

County Energy Management Strategies



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■ NACo's Energy Efficiency Program Helps Counties Save Energy and Money

Government agencies in the United States spend more than \$11 billion per year on energy to run their office buildings, public spaces and street lighting – 30 percent of which is used unnecessarily on inefficient equipment. In many cases, energy expenses in public buildings are second only to salaries as the largest budget item.

Opportunities exist for communities of all sizes to manage their energy use efficiently and save money in the process. Many counties are discovering that they can significantly reduce utility bills by tracking energy consumption, purchasing more energy-efficient products and implementing county-wide strategies to reduce energy use.

NACo's Energy Efficiency Program can help counties receive the technical assistance they need to save taxpayer dollars through energy efficiency. Counties can start pursuing those energy savings by joining the County Energy Efficiency Network and participating in federal energy programs, such as the U.S. Department of Energy's (DOE) Rebuild America program and ENERGY STAR[®], a joint program of the U.S. Environmental Protection Agency and DOE. *(Please see the next article for more information about the Rebuild America program.)*

The County Energy Efficiency Network, initially started through support from DOE, serves to provide energy efficiency technical assistance to county officials, building engineers, energy managers and other county government employees focusing on energy. By becoming a member, counties will receive regular updates from NACo with information about energy issues, county success stories, and future events and workshops. The Network has grown substantially in the last year to 60 members.

The main goal of the Network is to foster peer-to-peer networking and assistance between counties about energy issues. In the fall of 2003, as part of this mentorship program, NACo brought three counties together to share accomplishments and best energy management practices. Officials from Yankton County, South Dakota and Nye County, Nevada traveled to Boise, Idaho to learn from Ada County and their many accomplishments. Ada County is a leading county within Rebuild America and has formed a strong energy management partnership in their community. *(To learn more about Ada County, please refer to the following article in this publication: "Ada County, Idaho Succeeds with Rebuild America.")*

Much of NACo's interaction with the County Energy Efficiency Network has been in helping counties form their own local Rebuild America partnerships, such as the one formed by Ada County. The following counties have formed partnerships or are in the

"Our objective is to provide maximum service to the citizens of Ada County and spend the least amount of money, energy and resources doing it."

**- Commissioner Fred Tilman,
Ada County, Idaho**

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process of finalizing their partnerships: Ada County, ID; Adams County, PA; Bexar County, TX; Fulton County, GA; Lake County, IL; Monroe County, NY; Nye County, NV; Santa Fe County, NM; Yankton County, SD; and Johnson County, KS. These counties have taken leadership roles in pursuing energy efficiency measures and serve as leaders among county governments across the country.

NACO's newest energy initiative is the NACo ENERGY STAR Courthouse Campaign, which facilitates counties' participation in the ENERGY STAR program. Participating counties will become an ENERGY STAR partner and strive to earn the ENERGY STAR designation for their courthouses and office buildings. An ENERGY STAR partnership offers a proven energy management strategy that helps in measuring current energy performance, setting goals, tracking savings and rewarding improvements.

If you would like to join the County Energy Efficiency Network or for more information about our activities, please contact NACO's Energy Efficiency Program at 202-942-4246 or enenetwork@naco.org.

2004 County Energy Efficiency Network Membership

Ada County, Idaho	Louisiana Police Jury Assn.
Adams County, Pennsylvania	Manatee County, Florida
Alpine County, California	McCone County, Montana
Arlington County, Virginia	McLean County, Illinois
Barnstable County, Massachusetts	McKinley County, New Mexico
Bexar County, Texas	Mono County, California
Calhoun County, Alabama	Monroe County, New York
Chatham County, Georgia	Montgomery County, Maryland
Cochise County, Arizona	Montgomery County, Ohio
Converse County, Wyoming	Moore County, North Carolina
Dane County, Wisconsin	Nye County, Nevada
Dakota County, Minnesota	Ohio Community Action Org.
Erie County, New York	Orange County, North Carolina
Fairfax County, Virginia	Polk County, Iowa
Fulton County, Georgia	Potter County, Pennsylvania
Hamilton County, Ohio	Pulaski County, Arkansas
Hawaii County, Hawaii	Richland County, Ohio
Hennepin County, Minnesota	San Francisco, California
Henrico County, Virginia	Santa Cruz County, Arizona
Hillsborough County, Florida	Santa Fe County, New Mexico
Honolulu City Council, Hawaii	St. Louis County, Minnesota
Johnson County, Kansas	Story County, Iowa
Kalamazoo County, Michigan	Tuscola County, Michigan
Klickitat County, Washington	Warren County, North Carolina
Lake County, Illinois	Washtenaw County, Michigan
Lee County, Florida	Will County, Illinois
Los Angeles County, California	Wise County, Virginia
Loudoun County, Virginia	Yankton County, South Dakota

