



Greening Government

Archuleta, Dolores, La Plata, Montezuma and San Juan Counties

Submitted by the Four Corners Office for Resource Efficiency (4CORE)

4CORE

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December 17, 2010*

Greening Government – A Community Energy Coordinator Deliverable

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Executive Summary

The Four Corners Office for Resource Efficiency (4CORE) was appointed by the Colorado Governor's Energy Office (GEO) to act as the Community Energy Coordinator (CEC) for Archuleta, Dolores, La Plata, Montezuma and San Juan Counties. CECs are tasked with identifying opportunities within their region to increase energy efficiency and conservation. The focus of this report is the evaluation and implementation of the following GEO programs and policies:

- Energy Performance Contracting (EPC)
- State of Colorado's Environmentally Preferable Purchasing Policy (EPPP)
- High Performance Building (HPB)

4CORE hosted two regional Greening Government workshops and made additional contact with those agencies in attendance. Agencies not in attendance were contacted in order to gauge their interest and need for the EPC program. The EPC Feasibility Plan includes all EPC activity in 4CORE's five-county region and prioritizes communities for possible future EPC activity. Barriers, such as lack of Energy Service Company interest in small communities, were identified in the plan for further evaluation. Preferred purchasing policies were distributed to the region's representatives and a local survey project was initiated to identify gaps in availability for government-needed products.

4CORE is interested in utilizing the Energy Management Assistance Program as a tool for smaller communities and will continue to promote GEO's Greening Government programs in the region.

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Introduction

4CORE is serving as the local point of contact for the Governor’s Energy Office EPC program and other Greening Government programs for the five-county region.

This report encompasses the five-county region of southwest Colorado and:

- Provides an inventory and scope of existing EPC projects
- Identifies potential future high-, moderate- and low-priority EPC projects
- Outlines “next steps” for possible EPC opportunities
- Documents steps taken to encourage communities to participate
- Addresses High Performance Building (HPB) activity.

In addition, this report illustrates how 4CORE provided the region with the State of Colorado’s Environmentally Preferable Purchasing Policy (EPPP) as a guide for local governments and began an effort to identify possible gaps in the availability of supplies in the region with the goal of making these products available locally.

Regional Greening Government Workshops

To increase the region’s awareness and knowledge base of EPC and other Greening Government concepts, 4CORE coordinated and hosted two half-day sessions titled “Tools for Colorado Communities” with speakers Joel Asrael, GEO Commercial Buildings Program Manager, and Jim Schrack, GEO Greening Government Program Manager. In order to minimize the travel burden on the outlying communities, one session was held in Cortez and the other in Bayfield.

Topics covered included:

- EPC
- Energy Management Assistance Program (EMAP)
- High Performance Building (HPB)
- Main Street Efficiency Initiative (MSEI)
- K-12 Program
- GEO grants
- Clean Energy Lead by Example Guide
- Colorado Climate Action Plan
- Colorado’s Greening Government Annual Report
- the importance of tracking utility bill information
- Environmentally Preferred Purchasing Policy (EPPP)
- State of Colorado employee engagement survey results
- Best practices when organizing a local Greening Government team
- Implementing reduction goals

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Additionally, the fuel conservation policy developed by Mesa County was provided to participants as a model or starting point for local program development.

Chris Burkett, Grants and Special Project Manager for the City of Cortez, also explained actions and policies that Cortez is implementing to conserve energy and water. Mr. Burkett detailed the successful completion of an EPC contract with an Energy Service Company (ESCO) on their recreation center facility, resulting in a first-year savings of \$32,380. Other discussion topics included lessons learned, simple energy-saving ideas, complex projects such as the micro-hydro generation unit located at their water plant and how to position a community for grant opportunities or other funding sources.

