


What's The Story with California's State Buildings Program?

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The Story

- The Overall Story
- The Story You are Probably Most Interested in: *What's the story with the State's ESCO Program?*

The Overall Story

- Benchmarking: 90% (Sq. Ft) in Energy Star – AB 1103 Requirements
- LEED-NC: 8 certified; 221 pursuing LEED-NC Silver
- Retro-Commissioning – *8% savings anticipated*
 - 28 Phase I projects complete (7.1m f²);
 - 12% Electricity, 19% gas savings, 3-year payback
 - Phase II start Dec 07 (21 buildings, 4.2m f²)
- Distributed Generation:
 - Solar PV: 8 projects, 4.2mW complete; Phase II – 3 RFP's 24 mW/32 facilities – bids due Nov 30
 - Fuel Cells: PEM - Stanford Mansion/Telecom sites; Stationary CHP w Digester Gas - Corcoran, Folsom Prisons
- LEED-EB: 2 buildings certified; four in review; 17 being registered
- CA Green Building Code: CBSC Focus Group; *Draft voluntary standards by Nov 5*
- Retrofit Program (ESCO) – *12% savings anticipated*

What's The Story with the ESCO Program? – *Historical Perspective*

- EMD Dissolved - 2003, ERB Sunset - 2005
- GB EO (S-20-04) Dec 04
- Initial meetings with NAESCO & Others: Sept 05
- Energy Efficiency Workshop May 06 – *Program policy outline*
- IOU Partnership Aug 06 - *\$17M in incentives*
- DOF Budget Letter Sept 06 (BL 06-27)
 - Approval via LCCA
 - G\$Mart Financing
- RCx projects initiated - Sept 06
- IOU site visits/audits initiated - Dec 06
- RFQ – Mar 07
- ESCO Model Contract Development - Mar - Dec 07?

ESCO Model Contract Status

- State ESCO Contract Modeled after CSU
- Substantial content
 - Structure & Basic Content – 80%
 - Definition of terms – 90%
 - SOW/Construction Contract – 50%
 - Agency Participation Agreement – 70%
- Additional work needed
 - Preliminary assessment and project proposal
 - Detailed energy assessment
 - M&V General Info and detailed
 - LCCA General Info
 - Preliminary Proposal Evaluation Criteria
 - IOU incentives/rebates clause
 - Checklist of deliverables
 - Templates: Facility description & Access reqts

Challenges

- Staffing/Legal Expertise – *Consultant*
- Cultural – *Budget shortfall, First Cost, Risk aversion*
- IGA funding – *Agency Participation Agreement*
- Operating Capital – *Program Development, Up-front costs, Dissipate Risks*
- G\$Mart T's & C's - *Rewritten*
- Revenue Bond Encumbrances – *DOF/Legal Interpretation*
Thurs Oct 25
- Work plan and Initial ESCO Contracts – *Consultant*