



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 6, 2009

TO: Mayor and Councilmembers

FROM: Facilities Division, Public Works Department

SUBJECT: Receipt Of Energy Efficiency And Conservation Block Grants

RECOMMENDATION: That Council:

- A. Authorize the receipt of American Reinvestment and Reinvestment Act (ARRA) grant funds totaling \$868,200 through the Energy Efficiency and Conservation Block Grants (EECBG) program;
- B. Increase appropriations and estimated revenues by \$818,200 in the Intra-City Services Fund for the portion of the grant to be used for energy efficiency and conservation projects;
- C. Increase appropriations and estimated revenues by \$50,000 in the General Fund, Community Development Department, budget for the portion of the grant to be used for a Climate Action Plan;
- D. Authorize the Public Works Director to execute a contract with AG Mechanical Engineers for an amount not to exceed \$75,230 for the design of standard Heating, Ventilation and Air Conditioning (HVAC) systems and control systems to be used for all City facilities; and
- E. Authorize the Public Works Director to have Change Order authority of up to \$20,000 for extra services of AG Mechanical Engineers that may result from necessary changes in the scope of work.

DISCUSSION:

In June 2009, City Council authorized the City Administrator to apply for EECBG funding. The purpose of the EECBG is to “assist states, counties, cities and tribes in creating and implementing strategies to reduce energy use, improve energy efficiency in the building, transportation, and other appropriate sectors, and reduce fossil fuel emissions while maximizing the benefits for local and regional communities.”

The ARRA allocated \$2.6 billion for these grants nationwide. These funds are formula-based and are awarded to jurisdictions based on population size. The City of Santa Barbara submitted an application for \$868,200 in funding, and staff received notice that the full grant amount was approved by the Department of Energy.

Staff proposes spending these funds on energy efficiency and conservation projects in City General Fund facilities and the development of a Climate Action Plan (CAP) for the community, as described below. The proposed funding allocation is:

Energy Retrofits in City Facilities		\$818,200
Climate Action Plan		\$50,000
	TOTAL	\$868,200

Energy Retrofit Projects

The energy projects in City facilities would include lighting retrofits, heating, ventilation and air conditioning (HVAC) system upgrades and replacements, HVAC and lighting automation systems, and building system commissioning. It is estimated that completion of these projects will save the City 526,000 kWh of electricity and \$81,000 annually. Based on the U.S. Department of Energy's calculations, this effort will create or retain 10 jobs in the community. Incentives are also available through the South Coast Energy Efficiency Partnership to pay for portions of the projects. The proposed energy retrofit projects are located in the following City facilities:

- City Hall
- Central Library
- East Side Library
- Franklin Center
- Cabrillo Pavilion Arts Center
- Parks and Recreation Administration Building
- Fire Station 1
- West Side Community Center
- Chase Palm Park
- Teen Center
- Cabrillo Ball Field
- Dwight Murphy Field
- Pershing Park

The grant funding will help address maintenance backlog items as discussed in the Infrastructure Financing Taskforce Report "Keeping Santa Barbara In Shape" completed in October 2008. Without the economic stimulus funds, these projects would be delayed and the maintenance backlog would continue to grow.

Staff proposes hiring AG Mechanical Engineers at a cost of \$75,230 to design HVAC system standards to be used throughout City facilities, using standard equipment manufacturers and building automation system (BAS) configurations. This project would include designs for HVAC systems and the implementation of BAS in the following City facilities:

- City Hall
- Central Library
- East Side Library

- Franklin Center
- Parks and Recreation Administration Building
- Fire Station 1 (BAS Only)
- West Side Community Center
- Teen Center

Furthermore, AG Mechanical Engineers will provide the City with a project manual detailing Owner's Project Requirements including product specifications and execution requirements. This manual will apply to all City facilities.

AG Mechanical Engineers was selected due to their prior experience with the City's standard control system and because they have designed several HVAC systems located at various City facilities.

Climate Action Plan

The balance of grant funds totaling \$50,000 would be used to assist with the preparation of a Climate Action Plan (CAP). A CAP is one of the eligible activities under the grant that provides the City a head start on responding to impending requirements of AB 32, the California Global Warming Solutions Act of 2006. A CAP would inventory greenhouse gas emissions in the community and identify strategies to reduce emissions. Pursuant to AB 32, the State Attorney General has used California Environmental Quality Act litigation to force local agencies to address the issue of greenhouse gas emissions in their general plans. In an advice letter to local agencies, the Attorney General's Office identifies the preparation of a CAP as a reasonable mitigation measure for potential environmental impacts due to greenhouse gas emissions. The preparation of a CAP would, in part, address the Attorney General's goal of shaping land use patterns in a manner that is consistent with AB 32.

SUSTAINABILITY IMPACT:

These projects are consistent with the City's sustainability efforts and play an important role in demonstrating the City's leadership and direction in conserving energy and reducing carbon emissions. The proposed projects are estimated to save approximately 526,000 kWh annually, and reduce CO2 equivalent greenhouse gases by 463,000 lbs. annually.

PREPARED BY: James Dewey, Facilities and Energy Manager/AP/cc

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office