



AGENDA REPORT

Meeting Date: November 5, 2009

Item Number: F-10

To: Honorable Mayor & City Council

From: Alan Schneider, Director of Project Administration

Subject: APPROVAL OF AMENDMENT NO. 1 TO THE AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND ENERGY INNOVATION GROUP, LLC FOR DEVELOPMENT OF AN ENERGY EFFICIENCY AND CONSERVATION STRATEGY OF SELECTED CITY FACILITIES; AND
APPROVAL OF A CHANGE PURCHASE ORDER IN THE AMOUNT OF \$59,000 TO ENERGY INNOVATION GROUP, LLC FOR THESE SERVICES

Attachments:

1. Agreement
2. Potential Opportunities for Energy Efficiency and Conservation

RECOMMENDATION

Staff recommends that the City Council move to approve Amendment No. 1 to the agreement with Energy Innovation Group, LLC (EIG) for consulting services related to energy efficiency and conservation strategy in connection with the American Recovery and Reinvestment Act, and approve a Change Purchase Order in the amount of \$59,000 for these services.

INTRODUCTION

The City engaged EIG to develop an energy efficiency and conservation strategy in connection with the American Recovery and Reinvestment Act (ARRA), and prepare appropriate documentation to meet California Energy Commission (CEC) and Department of Energy (DOE) requirements for competitive grants.

In addition, EIG is developing substantial additional energy saving possibilities, to take advantage of the over \$200 million in CEC discretionary and State Energy Program pools available under competitive bidding for City buildings. This could enable the City to have the full costs covered for a broad range of energy savings projects. EIG would also work with the City to help guide community buildings and businesses to qualify for

these funds. The CEC is also making available loans at 1% interest to provide funding for cities and schools to take full advantage of all worthwhile energy saving opportunities.

DISCUSSION

An initial survey of City properties conducted by EIG is documented in a listing of Potential Opportunities for Energy Efficiency and Conservation. This is enumerated in the attachment to this report. Preliminary indications represent various energy saving opportunities; however, the scope of work will be to develop comprehensive energy efficiency measures, and not be limited to the preliminary opportunities noted. EIG shall complete the full scope of work for all the listed facilities, including meeting application submission requirements for the stimulus funding, and to qualify for the use of CEC 1% loan funds, if needed and desired by the City.

EIG shall complete an assessment and full scope of energy saving opportunities for the following City properties:

- City Hall, 455 N. Rexford Drive
- Police Facility, 464 N. Rexford Drive
- Library, 444 N. Rexford Drive
- Public Works Facility, 345 Foothill Road
- Fire Station #1, 445 N. Rexford Drive
- Fire Station #2, 1100 Coldwater Canyon
- La Cienega Community Center, 8400 Gregory Way
- La Cienega Tennis Center, 325 S. La Cienega Boulevard
- La Cienega Park & athletic fields, 8400 Gregory Way
- Roxbury Park, 471 S. Roxbury Drive
- Will Rogers Park, 9650 Sunset Boulevard
- Coldwater Canyon Park, 1100 N. Beverly Drive
- Water System Pump Stations
- Santa Monica 5 Parking Structures
- Civic Center Parking Structure, 450 N. Rexford Drive
- 225 N. Crescent Drive Parking Structure
- 438 N. Beverly Drive Parking Structure
- 345 N. Beverly Drive Parking Structure
- 216 S. Beverly Drive Parking Structure

The fee proposal for the above services under Amendment No. 1 is \$59,000. The total of the original agreement and this amendment is \$84,000.

FISCAL IMPACT

Funding for this project is allocated in the fiscal year 09-10 Capital Improvement Program (CIP) budget from capital projects that will not use the funds from the approved CIP budget.

The technical and other administrative services provided by EIG are an inherent part of developing and completing energy projects. It is intended that the full amount of the compensation paid by the City to EIG for these services be paid in full as payment for projects completed through the American Recovery and Reinvestment Act and incentives from Southern California Edison. To the extent that EIG receives payment for

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the services being provided to the City under this agreement, EIG shall thus treat those moneys paid by the City as advances and return those amounts to the City as an overpayment of EIG's services.