■ Overview of Energy Efficiency Measures

Energy-saving opportunities can be found in numerous areas of any building. The areas featured below include the building shell or envelope, lighting, mechanical systems, district heating and cooling, as well as operation and maintenance. Certain energy efficiency measures tend to be implemented more frequently than others since they offer substantial energy savings, rapid paybacks, low costs and easy implementation.

Building Shell

A building's shell consists of its exterior walls, roof, foundation, doors, windows, skylights, dampers and other openings. Energy efficiency improvements to the shell typically include the addition of insulation to walls, floors, attics, and/or ceilings; window upgrades or treatments; and shell tightening measures to reduce air infiltration and exfiltration.

Lighting

Lighting improvements involve the installation of high efficiency fluorescent ballasts, fixtures and lamps, such as compact fluorescents (pictured below); programmable exterior lighting; task lighting; and metal halide lamps. There are three elements to improving lighting energy efficiency:

1. Do not over illuminate.
2. Use efficient fixtures, lamps and ballasts.
3. Control lighting efficiently and keep fixtures and lamps clean.



Mechanical Systems

Opportunities for mechanical system improvements to heating, ventilating and air conditioning (HVAC) systems are numerous and varied due to the wide assortment of heating and cooling systems and supporting equipment used in buildings. Common areas of improvements for maximizing mechanical system efficiencies include:

- Operation and maintenance;
- Control systems;
- Ventilation and distribution systems; and
- Existing equipment (or replacing the equipment).

District Heating and Cooling

District heating and cooling systems supply energy to about 10 percent of commercial floor space in this country. Connection to these systems is an option for supplying heating and cooling needs to some buildings. The thermal energy is generated in a central plant and is provided to the consumer through a network of distribution pipes. This eliminates the need in the building for primary heating and cooling equipment, the associated floor space and the equipment operators. District heating and cooling systems tend to be located in high-energy-use, high-density urban areas and multi-building facilities.

Operation and Maintenance

In some cases, the best energy improvement measure may be to institute a preventive maintenance program. And for many reasons, a building may not be operating as efficiently as originally designed. When the gap between current operations and design is significant, simply bringing a building up to design level may result in significant energy savings.

Note: This is an abbreviated version of a document of the same title that can be found at www.rebuild.org.

■ What Can DOE's Rebuild America Program Do For You?

County, city and state governments are responsible for billions of square feet of building space. Energy costs can account for up to 10 percent of a government's annual operating budget, at a time of unprecedented financial challenges. By implementing energy-saving practices and improvements, local governments can improve their buildings' energy performance while reducing costs by up to 25 percent, saving billions of dollars each year.

The U.S. Department of Energy's (DOE) Rebuild America program is a national network that seeks to reduce the cost and consumption of energy in buildings through the use of proven energy efficiency and renewable energy technologies and practices. By investing in energy efficient improvements and adopting energy-smart practices, counties can reduce operating expenses of government facilities, saving taxpayer dollars.



Rebuild America's state and local government partnerships have improved over 175 million square feet of space, resulting in annual energy cost savings of \$50 million. Over 45 partnerships are led by county governments. Rebuild America representatives assist local governments in setting up viable partnerships that are equipped to improve communities through energy efficiency. Each partnership is assigned a program representative who

provides guidance in preparing and implementing an action plan designed to meet specific community needs.

Rebuild America offers a broad range of support and services to the program's partnerships and partners. The Rebuild America website, www.rebuild.gov, is the portal to all of the assistance available through the program. For example, technical support and energy training is available through DOE's national laboratories, including assistance on design, financing and monitoring of energy-efficiency improvements. Peer exchanges allow local partnerships to share experiences and ideas with colleagues working to reduce energy in their communities. Media relations assistance and marketing support are also available.

