

CEE Case Study: University of California at San Francisco

Quotes

“UCSF is committed to being a responsible environmental citizen. We try to provide our faculty and students with most current tools on how to be responsible in their practices.”

Katherine Riordan, UCSF Public Affairs

“We’ve taken advantage of utility restructuring on both our electricity and gas contracts, and have seen extensive savings. We are replacing inefficient older HVAC systems and doing extensive lighting retrofits. The potential savings could easily be \$2.5 million for lighting alone.”

Dave Bohler- Facilities Management, Energy Manager

“Thank you for the educational opportunity provided to myself and our faculty regarding energy efficiency. I was so inspired, I am going to start a “green tips” newsletter for our Daybreak newservice.”
UCSF staff person from Conference participant survey.

“We find that most computer users are unaware of Energy Star features...the only company that we see that sends computers with the Energy Star features enabled is Apple computers.”

Keith Braxton- The Source

Facts

- UCSF is considered to be the single largest energy user in San Francisco.
- Roughly \$70 million is spent on energy campus-wide, with \$20 million spent on lighting costs.
- There is currently an estimated savings of \$2 - 2.5 million for lighting retrofits alone.

Overview

The University of California, San Francisco (UCSF) is unique from other Institutions of higher learning, as it has approximately 16,000 faculty and staff and only 3,000 students. The University occupies 12 sites plus dozens of smaller leaseholds in San Francisco and the northern Peninsula. Approximately two-thirds of all UCSF space is located at the largest site, Parnassus. In total, they occupy approximately 5 million gross square feet in owned and leased facilities. UCSF accounts for about 25,000 jobs in the Bay Area, and contributed over \$1.2 billion to the Bay Area economy in 1994-95.

UCSF currently has a facilities proposal for major repair and replace program for existing buildings and a for a new campus program. The new campus will be located in the Mission Bay area of San Francisco. The total gross square feet that UCSF occupies will grow to roughly 8.3 million by 2012. The estimated cost for the facilities proposals approaches \$900 million for the existing sites, and another \$1 billion for the new site.

Findings

Aside from the needed office equipment, UCSF purchases a large amount of refrigerators and freezers for its research labs. Purchasing on campus is very decentralized. Even purchases over a \$2,500 limit have very little policy attached; it is generally up to the user to specify and purchase products (other than lighting and HVAC systems). There is rarely a specific buyer within a given department, although most of the department seem to have at least one staff member as a focal point for purchasing. While some staff within

the department are required by the department to go through this designated buyer, not all staff need follow this procedure.

The main barrier to energy efficiency is an educational one; with the decentralization of purchasing, most buyers are not aware of energy efficiency benefits. Even the building operators and architects used in new and retrofit programs are not usually aware of energy efficiency benefits, a lack FM is currently trying to overcome. Facilities Management is very concerned with energy efficiency on campus, and makes a concerted and educated effort to increase the efficiency of campus buildings, not because of guiding policy, but because they believe it makes good business sense. The Public Affairs department is also concerned in presenting an environmental image, and has been involved in a variety of efforts relating to environmental awareness.

Recommendations

The following opportunities would help benefit UCSF energy efficiency efforts:

- Hold an conference that is interactive in nature, to enable attendees to focus on issues they are facing in energy efficiency procurement, and help overcome these issues.
- Host an energy-efficiency workshop, directed at procurement officials and building operator at the PG&E Energy Center. A tour of an energy efficient office building, led by the building facility manager could be held in conjunction with the workshop.
- Participate in educational forums and workshops with vendors. Well informed vendors are an influential force in selling the value of efficiency to their customers.
- Hold an educational workshop at UCSF Computer Fair, Earth Day etc..
- Work with local chapters of professional associations of procurement officials to raise awareness of Energy Star products in all categories.
- Work with Information Systems (the campus computer group) to help educate computer maintenance staff to enable Energy Star features on computers.
- An aggregate purchasing group would reduce the overall cost of the products being purchased, thus lend to purchasers participating in an aggregate program. Energy efficiency would be built in to the specifications for the products being purchased.