Scott G. Miller
Finance Approval



David D. Gustavson
Approved By



AMENDMENT NO. 1 TO THE AGREEMENT BETWEEN THE CITY
OF BEVERLY HILLS AND ENERGY INNOVATION GROUP, LLC
FOR DEVELOPMENT OF AN ENERGY EFFICIENCY AND
CONSERVATION STRATEGY OF SELECTED CITY FACILITIES

NAME OF CONSULTANT: Energy Innovation Group, LLC

RESPONSIBLE PRINCIPAL OF CONSULTANT: Sid Pelston, Managing Director

CONSULTANT'S ADDRESS: 11965 Venice Blvd., Suite #408
Los Angeles, CA 90066
Attention: Sid Pelston, Managing Director

CITY'S ADDRESS: City of Beverly Hills
455 N. Rexford Drive
Beverly Hills, CA 90210
Attention: David Gustavson
Director of Public Works & Transportation

COMMENCEMENT DATE: Upon Written Notice To Proceed

TERMINATION DATE: March 31, 2010

CONSIDERATION: Original Agreement:
Total agreement not to exceed \$25,000.00

Amendment No. 1:
Not to exceed \$59,000.00, including all reimbursable
expenses as described in Exhibit B;

Total not to exceed \$84,000.00

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Attachment 1

Agreement

AMENDMENT NO. 1 TO THE AGREEMENT BETWEEN THE CITY
OF BEVERLY HILLS AND ENERGY INNOVATION GROUP, LLC
FOR DEVELOPMENT OF AN ENERGY EFFICIENCY AND
CONSERVATION STRATEGY OF SELECTED CITY FACILITIES

THIS AMENDMENT NO. 1 is to the agreement between the City of Beverly Hills (hereinafter called "CITY"), and Energy Innovation Group, LLC (hereinafter called "CONSULTANT") dated September 24, 2009 and identified as Contract No. 378-09.

RECITALS

A. CITY entered into a written agreement with CONSULTANT dated September 24, 2009 for a study of energy efficiency and conservation strategy of selected City facilities.

B. CITY desires CONSULTANT to perform additional services in connection with projects identified in Exhibit A (the "Sites").

NOW, THEREFORE, the parties agree as follows:

Section 1. The Consideration shall be amended as set forth above.

Section 2. Exhibit A, "Scope of Work", shall be amended as attached hereto and incorporated herein.

Section 3. Except as specifically amended by this Amendment No. 1, the Agreement dated September 24, 2009 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the

_____ day of _____ 200__, at Beverly Hills, California.

CITY OF BEVERLY HILLS
A Municipal Corporation

NANCY KRASNE
Mayor of the City of
Beverly Hills, California

ATTEST:

(SEAL)
BYRON POPE
City Clerk

CONSULTANT: ENERGY
INNOVATION GROUP, LLC



SID PELSTON
Managing Director

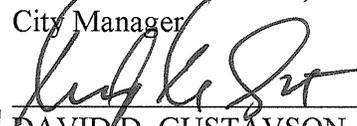
APPROVED AS TO FORM:



LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:

RODERICK J. WOOD, ICMA-CCM
City Manager



DAVID D. GUSTAVSON
Director of Public Works & Transportation



KARL KIRKMAN
Risk Manager

EXHIBIT A

SCOPE OF WORK

CITY is proceeding to develop an energy efficiency and conservation strategy in connection with the American Recovery and Reinvestment Act (ARRA), and prepare appropriate documentation to meet California Energy Commission (CEC) or Department of Energy (DOE) requirements for competitive grants to small cities.

General Scope

CONSULTANT shall develop an energy efficiency and conservation strategy in connection with the American Recovery and Reinvestment Act (ARRA), and prepare appropriate documentation to meet California Energy Commission (CEC) or Department of Energy (DOE) requirements for competitive grants to small cities.

In addition, CONSULTANT will seek to develop substantial additional energy saving possibilities, to take advantage of the over \$200 million in CEC discretionary and State Energy Program pools available under competitive bidding for City buildings. This could enable the CITY to have the full costs covered for a broad range of energy savings projects. CONSULTANT could also work with the CITY to help guide community buildings and businesses to qualify for these funds. The CEC is seeking approval to make available 1% interest to provide funding for cities and schools to take full advantage of all worthwhile energy saving opportunities.