One feature of Rebuild America's website is the Solution Center, which features case studies, design guidelines, books, CDs, downloadable files, and links to useful Web sites that help Rebuild America partnerships with energy-saving projects. Resources cover:

- Project planning
- Financing and contracting
- Technologies and systems design
- Building commissioning
- Design and documentation
- Construction
- Facilities management

Rebuild America's network of resources and experts also includes businesses and allied associations. The National Association of Counties is a Strategic Partner that has teamed up with Rebuild America to provide counties with information and resources through the County Energy Efficiency Network. Rebuild America has also established working relationships with the National Association of State Energy Officials and the National Conference of State Legislatures, and its K-12 schools program is endorsed by the National School Boards Association.

For more information on how Rebuild America can help save energy dollars for your local government, visit www.rebuild.gov or email rebuildorders@rebuild.org.

How to Form a Rebuild America Partnership

1. Identify potential partners in your local community.
2. Contact Rebuild America at rebuildorders@rebuild.org for details and to request a program representative. You may also contact the Rebuild America Team Leader in your region.
3. Work with your assigned representative to organize a partnership formation meeting.
4. Establish the partnership's energy-saving goals and objectives.
5. Identify target buildings to improve.
6. Select energy-saving measures to employ.
7. Develop an implementation plan, including funding options.
8. Implement the improvements with assistance from Rebuild America.
9. Measure and report the results.

Regional Rebuild America Team Leaders*

Southeast Regional Office:

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*Contact information current as of June 2004

■ State Energy Offices Are a Great County Resource

When embarking on the task of improving your county's energy performance, your first stop should be your state energy office. By partnering with your state energy office, the county may gain access to the funds they receive from the U.S. Department of Energy through the State Energy Program. The federal government provides the resources directly to states for their allocation. In Fiscal Year 2003, states received \$45 million, which grew to more than triple that amount because of additional resources that were leveraged by the states.

State energy offices develop and manage a variety of programs geared to increase energy efficiency, reduce energy use and costs, develop alternative energy and renewable energy sources, promote environmentally-conscious economic development and reduce reliance on foreign oil.

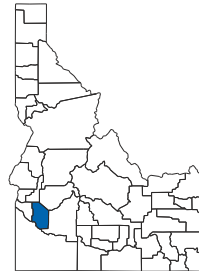
State energy offices also are involved in administering public benefit funds, which could be a source of funds to local governments for energy efficiency projects. Public benefit funds are developed through the electric utility restructuring process as a measure to assure continued support for renewable energy resources, energy efficiency initiatives and low-income support programs. These funds are commonly supported through a small charge to all customers on electricity consumption. To find out if your state has a public benefits fund, please go to www.dsireusa.org.

For more information about these opportunities, please contact your state energy office. The National Association of State Energy Officials' website is also a good resource: www.naseo.org. In addition, your state has other offices that could be of a help to your county, such as your department of environmental protection or natural resources.

■ Ada County, Idaho Succeeds with Rebuild America

Ada County, Idaho

County Seat:	Boise
Population:	300,904
Square Miles:	1,055
Number of Facilities:	10
Square Footage:	1,000,000+



Contact:	Dave Logan, Director of Operations
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Website:	www.adaweb.net

Ada County's vision, according to their *Energy and Resource Use Action Plan*, is to incorporate energy efficiency into the day-to-day operations of the county. County officials want to demonstrate to county employees and the community that public buildings are being operated in a cost-effective manner, saving resources and maximizing tax dollars. "Our objective is to provide maximum service to the citizens of Ada

County and spend the least amount of money, energy and resources doing it," says Commissioner Fred Tilman.

To put their vision into action, Ada County joined the U.S. Department of Energy's Rebuild America program in January of 1999, and subsequently, formed a partnership with Idaho's state energy office and several service and business organizations within the community. As members of the partnership, these organizations provide program recommendations, planning resources, technical support and services that are both in-kind and fee-for-service. Dave Logan, Ada County's director of operations, spearheads the energy efficiency effort and leads the Rebuild Ada County partnership.