Electronic copies of the EPPP, Lead by Example Guide, Greening Government Annual Report Card and Mesa County’s Fuel Conservation Policy were distributed. Participants were encouraged to use these documents, in part or whole, as guides for implementing goals and processes in their local governments. The EPPP is also available on 4CORE’s website at www.fourcore.org/REAP.html.

Cities, counties, school districts, Indian tribes, electric utilities and Fort Lewis College staff were encouraged to attend. Session participants are listed in Table 1 below.

Table 1: “Tools for Colorado Communities” Session Attendees

Name	Organization	Title
Nancy Andrews	La Plata Electric Association	Energy Management Advisor
Mark Gutt	Fort Lewis College	Construction Manager
Wayne Kjonaas	Fort Lewis College	Director of Physical Plant Services
Melinda Markin	City of Durango	Sustainability Program Assistant
Kevin Hall	City of Durango	Development Manager Durango City Parks, Open Space / Sustainability Manager
Rebecca Schild	Fort Lewis College	Environmental Center Coordinator
Mike Chadwick	Durango 9-R School District	Facilities Director
Chris Burkett	City of Cortez	Grants & Special Projects Manger
Elizabeth Jackson	Town of Bayfield	Bayfield Town Manager intern
Joy Campbell	Ecosphere Environmental Services	
Bobbe Jones	Empire Electric Association	Assistant Member Services Manager
Rebecca Levy	Town of Mancos & Town of Rico	Administrative Intern & Planning Commissioner
Ryan Mahoney	Town of Dolores	Town Manager
Mitchell Toms	Montezuma County Economic Development Association	Executive Director
Scott Clow	Ute Mountain Ute Tribe	Environmental Programs Director
Heather Wyatt	4CORE	Incoming Program Specialist
Beverly McAllister	4CORE	Staff Assistant intern
Cori Andreatta	4CORE	Outgoing Program Specialist

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Energy Performance Contracting (EPC) Feasibility Plan

EPC Activity

The following table shows all EPC activity in 4CORE’s five-county region through October 2010. Some agencies are in the process of selecting an ESCO, others have received their technical energy audit (TEA) and many are now in the measurement and verification (M&V) stage. Each of the agencies was encouraged to attend a “Tools for Colorado Communities” session.

Table 2: EPC Projects in Archuleta, Dolores, La Plata, Montezuma and San Juan Counties – 10/2010

EPC Participating Agency	Agency Type	County	Scope	ESCO	Status
Archuleta County 50 Jt	Public Schools	Archuleta	School District Buildings	Honeywell	Post-M&V
The City of Durango	Municipality	La Plata	Durango Airport	Ennovate	M&V
The City of Durango	Municipality	La Plata	City Buildings		Received TEA. Will perform upgrades in-house
Fort Lewis College	Higher Education	La Plata	Campus Buildings	N/A	Introduction
Ignacio 11 Jt	Public Schools	La Plata	School District Buildings	N/A	Closed
Town of Ignacio	Municipality	La Plata	Town Buildings	N/A	Closed
La Plata County	County	La Plata	County Buildings Phase III	Ennovate	TEA
La Plata County	County	La Plata	County Buildings Phase I & II	Ennovate	M&V
Durango 9-R	Public Schools	La Plata	School District Buildings	Honeywell and Ennovate	Closed - Only feasibility study.
City of Cortez	Municipality	Montezuma	Rec Center Only	McKinstry	M&V
City of Cortez	Municipality	Montezuma	All other City Buildings	McKinstry	Closed
Dolores Re-4A	Public Schools	Montezuma	School District Buildings	McKinstry	M&V
Mancos Re-6	Public Schools	Montezuma	School District Buildings	McKinstry	M&V
Mancos Re-6	Public Schools	Montezuma	RTU retrofit		Closed
Town of Mancos	Municipality	Montezuma	Town Buildings	N/A	Closed
Montezuma County	County	Montezuma	County Buildings	Ennovate	Construction
Montezuma-Cortez Re-1	Public Schools	Montezuma	Schools District Buildings	Honeywell	Post M&V
Montezuma-Cortez Re-1	Public Schools	Montezuma	Schools District Buildings	McKinstry	TEA
San Juan County	County	San Juan	County Buildings	N/A	Closed
San Juan County School District #1	County	San Juan	Schools District Buildings	N/A	Closed

