

# Santa Barbara County

## General Services Department

### Proposed County Policy ***Commissioning and Retro-Commissioning Policy for County Facilities***

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January 20, 2015



# Recommended Actions

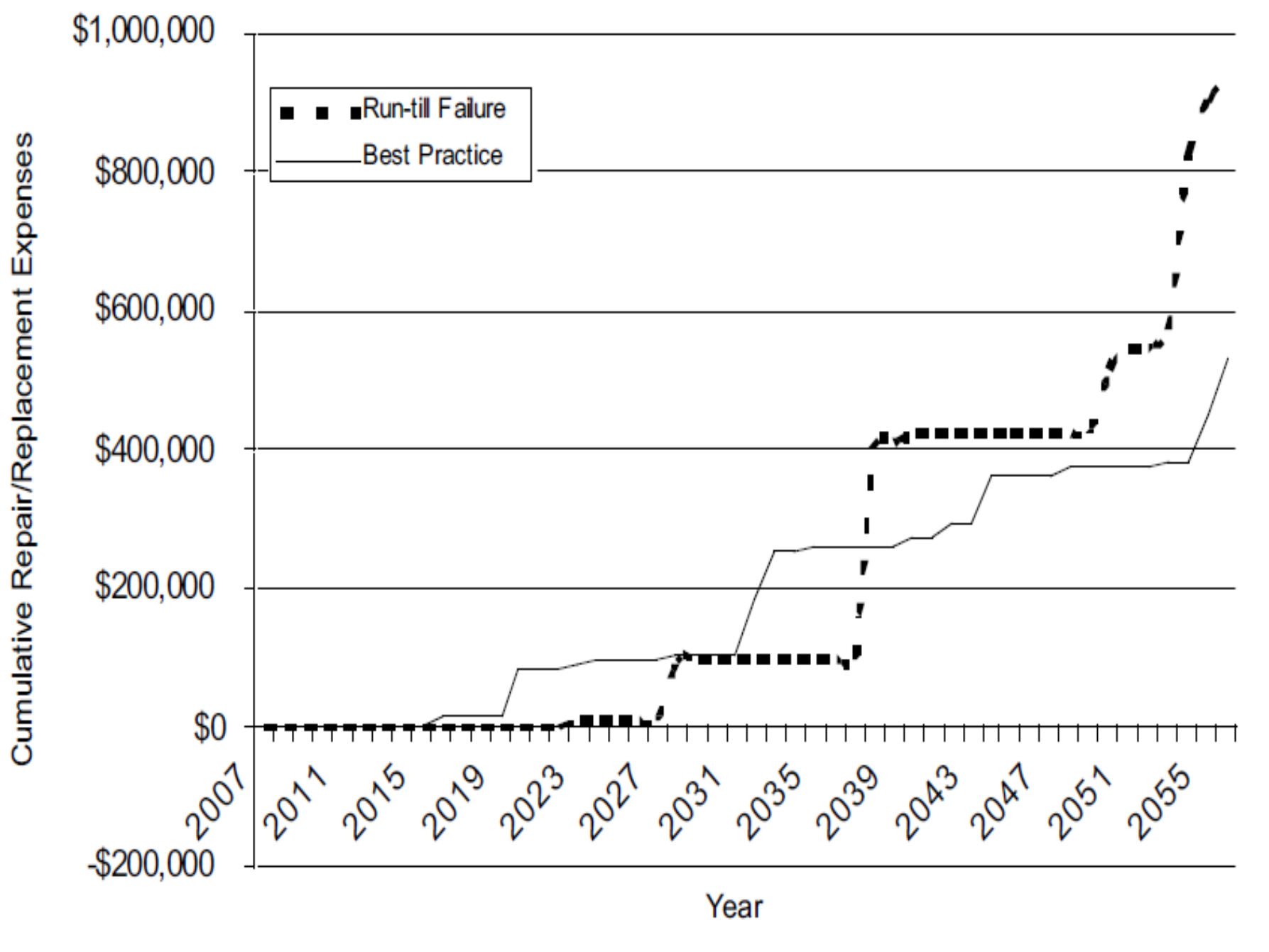
- a) Approve and adopt the Santa Barbara County Commissioning and Retro-Commissioning Policy for County-owned facilities, in accordance with County Ordinance 4452 Chapter 12a “Facilities Policy Framework”;
- b) Direct Staff to Develop policy Implementation Guidance and to implement policy countywide;
- c) Direct staff to develop a methodology of funding the retro- and re-commissioning services for existing buildings for inclusion in the 2016-17 County Budget process; and
- d) Find this is not a CEQA “project”

# What is Commissioning?

- Comprehensive “*checkup*” and “*tune-up*”
- Verify operation of mechanical, electrical, lighting, etc.
- Testing and adjusting for maximum efficiency.