Ada County's energy activities are centered on their *Energy and Resource Use Action Plan*, which is revised annually and outlines the county's vision, mission, goals and objectives. The county's pursuit of energy efficiency is supported from the top down beginning with the board of commissioners. Financial support comes through the established county budgetary process and through energy performance contracting, which is a financing mechanism that pays for the energy efficiency improvements through future cost savings.

Ada County's accomplishments are many. The county now is able to clearly track and manage their utility data using utility accounting software they received from Rebuild Idaho. Early in 2003, the Ada County Board of Commissioners passed a resolution requiring a strong standard of energy efficiency for county facilities. Ada County upgraded office buildings, the police headquarters and sheriff's offices, the jail, the motor vehicle building and other buildings with energy efficiency measures through a \$1 million energy performance contract with CMS Viron Energy Services. The annual savings for the 152,907 square feet is \$67,185.

The county incorporated sustainable features and energy efficiency elements into the design and construction of their new county courthouse and administrative building, which has annual energy cost savings of \$25,500 with a total investment of \$220,000. The building achieved LEED (Leadership in Energy and Environmental Design) certification in 2004. The LEED Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings.

The pursuit of energy efficiency is ongoing in Ada County. As part of the Ada County Jail Expansion Project, the facility is undergoing commissioning, which involves testing, monitoring and adjusting a building's HVAC, controls and other systems to ensure high-performance operation. Ada County is also planning to upgrade the lighting system for the Western Idaho Fairgrounds Exposition Building.

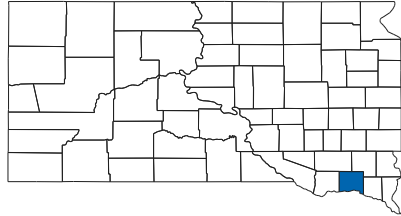
Ada County has achieved great success since forming their Rebuild Ada County partnership five years ago. The county successfully integrated employees, consultants, local utility providers, and community leaders into a highly successful partnership, and has gone through a transformation improving design and construction practices in public buildings. Each year, the county's energy efficiency measures return approximately \$336,693 to its citizens.

■ Yankton County, South Dakota Prioritizes Saving Energy and Money

By Paula Jones, Yankton County Auditor

Yankton County, South Dakota

County Seat:	Yankton
Population:	21,652
Square Miles:	522
Number of Facilities:	4
Total Square Footage:	55,000



Contact:	Paula Jones, County Auditor
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We live in an age of ever-increasing demands on our natural resources. This is also a time when our public expects local government to get good energy value and building performance for their tax dollars.

In a continued effort to meet those goals and expectations, Yankton County formed a Rebuild America partnership with the U.S. Department of Energy (DOE). Rebuild America is a network of hundreds of community-based partnerships across the nation which are saving money, improving building performance and easing air pollution through reduced energy demand. The program seeks to enhance the quality of life for county residents through energy efficiency and renewable energy technologies.

The genesis of Yankton County's participation in the Rebuild America program occurred when NACo's Energy Efficiency Program began working with our county officials in July of last year. NACo recommended that Yankton County be included in the energy audit process at no cost to the county to ensure the new County Government Center's mechanical systems are operating at peak efficiency. The audit was funded by a DOE grant through the Rebuild America program.

The energy audit was performed in March 2004 by DOE's National Renewable Energy Laboratory located in Golden, Colo., who praised our new Government Center's design and use of natural lighting, as well as other unique features of the building.

The auditors met with several people involved in the construction and use of the Government Center, including Jim Schramm, architect, of Mannes Architects in Yankton; the various mechanical engineers who were involved; and me. I've been trained to operate the climate control system's computer from a small conference room in my office.

The group toured the building and discussed how it has been performing from an energy-use standpoint. Together, they identified areas where possible efficiencies may be achieved through improved equipment performance and reduced energy demands. One example they cited was using timers to shut off some of the outside lighting during late-night hours.

Another aspect of NACo's Energy Efficiency Program is peer-to-peer mentoring.

Yankton was one of three counties selected by NACo to be part of a “mentor” program with several other counties nationwide. These mentor counties share how they have implemented various energy conservation and efficiency measures in both new and old government structures.