AMENDMENT NO. 1:

CONSULTANT shall perform the following additional services:

An initial survey of CITY properties by CONSULTANT is documented in a listing of Potential Opportunities for Energy Efficiency and Conservation described herein as Attachment 1 to Exhibit A. Preliminary indications represent various energy saving opportunities, however the scope of work will be to develop comprehensive energy efficiency measures, and not be limited to the preliminary opportunities noted. CONSULTANT shall complete the full scope of work for all the listed facilities, including meeting application submission requirements for the stimulus funding, and to qualify for the use of CEC 1% loan funds, if needed and desired by the CITY.

CONSULTANT shall complete an assessment and full scope of energy saving opportunities for the CITY properties noted herein:

- City Hall exterior, 455 N. Rexford Drive
- Police Facility, 464 N. Rexford Drive
- Library, 444 N. Rexford Drive
- Public Works Facility, 345 Foothill Road
- Fire Station #1, 445 N. Rexford Drive
- Fire Station #2, 1100 Coldwater Canyon

- La Cienega Community Center, 8400 Gregory Way
- La Cienega Tennis Center, 325 S. La Cienega Boulevard
- La Cienega Park & athletic fields, 8400 Gregory Way
- Roxbury Park, 471 S. Roxbury Drive
- Will Rogers Park, 9650 Sunset Boulevard
- Coldwater Canyon Park, 1100 N. Beverly Drive
- Water System Pump Stations
- Santa Monica 5 Parking Structures
- Civic Center Parking Structure, 450 N. Rexford Drive
- 225 N. Crescent Drive Parking Structure
- 438 N. Beverly Drive Parking Structure
- 345 N. Beverly Drive Parking Structure
- 216 S. Beverly Drive Parking Structure

The technical and other administrative services provided by CONSULTANT are an inherent part of developing and completing energy projects. It is intended that the full amount of the compensation paid by the CITY to CONSULTANT may possibly be paid in full as payment for projects completed through the American Recovery and Reinvestment Act (ARRA) and incentives from Southern California Edison. To the extent that CONSULTANT receives payment for the services being provided to the CITY under this agreement, CONSULTANT shall thus treat those moneys paid by the CITY as advances and return those amounts to the CITY as an overpayment of CONSULTANT's services.

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ATTACHMENT 1 TO EXHIBIT A

Beverly Hills Potential Opportunities For Energy Efficiency and Conservation

City Hall

- The exterior lighting of City Hall tower, Palm Court and other courtyard lighting are in need of upgrading with new energy efficient fixtures and lamps.

Police Facility

- The remainder of the variable air volume (VAV) boxes needs to be changed from pneumatic to DDC and floor control dampers to isolate areas not requiring 24 hour HVAC.
- Potential for a lighting retrofit of the existing 3 tube T-8 fixtures that were installed in 2001.
- Potential for the installation of Solar panels on the building's roof.

Library

- The existing metal halide up-lights need to be replaced with more efficient fixtures that provide more down lighting.
- Potential for a lighting retrofit of the existing 3 tube T-8 fixtures that were installed in 2001.
- The building has a significant number of MR-16 lamps (100) that can be retrofitted with LED lamps and also has MR-100 fixtures that can be retrofit.
- Potential for the installation of Solar panels on the building's roof.

Public Works Facility

- Potential for a lighting retrofit of the existing 3 lamp T-8 fixtures with two lamps and a reflector.
- Install variable frequency drives (VFDs) on the chilled water pumps along with a pony chiller for after hours HVAC.

Fire Station #1

- Potential for lighting retrofit of the existing 3 lamp T-8 fixtures installed in 2001.

Fire Station #2

- Potential for lighting retrofit of the existing 3 lamp T-8 fixtures installed in 2001.
- The HVAC consists of old roof top package units that are close to the end of their useful life and should be replaced with new energy efficient units.

La Cienega Community Center

- Potential for lighting retrofit of the existing 3 lamp T-8 fixtures installed in 2001.
- HVAC is by 6 water source heat pump units that are reaching the end of their useful life and need replacing.