# Why Commission Buildings?

- Make employees more comfortable
- Save energy
- Reduce greenhouse gas emissions
- Increase service life
- ***Save money !***



# Three Types of Commissioning

- Commissioning: New construction and major renovations
- Retro-commissioning: Existing buildings never commissioned
- Re-commissioning: Previously commissioned buildings

# What the Data Shows

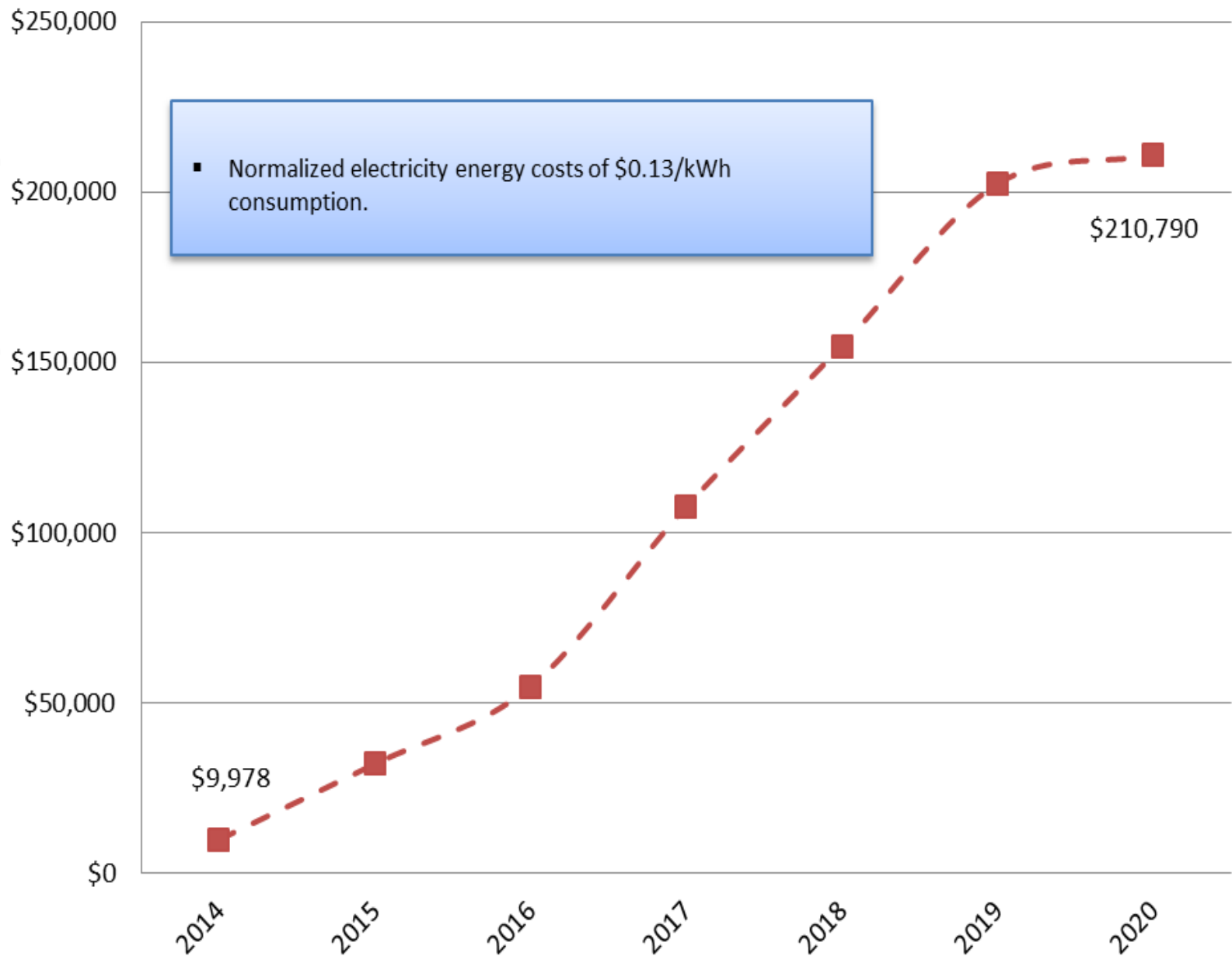
- Lawrence Berkeley National Lab analyzed 160 commissioning projects across 7 building types.
- 11% reduction of the building's electricity usage on average.
- 32 deficiencies per building identified, with energy savings of 18% on average.

# Santa Barbara County Study

- Study of County by ICF International:
- Consider buildings > 10,000 SF
- That's only 15% of our inventory
- Assume these are retro-commissioned
- Assume they are re-commissioned every 5 years



# Potential Annual Electricity Bill Savings



# Proposed Commissioning Policy

- Establishes Commissioning Oversight Committee (COC) to lead effort.
- Establishes minimum criteria for commissioning.
- Establishes all County buildings to report energy use through County's Utility Manager System.