In November 2003, County Commission Chairman Jerry Bienert and Vice Chairman Brian Hunhoff traveled to Boise, Idaho as part of the mentor program. Boise is the county seat for Ada County, which has a state-of-the-art network of county facilities. The commissioners toured Ada County operations, including its courthouse, landfill and a new jail that is under construction. They observed the energy conservation measures that have been implemented there and learned other aspects of the Idaho county.

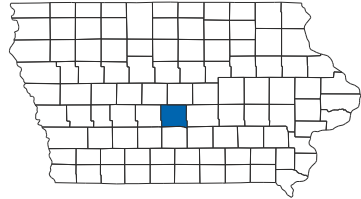
(Note: This article was originally published in the Yankton Press and Dakotan on March 29, 2004, and has been modified for the purposes of this publication.)

■ Polk County, Iowa Makes Energy Efficiency a Leading Priority

By Supervisor Angela Connolly

Polk County, Iowa

County Seat: Des Moines
Population: 374,601
Square Miles: 570



Contact: Chris Frantsvog, Energy/Resource Coordinator
Phone: 515-286-3430
Email: cfrants@co.polk.ia.us

Congratulations to EPA Administrator Mike Leavitt for making the link between environmentalism and economics. Polk County, Iowa has been carrying that same banner for three years now.

NACo’s ENERGY STAR Courthouse Campaign aims to reduce energy consumption, and we know it can be done. Despite some significant challenges, we have made energy efficiency at the Polk County Courthouse and other county facilities a leading priority. We are saving money, creating a cleaner environment and contributing to a stronger local economy all at once.

If you saw the Polk County Courthouse, you would ask: “What can you do with a century-old, 150,000 square-foot building, with 24-inch thick masonry walls and almost no insulation?” Our answer: plenty. We have replaced windows, rejuvenated weather stripping, added programmable thermostats, and installed energy-efficient lighting.

The lighting alone helps avoid \$6,000 in energy costs every year. We are adding additional insulation as part of a much-needed roof replacement for another \$5,000 a year savings, as well as an ENERGY STAR roof membrane that, itself, will save over \$500 annually in cooling costs because its lighter color reflects more solar radiation.



Photo courtesy of Polk County

Despite its age, the Polk County, Iowa courthouse is energy efficient.

gradual replacement of old window air conditioners with much more efficient ENERGY STAR-rated units.

With more than 1.25 million square feet of owned facilities (and an additional 900,000 square feet to be added next year with the new Iowa Events Center), Polk County needs to be serious about energy efficiency. And we are. Energy-related improvements at all Polk County facilities made over the past three years are currently saving taxpayers more than \$100,000 a year in energy costs. By so doing, we have also decreased the amount of carbon dioxide produced by power plants by over 2,000 tons a year. Just as importantly, we are helping our local economy.

As part of the Rebuild America and Rebuild Iowa programs, sponsored by the U.S. Department of Energy, we have learned that dollars spent on energy efficiency are dollars spent at home. Because Iowa is not an “energy” state like Texas or Louisiana, most of what we pay toward our energy bill leaves the state – 60 cents of every dollar, in fact. But when we use local labor and contractors, and buy energy efficiency equipment locally, the dollars do not leave, but instead bounce around our neighborhoods several times. A million dollars spent on energy efficiency creates 25 “job-years” (25 one-year-long jobs). Polk County has spent close to \$700,000.

But that is still not enough. We recently asked our judges and courthouse staff workers to take responsibility for shutting off lights and computer monitors when they are not in use. Computer monitors used to run 24/7, but we have requested they be turned off on evenings and weekends. If we are successful with this new endeavor, the energy saved from the monitors alone would power six to eight average homes and save county taxpayers more than \$4,000 a year.

Do we have challenges? You bet. The size and thickness of the walls prevent any major renovations to our heating and cooling systems, and significant exterior changes would jeopardize the historical value of the courthouse. Moreover, security in courtrooms has required the continued use of window air conditioners in many places, since, when doors are closed, air cannot circulate in this old building. We are responding to that challenge by looking into a

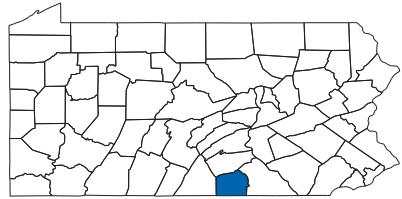
Administrator Leavitt is quoted as saying that “when you change your hearts, you change a nation.” We made the change locally, and we hope others will join Polk County in building a stronger economy, protecting the environment and saving dollars through energy efficiency.

