

**MOTION NO. M2012-69****Design and Installation Services for the Auburn Garage Lighting Retrofit**

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Operations and Administration Committee	10/04/12	Final Action	Bonnie Todd, Exec. Director of Operations <b>John Weston,</b> 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 Auburn Garage Lighting Retrofit Project for a total authorized contract amount not to exceed \$208,995, contingent upon Board adoption of Resolution No. R2012-22 to amend the Adopted 2012 Budget.

**KEY FEATURES SUMMARY**

- The scope of work includes design, installation, and verification of energy reduction measures for the lighting system at Auburn Garage. The design will feature LED (light emitting diode) light fixtures, photo cell controls and occupancy controls in the Auburn Station garage.
- The extended life of LED lighting components will reduce maintenance costs by about \$10,500 per year.
- The energy-cost savings, estimated to be \$12,000 in 2013, will be monitored by Ameresco Quantum for one year to verify actual savings.
- Upon completion, the project will be eligible for a utility incentive of \$37,391.
- 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).
- Execution of this contract is contingent upon Board adoption of an amendment to the 2012 Adopted Budget through Resolution No. R2012-22. The amendment creates the Auburn Garage Lighting Retrofit Project and establishes its budget by transferring money from the Adopted 2012 Sounder transit operations budget to the Adopted 2012 Service Delivery project delivery budget.

**BACKGROUND**

As part of Sound Transit's Sustainability Plan to save energy, four Sound Transit facilities were audited and evaluated 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 a portion of the recommended energy improvements. The grant funds will be available upon completion of improvements at the four facilities. The energy improvements at all 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 installation 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. Based upon the audit recommendation, the Kent Garage and Auburn Garage were selected to be completed in 2012 with current operations funding and the Federal Way Garage and Union Station were included in the Proposed 2013 Budget.

If the Board adopts the budget amendment and the Operations and Administration Committee approves this action, a contract will be executed with Ameresco Quantum to initiate the project with a scheduled completion date of December 31, 2012.

## FISCAL IMPACT

This action will be funded from the proposed Auburn Garage Lighting Retrofit project contingent on Board adoption of the budget amendment to create the project and establish a project budget. The Board is scheduled to consider the budget amendment at the October 25, 2012 Board meeting.

### New Project Budget: Auburn Station Lighting Retrofit

Auburn Station Lighting Retrofit	2012 Proposed Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted/ (Shortfall)
Agency Administration	-	-	-	-	-
Preliminary Engineering	-	-	-	-	-
Final Design	-	-	-	-	-
3rd Party	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	220	-	209	209	11
Construction Management	-	-	-	-	-
Vehicles	-	-	-	-	-
Contingency	-	-	-	-	-
<b>Total Project Budget</b>	<b>\$ 220</b>	<b>\$ -</b>	<b>\$ 209</b>	<b>\$ 209</b>	<b>\$ 11</b>

### Phase Detail

#### Construction

Ameresco Quantum	220	-	209	209	11
<b>Total Phase</b>	<b>\$ 220</b>	<b>\$ -</b>	<b>\$ 209</b>	<b>\$ 209</b>	<b>\$ 11</b>

### Contract Detail

Ameresco Quantum	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract			209	209
Contingency			-	-
<b>Total Contract Amount</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 209</b>	<b>\$ 209</b>
Percent Contingency	0%	0%	0%	0%

## 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 October 2012 will not immediately impact our ability to meet the project schedule.

**PRIOR BOARD/COMMITTEE ACTIONS**

Not applicable to this action.

**ENVIRONMENTAL REVIEW**

JI 09/21/2012

**LEGAL REVIEW**

JW 9-28-12

## **MOTION NO. M2012-69**

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 Auburn Garage Lighting Retrofit Project for a total authorized contract amount not to exceed \$208,995, contingent upon Board adoption of Resolution No. R2012-22 to amend the Adopted 2012 Budget.

### **BACKGROUND:**

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If the Board adopts the budget amendment and the Operations and Administration Committee approves this action, a contract will be executed with Ameresco Quantum to initiate the project with a scheduled completion date of December 31, 2012.

The scope of work includes design, installation, and verification of energy reduction measures for the lighting system at Auburn Garage. The design will feature LED (light emitting diode) light fixtures, photo cell controls and occupancy controls in the Auburn Station garage.

The extended life of LED lighting components will reduce maintenance costs by about \$10,500 per year.

The energy-cost savings, estimated to be \$12,000 in 2013, will be monitored by Ameresco Quantum for one year to verify actual savings. Upon completion, the project will be eligible for a utility incentive of \$37,391.

**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 Auburn Garage Lighting Retrofit Project for a total authorized contract amount not to exceed \$208,995, contingent upon Board adoption of Resolution No. R2012-22 to amend the Adopted 2012 Budget.

APPROVED by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on October 4, 2012.



Paul Roberts  
Operations and Administration Committee Chair

ATTEST:



Marcia Walker  
Board Administrator