# To Be Commissioned

## New Buildings:

- All new construction and major remodels
- All major equipment replacements

# To Be Retro-Commissioned

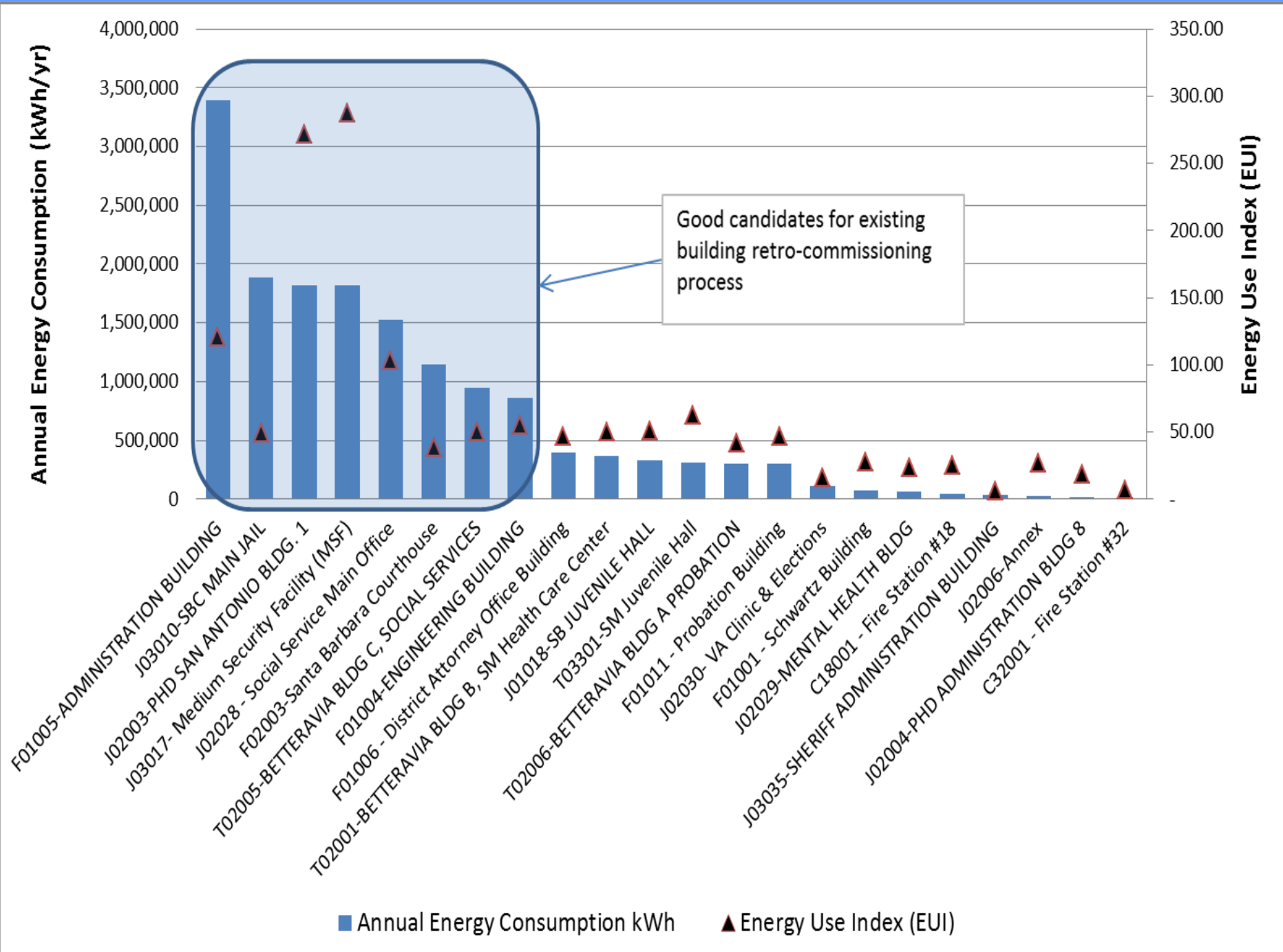
## Existing Buildings:

- Greater than 10,000 SF
- Energy Unit Index (EUI) < 75
- Inefficient systems
- Operated 24/7
- Selected by COC in annual review

# To Be Re-Commissioned

## Existing Buildings:

- More than 50% of building is renovated
- Change in use or other impact to energy
- Change in major energy using system
- Increase in notices of tenant discomfort
- 10% annual increase in energy use
- As required for “green” recertification



# Cx Schedule per Policy

- Retro-Cx 9 buildings over next 5 years:
  - All over 30,000 SF
  - 600,000 SF total
- Retro-Cx 20% of remaining, every year
  - 374,000 SF per year
  - Total inventory Retro-commissioned by 2025

# Cost to Implement Policy

- Commissioning Cost= \$0.27 per SF
- New Buildings funded by Project
- Retro-Commissioning Cost:
  - First 5 years costs about \$200,000 total
  - Next 5 years costs about \$100,000/ year



# Funding

BL recommendation directs staff to develop policy implementation guidance, with funding strategy to be included FY 16/17 Budget

## Funding Example

- Utility ISF Surcharge
- Current surcharge = 0.5%
- Would need to add appx. 2%

# Recommended Actions

- a) Approve and Adopt Policy
- b) Direct Staff to Develop Implementation Guidance
- c) Direct Staff to Develop Funding Methodology
- d) Find this is not a CEQA “project”