

# County of San Luis Obispo

COUNTY GOVERNMENT CENTER, RM. D430 • SAN LUIS OBISPO, CALIFORNIA 93408 • (805) 781-5011



**DAN BUCKSHI**  
COUNTY ADMINISTRATOR

Date: July 10, 2015  
From: Dan Buckshi, County Administrator  
To: Board of Supervisors  
Subject: Response by the County Administrator to the FY 2014-15 San Luis Obispo Grand Jury report titled "Energy Used, Time Lost, and Results Missing".

The following are the County Administrator's required responses to Findings 1-9 and Recommendations 2-5. All responses conform to the language required under Penal Code section 933.

## **FINDINGS**

### ***F1. The EnergyWise Plan commits the County to a 15% reduction of GHG by its own facilities by 2020.***

Response: The respondent disagrees partially with the finding. The 15% GHG reduction goal is not specific to facilities; it includes all County operations (e.g. energy, waste, vehicle fleet, employee commute, etc.).

### ***F2. Responsibility for implementing the EWP is divided among several County departments including Administration, Planning and Building, General Services, and Public Works.***

Response: The respondent disagrees partially with the finding. Several County departments are involved with implementation of the EWP, however Administration is not directly one of them. General Services and Public Works are responsible for implementing the majority of the County operations measures and Planning & Building is responsible for implementing the majority of the community-wide measures.

### ***F3. Fully implementing the EWP has been delayed because the County has not provided adequate funding, staff, or priority.***

Response: The respondent disagrees partially with the finding. While aggressive implementation of the plan has been affected by the recent recession, vacancies, and extended recruitment processes, the goal of 15% reduction of GHG by 2020 remains. Acquisition of key data about County facilities is

currently underway through contracts with PG&E for Investment Grand Assessments and with Vanir Construction Management for Facility Condition Assessments.

***F4. The County's utility coordinator/energy manager position has been vacant for three years.***

Response: The respondent agrees with the finding. However, much of the work that had been performed by this position is now being performed by a contractor or other accounting staff. Part of the role and responsibilities formerly fulfilled by the County's utility coordinator/energy manager position is being performed by Water Systems Consulting (WSC). As Energy and Water Manager, WSC is collaborating with the County to develop, administer and coordinate energy and water management programs for County owned and leased facilities. WSC currently has two active contracts with the County, one with General Services to support energy and water efficiency efforts and one with Planning and Building to support the Energy Watch Partnership and its County Energy Management program.

***F5. The computer software currently used by the County to track its energy usage is incapable of providing the information necessary for timely implementation of the EWP.***

Response: The respondent agrees with the finding. It is important to note, however, that the existing software was not originally procured (2003) with the specification of supporting EWP implementation. The existing software, Utility Manager, is a sub-optimal desktop solution that is no longer supported. It lacks several functions necessary to implement the EWP, including a limited ability to capture data and produce reports.

***F6. The contracts with PG&E for Investment Grade Assessments with Vanir Construction Management for Facility Condition Assessments will provide the County with pertinent data critical for successful implementation of the EWP.***

Response: The respondent agrees with the finding. As a clarification, the data obtained from the Investment Grade Assessments will be very important in supporting the County's ability to implement cost-effective energy efficiency measures. The primary focus of the Facility Condition Assessments is not energy efficiency; however, they will include information related to energy efficiency as it pertains to facility deficiencies.

***F7. The EWP calls for periodic review and updating of the plan. The County has not reviewed and updated the EWP since August 2012.***

Response: The respondent agrees with the finding.

***F8. Reaching the 2020 GHG reduction goals and associated cost savings will have to be accomplished over a shorter, five-year period rather than the original eight years.***

Response: The respondent disagrees with the finding. Continuous progress toward the 2020 GHG reduction goals has been underway prior to and since adoption of the EWP.

- From 2006 to 2014, County facilities had 74 energy efficiency projects, resulting in savings of more than 500,000 kilowatt hours, 64 kilowatts, and receiving \$44,000 in incentives.
- Incandescent lighting was replaced with LED fixtures at the County Jail facility, Department of Child Support Services facility, and San Luis Obispo County Regional Airport.
- Replacement of less fuel efficient vehicles in the County fleet.
- A solar thermal system was installed at the Honor Farm Laundry Facility.

