

CEE CASE STUDY: San Francisco

QUOTES

“The main incentive for individuals working in the City is on a personal level, by appealing to the very strong environmental ethic of employees. We have found this most effective way to change behavior.”

Roger Picklum, Project Manager, BEC

“I have found that purchasing for energy efficiency is relatively easy with the support from the BEC staff. They have gone out of their way to encourage and promote energy efficiency.”

Carlos Chaves, Purchasing Department

“There has been a very positive reaction to adding efficiency to the new bulbs contract, especially with the support from BEC staff.”

Richard Kimball, Purchasing Department

FACTS

- The City has a very active Bureau of Energy Conservation, with 12 program offerings to the City and City departments
- The current bulb contract with the City has energy efficiency language built in
- The City is currently investigating the possibility of City-wide energy efficiency policy
- The City is a municipal utility, and provides power only to City buildings

OVERVIEW

San Francisco, located on the coast of California, has a population of 725,000; the City employs 30,000 people. The weather remains mild throughout the year, with average monthly temperatures differing little from January to September.

The City of San Francisco is a leader in programs for municipal energy conservation, recycling, water conservation, pollution prevention, and public health. The City's Bureau of Energy Conservation (BEC) reduces energy use in city facilities and promotes energy efficiency in the private commercial and housing sectors.

The electric budget for the city is \$50 million. The BEC has invested \$9 million in 100 buildings throughout the city; The city occupies 700 buildings. Electricity rates are very low at 3 cents per kWh for the general funds sites, 8 cents per kWh for revenue generating sites, and 7.7 cents per kWh for the airport. The City buys roughly to 3000 to 4000 workstations annually, and spends \$700,000 annually in lamps and ballasts. Purchasing in the City of San Francisco is very decentralized.

FINDINGS

The city relies heavily on competitive bidding and has very strict terms and conditions for a city contractor. The BEC has influenced several citywide contracts. For example, according to their recommendations, appropriate language was added to the recent bulb contract. Contractors must now submit reports on energy efficiency to the BEC. The BEC reviews the reports and makes recommendations to Departments about energy efficiency.

In 1995-96 fiscal year, the BEC saved the City approximately \$5 million through its past and present energy conservation programs. The BEC still feels there is a lot to do in most of the City facilities. For example, the BEC provided extensive assistance on the new City Hall building, but a quick walk through of the building showed many areas for potential efficiency gains.

The BEC sees three levels of affecting City energy efficiency policy. The first is a citywide policy. This could be a long process as it would have to go through the board of supervisors. The second would be a case by case change by trying to influence the city- and department-wide blanket contracts. The third is general education of users.

RECOMMEDATIONS

The BEC is very active in working with procurement officials within the City. One barrier the City faces is that they have many programs and a limited number of staff. Organizing and implementing a major education effort of procurement staff, or one that would increase interaction between buyers and vendors, would put a major drain on their time. They have recognized a conference as a good way to educate users and to get increased interaction between users and vendors.

The following are recommendations for seeing increased procurement of energy efficiency in the City:

- Hold an interactive conference with City purchasers and other interested parties to increase the level of education. Include an interactive session with vendors.
- Help to build links to EPA's website
- Work with BEC staff to highlight the benefits and to help expel some of the myths of Energy Star features in office equipment. Holding educational workshop at Computer Fair events.
- Work with professional associations of procurement officials.
- Provide more detailed product-specific information in the ES Purchasing Tool Kit and setting up a web-based subscription service and email listserv as part of Tool Kit subscription. A training component was also recommended.
- Attend one of the regular purchasing agent meetings and discuss how best to work with this group on energy efficient procurement.