

**CITY OF SAN DIEGO  
REBUILD AMERICA ACTION PLAN**

**PRIORITIES & MANAGEMENT**

**Vision Statement**

San Diego will lead the region in environmental conservation and resource management in the 21st century by creating partnerships with government agencies, community groups and businesses to develop and implement programs that foster an environmental conservation ethic in the community, significantly reduce energy consumption, and encourage a transition to the use of renewable energy sources.

**Management Approach**

The Environmental Services Department (ESD) will take the lead and establish partnerships. Initial efforts will focus on: (1) retrofitting City facilities; (2) promoting “green building” design standards for new construction; and (3) addressing the vehicle fleet & infrastructure, including water & wastewater pumping, street lights, and signalization. All efforts will emphasize savings from energy efficiency and increased maintenance-friendliness. The existing Energy Task Force will be reorganized to steer this program and initiate action. Partnerships will be established with City Departments in the Public Works Business Center, the Real Estate Assets Department, Water Department, and Metro Waste Water Department, San Diego Housing Commission, SDG&E, and the San Diego Regional Energy Resource Office, USDOE and others.

**Service and Marketing Strategy**

Program objectives will be incorporated in the maintenance, renovation, and new construction of city facilities, as well as non-building applications to provide a “model of success” which can be expanded citywide. Educational and outreach efforts will be carried out by the ESD with support from the San Diego Regional Energy Resource Office and SDG&E. Facilities to be included in the project will be prioritized by the Energy Task Force.

**Business Plan**

A Program Manager and staff will be initially funded by the City from energy cost savings. Technical assistance, grants and incentive funding will be developed with the partnership members to facilitate expansion of the program. Programs will be carried out by ESD, the Facilities Maintenance Division of the Real Estate Assets Department, the Technical Services Section of the Housing Commission, and the Equipment Division of the Transportation Department for conversion of the city’s heavy duty vehicle fleet.

**GOALS AND OBJECTIVES**

**Targets and Time Frame**

- C Existing Buildings
  - 5 downtown facilities (891,000 sq. ft.) Will be improved within 2 years
  - Remaining City facilities using 150,000 KWHrs/years or more (approx. 1.6 million sq. ft.) will be improved within 5 years.
- C New Buildings and Housing
  - “Green Buildings” standards for new city facilities will be promulgated within 1 year
  - Performance standards for low income housing acquisition promulgated within 2 years
- C Non-Building Applications
  - 42 heavy trucks using LNG within 2 years
  - Total of 60 heavy trucks using LNG within 3 years

- 57 additional heavy trucks evaluated for alternate fuels or technology within 5 years
- Efficient motors & management in water & waste water
- Advanced technology in signalization within 1 year

**Average Savings Rates**

- C 25% average energy efficiency improvement in existing city facilities
- C 40% average energy efficiency improvement in new buildings constructed to “Green” standards
- C 50% reduction in emissions from vehicles in the heavy truck fleet converted to dual fuel (LNG), with LFG methane
- C 15% reduction in energy used for water pumping
- C 40% reduction in energy used for traffic signals within 1 year, along with 40% reduction of pollutants (3660 tons) and \$460,000 annual savings.

**Investment and Return**

- C \$3.0 million capital investment in retrofits and Green Building features over 5 years with average simple payback of 5 years or less
- C \$1.5 million capital investment (grant funded) in vehicle fleet systems
- C \$5.0 million capital investment in water pumping systems improvements over 5 years with average simple payback of 3 years
- C Total combined annual savings of \$2.0 million, with average ROI of about 25%

**Sources of Capital**

- C A combination of in-house capital, lease, lease-purchase and ESCo investments will be used as primary sources of financing, with off-balance sheet financing to be used wherever feasible
- C Similar arrangements combined current CIP or FBA capital to leverage internally funded capital projects
- C Vehicle fleet conversions financed through both internal funds and available grant monies
- C Utility incentives, rebates and bulk purchasing applied as available and appropriate for both building and fleet improvements
- C Start-up operating funds provided by the City, with continuing activities sustained through a share of energy costs savings, fees-for-service, or other such alternatives

Typed by  
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