La Cienega Tennis Center

- There are 15 tennis courts each with 8 – 1000 watt lamps which are all operating when a court is used. There is potential for installation of a lighting control system including photocell and retrofit of lamps.
- Potential for lighting retrofit of the existing 3 lamp T-8 fixtures installed in 2001.
- HVAC is by 5 roof top package units that have had their condensers replaced in 2006 and may be candidate for HVAC controls.

La Cienega Athletic Fields

- There are a total of 93 – 1500 watt lamps as potential to be retrofit with new lower wattage lamps.

Roxbury Park

- There are approximately 50 – 150 watt pole lights and can be retrofit.

Will Rogers Park

- There are approximately 10 – 150 watt pole lights and can be retrofit.

Coldwater Park Recreation Center

- HVAC is by an old package unit that has reached the end of its useful life and can be replaced with a new energy efficient unit.
- The water feature has three 10 to 20 HP pumps that are possibly oversized and candidates for installation of VFD's (only one needed at a time).
- Potential for lighting retrofit of 3 lamp T-8 fixtures installed in 2001.

Water System Pump Stations

- Potential for lighting retrofit of 3 lamp T-8 fixtures installed in 2001.
- Pumps may already have VFD's installed but if not should add along with new energy efficient motors.

Santa Monica 5 Parking Structures

- Existing lighting of 250 watt high intensity discharge (HID) pole lights on the upper deck's and 175 watt HID fixtures in the lower levels can be retrofitted.

Civic Center Parking Structure

- Lighting on the parking levels other than the top is by 210 - 6 lamp 32 watt T-8 fixtures installed in 2001 and top level has 40 – 1750 watt HID pole lights as potential retrofit.

225 N. Crescent Parking Structure

- This 5 level facility has a very high lighting level with an estimated 128 – four lamp, 32 – three lamp and 32 – two lamp T-8 32 watt fixtures per floor and is a candidate for a retrofit to new technology with fewer energy efficient fixtures.

438 N. Beverly Parking Structure

- This facility has 292 – two lamp 32 watt T-8 fluorescent fixtures and 48 HPS lamps that were installed in 2001 and can be retrofit.

345 N Beverly Parking Structure

- This facility has 168 – 150 watt HPS lamps and can be retrofit with T-8 or induction lighting.

216 S. Beverly Parking Structure

- This facility has 88 – 100 watt HPS lamps and can be retrofit with either T-8 or induction lighting.

321 S. La Cienega Parking Structure

- This facility has 76 – 150watt HPS lamps and can be retrofit with T-8 or induction lighting.

430 N. Camden Parking Structure

- This facility has 140 – 100 watt HPS lamps and can be retrofit with T-8 or induction lighting.

9510 Brighton Way Parking Structure

- This facility has 84 – 100 watt HPS lamps and can be retrofit with T-8 or induction lighting.

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EXHIBIT B

SCHEDULE OF PAYMENT AND RATES

CITY agrees to compensate CONSULTANT for the work described in Amendment No. 1 Exhibit A, a not to exceed amount of Fifty Nine Thousand Dollars (\$59,000.00), including reimbursable expenses.

Total fee under this Agreement shall not exceed Eighty Four Thousand Dollars (\$84,000.00).



Attachment 2

Potential Opportunities for Energy Efficiency and Conservation

Potential Opportunities for Energy Efficiency and Conservation
For the City of Beverly Hills
October 14, 2009

City Hall

- The exterior lighting of City Hall tower, Palm Court and other courtyard lighting are in need of upgrading with new energy efficient fixtures and lamps.
- Potential for a lighting retrofit of the existing 3 lamp T-8 fixtures with two lamps and a reflector at areas not recently remodeled on the fourth and second floors.

Police Facility

- The remainder of the variable air volume (VAV) boxes needs to be changed from pneumatic to DDC and floor control dampers to isolate areas not requiring 24 hour HVAC.
- Potential for a lighting retrofit of the existing 3 tube T-8 fixtures that were installed in 2001.
- Potential for the installation of Solar panels on the building's roof.

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