



# CITY OF LODI

# COUNCIL COMMUNICATION

**AGENDA TITLE:** Public Benefits Program – Comprehensive Engineered Analysis/Energy Assessment of City of Lodi public structures and facilities (\$42,000)

**MEETING DATE:** May 19, 1999

**PREPARED BY:** Electric Utility Director

**RECOMMENDED ACTION:** That the City Council approve a Public Benefits Program expenditure in an amount not to exceed \$42,000.00. The funds will be utilized for a detailed energy assessment or "Comprehensive Engineered Analysis" on designated City of Lodi public buildings and other public facilities. The report will be prepared by Energy Masters International, Inc. (EMI).

**BACKGROUND INFORMATION:** The City of Lodi's Public Benefits Program is comprised of four segments or customer groups: commercial/industrial, residential, community/non-profit, and municipal.

To date, several Public Benefits Program grant requests have been approved by the City Council. This particular expenditure, not to exceed \$42,000.00, is specifically designated under the municipal category. In an effort to clearly identify existing electric energy consumption at various city-owned and -operated structures and facilities, it is recommended that we embark upon a highly detailed energy assessment, commonly referred to as a "Comprehensive Engineered Analysis." (Please see Attachment 'A' for the designated buildings, structures and/or facilities to be incorporated in this first round energy assessment report). Currently, the City of Lodi expends in excess of \$800,000 per fiscal year on the cost of electricity, not including enterprise accounts.

Upon completion, the report will include: project design/scope of work, engineered energy conservation recommendations/measures, precise energy savings calculations, financial analysis/ payback, detailed project costs, and computerized energy efficiency models. The "Comprehensive Engineered Analysis" is the essential first step prior to the actual implementation of identified energy saving measures or applications. Similar reports have been produced for a number of commercial/industrial customers in recent months. These reports serve as the basis for a customer determining the merit of proceeding with the installation of proposed energy conservation measures.

The City of Lodi Electric Utility, having been involved in a series of "Comprehensive Engineered Analyses" with energy partner EMI since November of last year, respectfully recommends approval of this funding request as a qualifying component under the City of Lodi's Public Benefits Program.

**FUNDING:** 160604 – Public Benefits Program Fund (Category- Demand-side Management)

**FUNDING AVAILABLE:** Vicky McAthie  
Vicky McAthie, Finance Director

**Prepared by:** Rob Lechner, Manager  
of Customer Programs

Alan N. Vallow  
Alan N. Vallow  
Electric Utility Director

ANV/RL/1st

**APPROVED:** Janet S. Kater for DF  
H. Dixon Flynn -- City Manager

**Attachment 'A' – Public Benefits Program; City of Lodi Council Communication,  
May 19, 1999**

**Description:**

In consultation with several City of Lodi representatives, as well as energy partner EMI, it is recommended that the following City of Lodi public buildings and facilities be incorporated in the first round "Comprehensive Engineered Analysis" or detailed energy assessment:

- City Hall
- City Hall Annex
- Carnegie Forum
- Hutchins Street Square
- Library
- Fire Station #2
- Fire Station #3
- Public Safety Building ("Courts" only)
- Municipal Service Center ("Equipment Maintenance Building" only)
- White Slough Wastewater Treatment Facility
- Parks & Fields (includes all external lighting & on-site buildings/structures)
- Sewer/water/storm drain and pumping station facilities

These structures and facilities were identified for a first round "Comprehensive Engineered Analysis" because they are considered "static" in nature (the current occupancy and use of these buildings and facilities will stay consistent for the foreseeable future). Other structures, such as the downtown fire station, may undergo renovation or other options in the near future.

\*Note: Energy Masters International (EMI) was selected in 1995 by the Northern California Power Agency (NCPA) to serve as an energy services company to NCPA's 11 member municipally-owned electric utilities in northern California. EMI competed with dozens of other energy service companies in a competitive bidding process.

RESOLUTION NO. 99-77

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING THE CITY  
MANAGER TO APPROVE A PUBLIC BENEFITS PROGRAM EXPENDITURE  
FOR THE "COMPREHENSIVE ENGINEERED ANALYSIS" ON DESIGNATED  
CITY OF LODI PUBLIC BUILDINGS AND OTHER PUBLIC FACILITIES, TO BE  
PREPARED BY ENERGY MASTERS INTERNATIONAL, INC.

WHEREAS, the State has mandated that beginning January 1, 1998, the City of Lodi is obligated to fund various programs through a Public Benefits Charge (PBC) based on a historical electric revenue requirement; and

WHEREAS, the requirement amounts to approximately \$1M per year that must be dedicated to qualifying programs such as energy efficiency. A further stipulation is that these efforts must be done on the customer's side of the meter in order to qualify; and

WHEREAS, the City of Lodi's Public Benefits Program is comprised of four segments or customer groups: commercial/industrial, residential, community/non-profit, and municipal; and

WHEREAS, this request for a Public Benefits grant is specifically designated under the municipal category; and

WHEREAS, in an effort to clearly identify existing electric energy consumption at various City-owned and operated structures and facilities, it is recommended that the City embark upon a highly detailed energy assessment, commonly referred to as a "Comprehensive Engineered Analysis"; and

WHEREAS, the Electric Utility Department recommends approval of this funding request as a qualifying component under the City of Lodi's Public Benefits Program; and

WHEREAS, the Electric Utility Department recommends that the City provide a Public Benefits Program expenditure in an amount not to exceed \$42,000.00 for the "Comprehensive Engineered Analysis" on designated City of Lodi public buildings and other public facilities, to be prepared by Energy Masters International, Inc.

BE IT RESOLVED, that the Lodi City Council hereby authorizes the City Manager to approve a Public Benefits Program expenditure in an amount not to exceed \$42,000.00, for the "Comprehensive Engineered Analysis" on designated City of Lodi public buildings and other public facilities, to be prepared by Energy Masters International, Inc.

Dated: May 19, 1999

I hereby certify that Resolution No. 99-77 was passed and adopted by the Lodi City Council in a regular meeting held May 19, 1999 by the following vote:

- AYES: COUNCIL MEMBERS – Hitchcock, Mann, Nakanishi, Pennino and Land (Mayor)
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – None

  
ALICE M. REIMCHE  
for City Clerk  
99-77