

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Council Authorization to increase the Developer's GMP and the Total Project Cost for the inclusion of Grant Funded Energy-Efficiency Systems; Character Generator for AV System; and Component and Programming for Video Adaptability to the LAN System for the Civic Center Project
DEPARTMENT:	City Manager's Office
PRESENTED BY:	Robert L. Olander, City Manager Jesus Sanchez, Civic Center Project Manager

ISSUE STATEMENT:

Recently, the City of Shoreline learned that it would be receiving an entitlement amount of approximately \$472,800 in funding through the Department of Energy (DOE)'s Energy Efficiency and Conservation Block Grant (EECBG). Projects that meet the federal guidelines will have the opportunity to qualify and be eligible for these funds. This funding is also referred to as the Recovery Act Energy Block Grant which provides energy conservation funds.

Early on, several energy conservation projects had been identified by OPUS, city staff and Seattle City Light that would result in energy reductions and energy cost savings to the City. But due to cost constraints, these energy conservation measures were not included in the project budget or in the development agreement with OPUS. The Energy Efficiency and Conservation Block Grant Funding would provide the City an opportunity to bring these enhancements back into the City's overall energy conservation program. The cost of these energy conservation enhancements total approximately \$311,732. Of equal importance is that these enhancements would also strengthen the City's efforts in attaining LEED Silver Certification as well as striving for LEED Gold Certification for the new City Hall building.

The challenge is that the application process for the Energy Efficiency and Conservation Block Grant (EECBG) and award of the grant funding will not be finalized by the Department of Ecology for several months. The current City Hall construction project is well underway and on schedule to meet substantial completion. The installation of the several of these energy conservation enhancements need to occur now as the enclosures (sheet rock) is being installed. Installing these measures after substantial completion would be cost prohibitive resulting in thousands of added dollars and the chance that the City may miss out on opportunity to use these grant funds for these energy efficient enhancements. Given the need to make decisions on including these conservation items in the City Hall project the City Manager informed the Council last week and proceeded with the authorization. The development agreement with OPUS

now needs to be modified to account for these added costs(including the audio visual broadcast equipment) and the offsetting grant revenues

In reviewing the audio visual needs of the equipment in the new Council Chambers to additional components must be added: a character generator and equipment for adapting the video to be broadcast via the internet. The character generator is needed to put text on the screen such as who is speaking and the video adaption equipment is required in order to stream the Council Meetings on the internet. Total cost for the equipment is \$9,284.

FINANCIAL IMPACT:

Funding for the energy conservation measures in the amount of \$311,732 would come from the Department of Energy's (DOE) Energy Efficiency and Conservation Block Grant (EECBG).

Funding for the Character Generator for the AV System and the Component and Programming for the Video Adaptability to LAN in the amount of \$9,284 would be funded by the proceeds from the PEG recently passed by the City Council on April 13, 2009.

These energy conservation enhancements and items identified will be implemented by OPUS. Therefore, the Developer's Guaranteed Maximum Price (GMP) will need to be increased by \$321,016 bringing the GMP to \$29,104,125 and the Civic Center Project's Total Project Cost to \$33,596,918.

RECOMMENDATION

Staff recommends that Council authorize the increase in the Developer's Guaranteed Maximum Price (GMP) to \$29,104,125 and the increase of the Civic Center's Total Project Cost to \$33,596,918 for the inclusion of Grant Funded Energy Efficiency Systems; Character Generator for the AV System; and the Component and Programming for the Video Adaptability to the LAN system for the Civic Center Project.

Approved By: City Manager  City Attorney ____

INTRODUCTION

Recently, the City of Shoreline learned that it would be receiving an entitlement amount of approximately \$472,800 in funding through the Department of Energy (DOE)'s Energy Efficiency and Conservation Block Grant (EECBG). The Energy Efficiency and Conservation Block Grant Funding would provide the City an opportunity to bring energy conservation enhancements back into the City's overall energy conservation program that were previously eliminated due to cost constraints. The cost of these energy conservation enhancements total approximately \$311,732.

Of equal importance is that these energy conservation enhancements would also strengthen the City's efforts in attaining LEED Silver Certification as well as striving for LEED Gold Certification for the new City Hall building. These energy conservation enhancements meet the federal guidelines to be eligible for these funds.

The challenge is that the application process for the Energy Efficiency and Conservation Block Grant (EECBG) and award of the grant funding will not be finalized by the Department of Ecology for several months. The current City Hall construction project is well underway and on schedule to meet substantial completion. The installation of the several of these energy conservation enhancements need to occur now as the enclosure (sheet rock) is being installed. Installing these measures after substantial completion would be cost prohibitive resulting in thousands of added dollars and the chance that the City may miss out on opportunity to use these grant funds for these energy efficient enhancements.

Staff recommends that Council authorize the increase in the Developer's Guaranteed Maximum Price (GMP) to \$29,104,125 and the increase of the Civic Center's Total Project Cost to \$33,596,918 for the inclusion of Grant Funded Energy Efficiency Systems; Character Generator for the AV System; and the Component and Programming for the Video Adaptability to the LAN system for the City Hall Project.

BACKGROUND

On February 23, 2009, staff presented to Council a progress report on the Civic Center Project. Included in the update was a current status of the construction schedule, the award of environmental grants related to the City Hall project, site warranties and an update of the current project budget which included financing costs and estimated costs of clean-up for unanticipated hazardous substance (costs associated with contaminated soils, abatement and demolition) on the project site. Staff indicated that in the future it would bring back to Council a budget amendment with identified revenue sources to reflect the costs associated with these items and continue to keep Council apprised of the project.

DISCUSSION

This is the most opportune time to implement the following energy conservation measures. The City is confident that they meet the requirements and intent of the

program and are eligible for the Recovery Act Energy Efficiency and Conservation Block Grant to fund energy conservation for public buildings.

1. Daylighting where not required by code (\$184,067)

Sensors would be installed in the "daylight zone" where natural lighting is able to offset artificial lighting. During daylight hours, the sensors would detect how much natural light is filtering in and dim the artificial lights accordingly, thus balancing the natural light and the artificial lights and reducing energy consumption. This would achieve a LEED point.

2. Occupancy Sensors Control of HVAC (\$108,433)

Occupancy Sensors would be installed that regulate the temperature of unoccupied office spaces and reduce ventilation air to unoccupied zones.

3. Bi-Level Stairway Lighting (\$5,079)

Installation of occupancy sensor controls integral to stairway lighting fixtures.

5. Visqueen Curtain for Server Racks (\$14,153)

Add a visqueen partition in the Server Room which will separate each side of the equipment racks. This will maximize efficiency of the cooling system by forcing the cool air through the front face of the racks which will then be exhausted at the backside of the equipment racks.

AV System Components

- 1. Character generator** – Add component and programming to AV System which will allow text to be added to a presentation as it is being presented.
- 2. Video Streaming** – Add component and programming to AV System which will convert the Audio files to LAN files which can then be sent through wither the City Intra-net or directly to Comcast for live transmission. This allows employees to view the sessions live at their work stations while in session.

RECOMMENDATION

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