- Several new facilities have been built (e.g. the Cambria Library, Atascadero Library, SLO Airport Fire Station, and Lopez Water Treatment Plant) or will be expanded (e.g. Women's Jail Expansion, Juvenile Hall Expansion, and New Airport Passenger Terminal) to include energy efficient design and equipment.
- At present, the County is participating in PG&E's Sustainable Solutions Turnkey (SST) program. SST is a design-build energy efficiency retrofit initiative with 14 energy conservation measures at 11 County facilities and represents the largest energy efficiency retrofit project ever undertaken by the County. Implementation of SST measures will begin as early as fall 2015 and will result in annual savings of 213 kW; 1,947,013 kWh; 15,460 therms; 461 MTCO<sub>2</sub>e; and \$318,141. This will lead to a reduction of 7% in GHG emissions, 9% in energy use, and 11% in energy costs. Preliminary and investment grade audits have been completed.

***F9. The County can realize considerable energy cost savings if the EWP goals are accomplished by 2020.***

Response: The respondent agrees with the finding.

**RECOMMENDATIONS**

***R2. County Administration should make staff available to complete implementation of the EWP within the established timeframe.***

Response: The recommendation requires further analysis to determine if current funding levels are sufficient to implement the EWP within the set timeframe. However, it is important to note that the Administrative Office cannot directly increase a department's Positional Allocation List (PAL). The Administrative Office recommends PAL changes for Board approval as part of the annual budget process. Such recommendations are based on department's annual Budget Augmentation Requests. The Administrative Office will direct Planning and Building to work with departments involved in supporting implementation of the EWP and provide an analysis of any potential additional resources needed to complete the EWP within the established timeframe. This analysis shall be presented to the Administrative office within 6 months of the date on this Grand Jury response. If the analysis indicates additional resources are necessary, the Department of Planning and Building shall incorporate such resource requests into the FY 2016-17 Budget Augmentation Requests and the Administrative Office will review as part of the FY 2016-17 Budget process.

***R3. County Administration should make the data produced by the IGAs and FCAs available for action by the Board of Supervisors within 60 days of receipt of such data.***

Response: The recommendation to make data produced by the IGA available for action by the Board of Supervisors within 60 days of receipt of such data has not yet been implemented, but will be implemented in the near future. The Final IGA report is estimated to be completed by July 2015. Following the completion, an item for consideration of the implementation and funding of the recommended measures will be placed on the Board of Supervisors agenda (estimated September/October 2015).

The recommendation to make data produced by the FCAs available for action by the Board of Supervisors within 60 days of receipt of such data will not be implemented because it is not warranted. Depending on the estimated cost, deficiencies that are identified in the FCAs will either be addressed in the near-term by General Services, or considered for funding as part of the annual Capital Improvement Plan (CIP) process. Projects under \$5,000 are typically addressed within 90 days by General Services.

Projects above \$5,000 are either reviewed as part of the annual CIP process or brought before the Board for action outside of this process if the issue is emergent. Also, additional funding has been incorporated into the FY 2015-16 Budget that will be used specifically for priority issues identified by the FCAs. Furthermore, the FCA data produced by review of County facilities will be reviewed annually using the County's CIP process, where they will be ranked alongside other Countywide priorities using the established governance process that begins annually in August and ends with the approved County Budget.

***R4. The Board of Supervisors should fund purchase of, and training for, utility usage and billing of software capable of providing the data necessary for effective implementation of the EWP.***

Response: The recommendation has not yet been implemented, but will be implemented in the future. The scope of work for the Energy and Water Manager consultant contract incorporated a task to “Research alternatives to the County’s utility management software application and make a recommendation for the most cost effective-solution”. This task is in progress and an update to the members of the Energy Community of Interest (ECOI) has been scheduled for July 2015. Once the review is completed, the ECOI will present recommendations regarding cost and schedule to implement to the Energy Executive Steering Committee. If additional funds are necessary, or if the contract is in excess of \$50,000 an item will be brought to the Board of Supervisors for approval.

***R5. County Administration should complete the required biennial review and updates of the EWP.***

Response: The recommendation has not yet been implemented, but will be implemented in the future. A EWP progress report, “EnergyWise Plan Progress Update 2006 – 2013” has been drafted prior to this Grand Jury report; and it will be on the Board of Supervisors agenda in fall 2015 and made available to the public thereafter.