

NOTES SUPPORTING RATINGS

Executive Order S-20-04 1-Year Progress Report

1.1.3.1 Identify and develop financing and project delivery mechanisms that facilitate energy and resource efficiency projects

- No action to develop appropriate mechanisms for financing energy projects (cash flow neutral/positive)
- No action to develop project delivery mechanisms that facilitate energy projects (timely approval and implementation)

Impact:

- Inhibits 1.1.2.3: Building managers shall prepare a plan to undertake cost-effective efficiency retrofit projects.
- Inhibits 1.1.1.5: All existing State buildings over 50,000 square feet shall meet LEED-EB standards (including meeting an Energy Star rating of at least 75...by no later than 2015.

1.1.3.2 Develop mechanisms such as benefit sharing, to encourage and incentivize energy efficiency projects

- No action to develop mechanisms to incentivize energy efficiency projects
- State agencies state that there is a disincentive to implementing energy efficiency projects because the project approval process discourages project implementation and savings are taken from agency budgets

Impact:

- Inhibits 1.1.2.3: Building managers shall prepare a plan to undertake cost-effective efficiency retrofit projects.
- Inhibits 1.1.1.5: All existing State buildings over 50,000 square feet shall meet LEED-EB standards (including meeting an Energy Star rating of at least 75...by no later than 2015.

1.1.2.1 Reduce energy purchased from grid 20% by 2015

- No baseline established for 2003 (1.1.2.1)
- No mechanisms defined to facilitate energy efficiency projects (12 of 20% goal relies on energy savings from energy projects)
- No funding for retro-commissioning (8 of 20% goal relies on savings from RCx)

Impact:

- 20% reduction in grid-based electricity purchases may not be met

1.1.2.4	Retro-commission all buildings over 50,000 sf
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- No funding for retro-commissioning (8 of 20% goal relies on energy savings from RCx)
- Not all applicable state agencies have identified buildings that can be RCx within existing resources. 250 buildings require RCx and Recommissioning on a 5-year cycle. 50 buildings per year need to be RCx/Recommissioned each year to achieve this goal.

Impact:

- Potentially prevents accomplishment of 1.1.2.4. All state buildings over 50,000 square feet will be retro-commissioned and re-commissioned on a 5-year cycle.
- 20% reduction in grid-based electricity purchases may not be met
- State agency energy bills may exceed budgets
- State agencies may experience poor equipment reliability, higher maintenance cost and adverse effects on occupants due poorly operating buildings systems
- State agencies will not have the required engineering analysis to identify capital improvements that are needed to improve energy efficiency in their buildings

2.2.4	Plan, timetable, recommendations for benchmarking buildings
1.1.2.3	Benchmark all state-owned buildings for energy efficiency
1.1.2.1	Buildings that already took significant efficiency actions must achieve minimum CEC benchmark

- GBAP requires beginning no later than July 2005 and completed by 2007...all buildings shall be benchmarked. Current schedule requires 250 buildings over 50,000 square feet to be benchmarked by April 1, 2006. Effort is not underway in all agencies to accomplish this task.
- Interim benchmarking tool (Energy Star) will not work for campuses and multiple buildings served by single meter
- Up to 16,000 buildings need to be entered into benchmarking system by 2007. This may require extensive coordination with utilities to obtain data and extensive staff resources to enter data into benchmarking system.

Impact:

- May delay or inhibit benchmarking of buildings
- May prevent calculating 2003 baseline
- May inhibit identification of gross energy users

1.1.2.3	Develop plan to undertake cost-effective energy retrofit projects
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- No action to establish working group to identify and develop appropriate mechanisms for financing and delivery of energy retrofit projects.
- No action to establish working group to develop mechanisms to incentivize energy efficiency projects. Agencies express concern that energy savings are taken from their budgets.

Impact:

- Sufficient energy retrofit projects may not be undertaken to improve energy performance of state buildings
- 20% goal may not be met
- Buildings may not be able to attain LEED-EB certification

1.1.1.4	Evaluate merits of on-site generation for each new building or renovation
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- No action to develop decision process using LCC analysis to facilitate energy saving measures in state building projects

Impact:

- On site generation (Distributed Generation) such as solar PV and fuel cells may not get approved in capital outlay project scopes or as independent energy projects
- Few DG projects may be implemented in state buildings (12 of 20% goal relies on “hardware” improvements to buildings (distributed generation, energy efficiency projects)
- 20% goal may not be met

Explanation of ratings:

COLOR	MEANS
	Progress supports EO
	Progress poses risk to EO
	Progress does not support EO