commerce to reimburse Sound Transit for Energy Efficiency Improvement projects for a total amount not to exceed \$350,000.

Motion No. M2016-55: Authorized the chief executive officer to execute a contract with Ameresco Quantum, LLC to provide design and construction services for the Puyallup Station, Sumner Station, and Kent Station Platform Lighting Upgrade projects for a total authorized contract amount not to exceed \$548,000.

ENVIRONMENTAL REVIEW

JI 3/24/2017

LEGAL REVIEW

AJP 3/30/2017

MOTION NO. M2017-39

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 construction services for the Operations and Maintenance Facility Energy Efficiency Project for a total authorized contract amount not to exceed \$1,038,462.

BACKGROUND:

In 2013, Sound Transit initiated LED retrofits at several locations. These projects demonstrated utility and maintenance savings of approximately 25-35 percent per year compared to the old fixtures. The Facilities Division had energy performance audits performed at additional sites as part of Sound Transit's Sustainability Plan to reduce energy consumption.

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In addition to the upfront cost recovery from the grant and utility incentives, the agency will realize annual utility consumption and maintenance savings. Based on our experience at sites that were previously retrofitted, the extended life of the LED lighting components will reduce combined maintenance costs by approximately \$15,000 per year.

The energy-cost savings of the Link OMF, estimated to be \$70,944, will be monitored by Ameresco Quantum, LLC for three years to verify actual savings.

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 construction services for the Operations and Maintenance Facility Energy Efficiency Project for a total authorized contract amount not to exceed \$1,038,462.

APPROVED by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 6, 2017.



Paul Roberts
Operations and Administration Committee Chair

ATTEST:



Kathryn Flores
Board Administrator