TEA = Technical Energy Audit Performed

M&V = Measure and Verification - indicates that construction is finished and results are being measured

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Future EPC Projects

Future EPC projects are identified below according to priority. *High priority* projects are most likely to occur due to the readiness and enthusiasm of the agency and a high level of energy and water saving opportunities. *Medium priority* projects are those that show a need for EPC and a moderate level of readiness or enthusiasm. These communities may need further guidance or identification of roadblocks and barriers and how to remove them. *Low priority* projects are those whose agencies show little interest in or little need of the EPC program.

High Priority

Ute Mountain Ute Tribe

The Ute Mountain Ute Tribe's attendance at the "Tools for Colorado Communities" renewed their interest in utilizing the EPC program. Scott Clow, Environmental Programs Director for the Tribe, stated after the session that they are extremely interested in pursuing EPC projects at their Tribal Office building, Social Services building and Human Resource Division building. The Tribe has an additional 10 to 12 public offices and several for-profit enterprise buildings that may be eligible for performance contracting.

Next steps:

- 1) Connect the Tribe with GEO consultants, Nexant or Trident, to provide guidance during the ESCO selection process
- 2) Encourage a Memorandum of Understanding (MOU) between GEO and the Tribe
- 3) Investigate the possibility of using EPC on the Tribe's for-profit buildings

Fort Lewis College (FLC)

The Physical Plant Manager and Construction Manager from FLC attended the "Tools for Colorado Communities" session engaging the speakers with numerous questions and meeting one-on-one with Joel Asrael after the session. They acknowledged that with the completion of three large campus building projects they are now able to devote more time to determining the viability of EPC for their existing buildings. FLC has 46 existing buildings totaling approximately 1,203,887 sq ft built from 1956 to 2010. GEO's EPC program provides a way for them to move toward the college's aggressive sustainability goals outlined in their Sustainability Action Plan. FLC would like to receive a campus-wide audit from an ESCO. They are in the beginning stages of the ESCO selection process and will use GEO as a resource throughout the project, particularly during the RFP phase.

Next steps:

- 1) Re-connect FLC with GEO consultant Nexant to provide support throughout the EPC selection process including RFP review
- 2) Encourage a Memorandum of Understanding (MOU) between GEO and FLC
- 3) Keep up-to-date with FLC's progress, ensuring they have the tools they need

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Durango School District 9-R

Mike Chadwick, Facilities Director for 9-R, was approached by Ennovate Corporation prior to attending a “Tools for Colorado Communities” session. Mike is moving forward with the ESCO selection process and has since met with Noresco and is scheduled to meet with McKinstry. The 9-R administrators are interested in including all school district buildings with the exception of one recently renovated grade school, Riverview Elementary, and the Administration Building which is in the process of accessing funds from a historic preservation grant.

Next steps:

- 1) Connect the school district with GEO consultants, Nexant or Trident, to provide guidance during the ESCO selection process
- 2) Encourage a Memorandum of Understanding (MOU) with GEO
- 3) Keep up-to-date with EPC progress, ensuring they have the tools they need

Moderate Priority Projects

Town of Dolores

Dolores Town Administrator, Ryan Mahoney, has expressed interest in evaluating EPC for three existing buildings: Town Hall at approximately 5000 sq ft, the water plant and the sewer plant. They are in the process of constructing a fourth building for maintenance operations. Dolores does not have the resources to evaluate EPC until the Spring of 2011.