(Note: Supervisor Angela Connolly submitted this article to NACo's County News in response to EPA Administrator Mike Leavitt's announcement of the NACo ENERGY STAR Courthouse Campaign [County News, April 26, 2004]. The campaign challenges counties to improve the energy efficiency of their courthouses and other county offices nationwide.)

■ Adams County, Pennsylvania Installs Solar Thermal Water Heating in Their Correctional Facility

Adams County, Pennsylvania

County Seat:	Gettysburg
Population:	91,292
Square Miles:	520
Number of Facilities:	12
Total Square Footage:	343,679



Adams County, Pennsylvania commenced the development of the Adams County Facilities Center on 182 acres of land in June of 2000 under the leadership of former Commissioner Harry Stokes. The facilities center includes, among other facilities, a brand new correctional facility. The county selected the site in 1995 after a very intensive site selection process that screened over 100 sites and evaluated them with regard to land use, environmental, infrastructure, permitting, cost and efficiency factors. The county wanted the new facilities center to utilize the most current methods for energy efficiency and meet modern environmental standards. By the same token, the county desired to keep the project as cost-effective as possible.

Among other innovations in the design of the new correctional facility, one in particular demonstrates the county's vision for cost-effective energy technology – a solar thermal domestic hot water system (solar roof). The solar roof is comprised of 100 SunEarth® liquid flat plate solar collectors with a total collection area of 4,000 square feet. It is designed to meet 80 percent of the domestic hot water needs of the new correctional facility.

Commissioner Stokes and his team reasoned that, by including the clean energy technology of solar thermal hot water in its repertoire of innovative “green building” designs, it would create a “hallmark” for its new correctional facility that would bring attention to all of the progressive elements of the facility and the overall site's design. This would, in turn, create a more compelling and effective demonstration project. The county believes that the innovations implemented in the facility's design give the people of Adams County a sense of pride in their new facility and hopes that the facility will serve as a model for similar projects around the state.

Because previous estimates of the return on their investment were longer than the industry norm for being economical, Adams County pursued preferred financing and

grant funding in order to justify the selection of the solar roof for the correctional facility. The inclusion of these types of funding significantly reduced the payback time and brought it much closer to the desired 10-year marker.

For financial assistance, the county approached and obtained financing from a public benefits fund through the Berks County Community Foundation for a portion of the cost of the solar hot water project. A ten-year two percent simple interest loan of \$291,000 was initially closed with the public benefit fund. The loan amount was based on the original cost estimates for the project. The remainder, \$52,000 plus closing costs, was initially financed through a general obligation bond, which was incurred by the county to finance the prison and a portion of the cost of the emergency training facility.

The county received financial and technical assistance from a variety of partners, including the National Association of Counties, Reliant Energy, Vitetta (architect), Reynolds Construction Management (RCM), and Gannett Fleming Engineers. Vitetta, RCM, and Gannett Fleming are Adams County's core professional team for development of the first phase of the facility center. The county also received assistance from two of Pennsylvania's state offices: the governor's Green Government Council and the Office of Pollution Prevention and Compliance Assistance.



Photo courtesy of former Commissioner Harry Stokes

Solar panels installed on the roof of the correctional facility heats 80 percent of the building's water.

Additional Resources

The National Association of Counties

www.naco.org

For more information about NACo's Energy Efficiency Program, go to the Technical Assistance Section under the County Resource Center on the NACo website.

The U.S. Department of Energy

www.doe.gov

Rebuild America

www.rebuild.gov

ENERGY STAR

www.energystar.gov

The National Association of State Energy Officials

www.naseo.org

The Database of State Incentives for Renewable Energy

www.dsireusa.org

This is a comprehensive source of information on state, local, utility and selected federal incentives that promote renewable energy and energy efficiency.



The National Association of Counties (NACo) is the only national organization that represents county governments in the United States. NACo is a full-service organization that provides an extensive line of services including legislative, research, technical and financial to its more than 2,000 county members. For more information about energy issues, please contact:

NACo's Energy Efficiency Program

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