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AGENDA ITEM NO.:
PLANNING COMMISSION
MEETING DATE:

9

January 25, 2011

SUBJECT:

Cost, Energy and Service Efficiencies Action Plan –
Workshop

EXECUTIVE SUMMARY

Planning Staff has worked with project stakeholders and the consultant team Salas O'Brien to choose a utility manager system that will be used to evaluate the county's current level of energy use and to set benchmarks. Salas O'Brien provided assessment reports for the utility manager system, as well as for benchmarking, advanced program code standards, such as LEED and Energy Star, policy for commission and retro-commissioning buildings and an energy action plan. These reports are out for review from stakeholders and the public. On August 16, 2011 the Planning Commission decided not to appoint one or two Commissioners to be stakeholders for the CESEAP process, but instead, decided that the entire Commission would act as a stakeholder. The Planning Commission is being asked to read and provide comments on the assessment reports.

PROJECT INFORMATION

Supervisory District:

County-wide

Recommended Action:

Receive a presentation from staff on the status of the Cost, Energy and Service Efficiencies Action Plan. Review and provide comments on the assessment reports provided by staff and Salas O'Brien.

Alternatives:

Do not read and provide comments on the assessment reports. This alternative will cause the Planning Commission to lose its input into the planning process as a stakeholder.

Project Planner:

Cathreen Richards, Associate Planner

BACKGROUND

The CESEAP promotes long-term energy efficiency and is expected to result in cost savings to the County, other entities in the County, and its citizens. The project involves discrete tasks and administrative activities specified by Southern California Edison, who awarded the grant to the County to perform this work. The first set of these tasks and their corresponding deliverables were completed by Staff and Salas O'Brien on November 4th. These reports were subsequently reviewed and revised by planning staff and the Salas team and are currently out for stakeholder and public review. These include:

1. Assessment and Planning Report for Utility Manager System Implementation.
2. Assessment and Planning Report for Benchmarking.
3. Assessment and Planning Report for Advanced Program Code Standard Policy Development
4. Assessment and Planning Report for Developing Commissioning/Retro-Commissioning Policy and Procedures.
5. Assessment and Planning Report for Energy Action Plan Development.

ANALYSIS

Utility Manager System

A first step for all subsequent work in the CESEAP is choosing a utility manager system. The Salas O'Brien team reviewed many systems and the choice came down to Los Angeles County's Enterprise Energy Management (EEM) Suite and the EPA's Portfolio Manager Program. The employee stakeholder group reviewed Salas' analysis of the systems and felt that the EPA's Portfolio Manager was the best choice for Inyo County. This decision was based primarily on cost. The LA County system has a \$3,800 – \$5,000 yearly fee for continued use and the EPA system is free to the County and all other entities, agencies, businesses and citizens who may want to use it. Portfolio Manager works with utility billing and building characteristics data. Data is entered for building size, age and use along with the Kilowatts used per billing cycle. Once the data has been entered, an annual kWh/sq.ft. number is generated for each facility.

Benchmarking

The utility manager program will also be used to set benchmarks for energy reduction planning. This is achieved by the utility manager's database of similar facilities. The County's facilities will be analyzed for current energy use and compared to similar facilities throughout the country. For example, when the data is entered for the courthouse it can be compared to other courthouses that have been entered into the system. This can also apply to office buildings, jails and etc. This will allow us to see the average energy use by facility type and decide where we want to be as far as energy use and set reduction goals.

Program Standard

A program standard will be developed and presented to the Board of Supervisors for consideration. Program standards for the reduction of energy consumption will help define the level of energy efficiency the county will need to reach to meet its goals. The program standards will either follow, or be based on, existing proven standards such as, the EPA's Energy Star, or the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED).

Both programs are nationally recognized and have procedures for certification. By using the EPA's Portfolio Manager the county facilities will automatically be evaluated for Energy Star ratings. There is a cost, however, for certification in both programs. The county can create its own program standards by adopting the basic standards of both Energy Star and LEED, without certifying, and avoid the costs.

Commissioning and Retro-commissioning

Commissioning new buildings and retro-commissioning existing buildings is a process of designing and building, or updating them to optimal operating conditions. Design elements that produce energy efficient buildings are incorporated into commissioning and retro-commissioning plans. Adopting policies for commissioning and retro-commissioning can produce buildings that are more comfortable for employees and/or tenants; increase equipment life; reduce the need for repairs; reduce energy consumption and, identify and eliminate problems that can cause future liabilities.

Energy Action Plan

An Energy Action Plan will be developed to serve as a guide for energy reduction throughout the county. It will include a template that other entities, jurisdictions, businesses and citizens that operate and/or live in the county can use for their own energy reduction plans. The plan will include programs, policies and implementation strategies to meet the energy reduction goals set forth in the plan, as well as provide measurement and verification guidelines to track progress.

RECOMMENDATION

Planning Commissioners provide comments to staff on the reports provided by Salas O'Brien.

ATTACHMENTS

- A. Assessment and Planning Report for Utility Manager System Implementation.
- B. Assessment and Planning Report for Benchmarking.
- C. Assessment and Planning Report for Advanced Program Code Standard Policy Development.
- D. Assessment and Planning Report for Developing Commissioning/Retro-Commissioning Policy and Procedures.
- E. Assessment and Planning Report for Energy Action Plan Development.