Next steps:

- 1) Contact the Town of Dolores in the Spring of 2011 to assist the Town Administrator with EPC questions or solutions to barriers
- 2) If appropriate, connect the Town with a GEO consultant

Town of Pagosa Springs

The Pagosa Springs School District buildings are in post-M&V stage with an EPC. When 4CORE contacted Town Administrator, Dave Mitchem, to introduce the EPC concept, he expressed interest in using the program to fund a geothermal project for the Town Hall and Community Center buildings.

Next steps:

- 1) Contact GEO about the possibility of using EPC for geothermal projects
- 2) Approach Pagosa Springs before February 2011 and encourage them to use EPC to upgrade their public buildings

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Low Priority Projects

Town of Ignacio and Ignacio School District

Table 2 shows a closed EPC status for the Town of Ignacio. The Town Administrator evaluated the EPC program and discovered that ESCOs typically do not offer services to small communities due to the small, if any, profit for the ESCO. The Administrator decided that even if they could use an ESCO, the cost would be more than their budget could support.

Next steps:

- 1) Contact the Town of Ignacio when the EMAP program becomes available through GEO

San Juan County & Silverton School District

The County and School District explored EPC extensively in order to finance an upgrade to the school's heating system. They decided to use the Building Excellent Schools Today (BEST) Grant instead of EPC. 4CORE is currently investigating why the county decided to abandon EPC on the remaining buildings.

Next steps:

- 1) Contact the Town of Silverton when the EMAP program becomes available through GEO

Town of Dove Creek and Dolores County

The Dove Creek Community Health Clinic addition project, which was designed and built to meet High Performance Building standards, was celebrated by the community in August 2010. Due to Dove Creek's small size and interest in energy efficiency, the town and county may be good candidates for the EMAP program.

Next steps:

- 1) 4CORE will continue efforts to initiate an EPC conversation with town and county officials. Clustering town and county buildings together might be beneficial when engaging an ESCO.
- 2) Contact the Town of Dove Creek and Dolores County when the EMAP program becomes available through GEO
- 3) Send out applicable grant opportunities to the Town of Dove Creek and Dolores County. ESCOs might be encouraged to engage in an EPC project if grant funds become available.

Town of Rico

Rico has three small government buildings: Town Hall at approximately 4000 square feet, the water treatment plant and an additional small building rented out to local businesses. Rico representative, Rebecca Levy, attended a "Tools for Colorado Communities" session. According to Ms. Levy, Rico residents are interested in lowering their carbon footprint and providing clean energy to the community.

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The Town's current study of utilizing existing geothermal activity to provide heat or electricity to residents is evidence of this desire. Due to Rico's small size and interest in renewable energy, they may be good candidates for the EMAP program. Additionally, the EPC program may be utilized to include funding for the future geothermal project.

Next steps:

- 1) Contact GEO about the possibility of using EPC for the Town's geothermal project
- 2) Contact the Town of Rico when the EMAP program becomes available through GEO

City of Cortez

The City of Cortez completed an independently financed EPC project on their recreation center facility in 2010. The project was funded using \$425,127 from a Department Of Local Affairs grant and \$425,127 from the City's Recreation Center Fund. They therefore have no loan burden resulting from EPC and all utility savings are immediately realized. Initially they engaged the EPC program for a study of all city buildings. The study findings were used to make minor improvements on some buildings. They then proceeded with EPC on the recreation center only. They have reported that they have no plans to expand upon the EPC findings on the other buildings and no plan to proceed with additional EPC studies.

Next steps:

- 1) Send out applicable grant opportunities to the City of Cortez Grants and Special Projects Manager. They might be open to engaging in another EPC project if grant funds become available.
- 2) 4CORE will check back with The City of Cortez in two years to determine if new EPC opportunities exist
- 3) Contact the City of Cortez when the EMAP program becomes available through GEO

The Town of Mancos

Town Administrator, Tom Yennerell reported that the Town of Mancos solicited RFPs from 13 ESCOs in 2009. Due to their small size, only one ESCO responded to the RFP. Soon after, the town was awarded a \$31,000 grant from GEO and the town administration decided to hire local contractors to perform a town-wide energy audit and energy efficient upgrades.

