

MONTGOMERY COUNTY, MD

A Case Study of Energy Efficient Purchasing Practices

Prepared for the Consortium of Energy Efficiency

In Support of

**THE ENVIRONMENTAL PROTECTION AGENCY'S ENERGY STAR PURCHASING
INITIATIVE**

MONTGOMERY COUNTY, MARYLAND

Montgomery County is Maryland's most populous and affluent jurisdiction. The County is located next to the nation's capital, Washington, D.C. It includes 495 square miles of land area with elevations ranging from 52 feet to 850 feet. The topography is rolling with small hills. The County was officially established in 1776 by colonists and was named after Richard Montgomery, a general in the colonial army.

Wise energy practices are a top priority within Montgomery County. This commitment is reflected in Montgomery County's energy policy, its community involvement, and in the day-to-day operations of its departments. No where is this commitment more obvious than in Montgomery County's Department of Facilities and Services (DFS).

DFS also serves as a model within Montgomery County. The department continually strives to enhance and improve its operations regarding energy efficiency as well as improved operations regarding procurement practices. Therefore, the Consortium for Energy Efficiency (CEE) determined that conducting a case study of Montgomery County's Department of Facilities and Services would benefit municipal organizations throughout the United States.

This case study focuses specifically on the ways that DFS has incorporated energy efficiency practices into its procurement functions. As Paul Tseng, Chief, Facilities Engineering, explains, Montgomery County has developed a set of interlocking programs that make ensure that energy efficiency decisions are considered at every phase of a project's life beginning with new design through maintenance and research.

DFS operates 187 diverse building. This wide-ranging scope of responsibilities provides the DFS with an ongoing "laboratory" to test and improve resource conservation operations, including procurement functions.

Procurement issues are also critical at every step along the way in building design, renovation, retrofit, system replacement, maintenance, training, and research. In Montgomery County, the Department of Facilities Services (DFS) has left the energy procurement decisions to their internal experts, rather than delegating these decisions to a procurement official.

This strategy has led to a standardization of procurement decisions regarding various types of energy efficient equipment ranging from fluorescent lamps to insulation. It has also resulted in the development of an interagency committee mandated to work together in making decisions that include energy usage.

Montgomery County has also developed a countywide resource conservation that describes energy use in buildings throughout the county. This plan provides local governments to achieve significant reductions and savings in energy use. Montgomery County provides a blue print for other municipal organizations to incorporate effective energy efficient practices and procedures.

“All municipal organizations have policy statements regarding energy efficiency. But, we have implementation and enforcement. Architects and engineers are shocked to see that we actually enforce the standards (for energy efficiency), and that we know more about it than they do.”

Montgomery County’s Department of Facilities and Services (DFS) illustrates both the capabilities and opportunities that exist when municipal governments have the mission, the organizational structure, and the daring to make energy efficiency an organizational priority. This case study also shows that even the best organizations still have difficulties implementing good ideas and practices across divisional or agency boundaries.

In summary: Montgomery County illustrates strategies that municipal governments can use to reduce energy costs and conserve resources by considering energy efficient equipment at every step within the selection and procurement process.