Next steps:

- 1) Contact the Town of Mancos when the EMAP program becomes available through GEO

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Montezuma County, the City of Durango and La Plata County

Montezuma County, the City of Durango and La Plata County have or are currently engaging in EPC for their government buildings.

Next steps

- 1) 4CORE will check back with these agencies in two years to determine if new EPC opportunities exist
- 2) Contact each agency when the EMAP program becomes available through GEO

Preferred Purchasing

The State’s Environmentally Preferred Purchasing Policy (EPPP) was provided to the 14 entities in Table 1 during the “Tools for Colorado Communities” sessions. Agencies were encouraged to use it as a guide to develop their own policies or, as an alternative, to select components of the policy that could be easily accepted and implemented. Upon successful implementation, the agency can then extend their EPPP to include other components of the policy.

Copies were also provided by email to the agencies listed below:

- Walt Serfoss, Sustainability Coordinator, La Plata County
- Balty Quintana, Town Administrator, Town of Ignacio
- Jason Wells, Town Administrator, Town of Silverton
- County Commissioners, Dolores County
- Greg Schulte, County Administrator, Archuleta County
- Dave Mitchem, Town Administrator, Town of Pagosa Springs

Local Survey Project

In September 2010, 4CORE initiated and partnered with another organization, Local First, to solicit responses to a “Can't Buy it Local?” survey. The survey is available online at the 4CORE web site for the five-county region at

<https://spreadsheets.google.com/a/fourcore.org/viewform?hl=en&formkey=dHFCSEJnZEHJNHV4NXE3Rm9Edkx6UIE6MQ>

The survey is used to determine what specific products respondents would like to have available locally.

4CORE has not received any government agency responses but did have a product request from the southwest Colorado Weatherization Program Manager for the Weatherization Assistance Program. 4CORE is working with a local building supply store to carry the needed product.

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4CORE will continue to encourage the five-county government entities to complete the survey in order to make any requested products available locally.

High Performance Building (HPB)

4CORE has supported the HPB program in the following ways:

- 4CORE assisted The Built Marketing Company, a GEO consultant, in the marketing efforts of a HPB workshop in Durango titled “GEO High Performance Building 101 and 201” in May 2010. 4CORE sent out public service announcements, published the workshop in the local brief section of the newspaper, emailed 155 invitations, included it in the 4CORE newsletter and website calendar, and submitted it to several online community calendars. Approximately 40 people attended the workshop.
- The HPB program services, goals and case studies were presented at both “Tools for Colorado Communities” sessions.
- Conor Merrigan, Commercial Buildings Program Manager at GEO, was referred to the Cortez School District by Joel Asrael as a result of the above session.

Table 3: HPB Activity in Archuleta, Dolores, La Plata, Montezuma and San Juan Counties

Agency	Project	Status
Town of Dove Creek	Community Health Clinic	Complete
Silverton Public Schools	K-12 School Building	In progress
Town of Dolores	Maintenance Center	In progress

Conclusions and Future Resource Needs

EPC becomes challenging when a city or municipality has less than \$500,000 in annual utility costs. ESCOs are less likely to take interest in the smaller communities unless the EPC program is coupled with grant funding. For this reason, 4CORE recommends that emphasis be placed on developing the EMAP program as a tool for these smaller communities.

4CORE will continue to encourage the region’s cities and municipalities to participate in Greening Government programs. 4CORE will model its efforts after the GEO’s three pronged strategy of providing access to information, access to capital and access to services in order to address barriers to implementing programs in this region.

In addition to encouraging the utilization of GEO Greening Government programs, 4CORE will support the development of evaluating public buildings for energy conservation opportunities through the creation of the region’s STRATEGY and Action Plans.