



AGENDA

ADJOURNED REGULAR MEETING OF THE CITY COUNCIL

**April 27, 2017
5:00 P.M.**

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

***William K. Rounds, Mayor
Jay Sarno, Mayor Pro Tem
Richard J. Moore, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember***

Public Comment: The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports, and supplemental attachments, are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m.-5:30 p.m., Monday-Thursday and every other Friday Telephone (562) 868-0511.

1. CALL TO ORDER

2. ROLL CALL

Richard J. Moore, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember
Jay Sarno, Mayor Pro Tem
William K. Rounds, Mayor

CITY COUNCIL

STUDY SESSION

3. Energy Efficiency Feasibility Assessment Study

Recommendation: That the City Council:

- Accept the findings and recommendations of the Energy Efficiency Feasibility Assessment completed by CLIMATEC; and
- Authorize the City Engineer to solicit proposals to perform an Energy Services Audit and identify Energy Efficiency Projects for Implementation; or
- Receive and file the Energy Efficiency Feasibility Assessment completed by CLIMATEC.

CLOSED SESSION

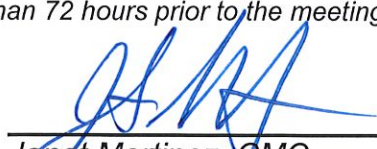
4. CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

Subdivision (d)(1) of Section 54956.9

Name of Case: City of Santa Fe Springs; and City of Santa Fe Springs Community Development Commission Successor Agency v. California State Dept. of Finance, et al

5. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Janet Martinez, CMC
City Clerk

April 20, 2017
Date



City of Santa Fe Springs

City Council Meeting

April 27, 2017

STUDY SESSION

Energy Efficiency Feasibility Assessment Study

RECOMMENDATION

That the City Council take the following actions:

- Accept the findings and recommendations of the Energy Efficiency Feasibility Assessment completed by CLIMATEC; and
- Authorize the City Engineer to solicit proposals to perform an Energy Services Audit and identify Energy Efficiency Projects for Implementation; or
- Receive and file the Energy Efficiency Feasibility Assessment completed by CLIMATEC.

BACKGROUND

Pursuant to authorization by the City Council, CLIMATEC performed, at no cost to the City, an Energy Efficiency Feasibility Assessment study of the City's infrastructure. The assessment was performed in connection with the City's overall strategy to reduce operating costs through efficiencies and improved technologies.

CLIMATEC performed its assessment by analyzing the City's utility bills (water, gas, and electricity) and usage at City buildings, parks, street lights and water facilities. Pursuant to this assessment, CLIMATEC determined that the City has an opportunity to reduce energy usage and maintenance costs by implementing new energy-efficient equipment. Further, CLIMATEC is proposing that these infrastructure improvements would be self-funded from the energy cost savings and would not require up-front capital from the City.

CLIMATEC will present to the City Council Study Session the Energy Efficiency Feasibility Assessment and opportunities for infrastructure improvements to reduce energy usage and operating costs. CLIMATEC will also identify potential next steps pursuant to City Council direction.


Thaddeus McCormack
City Manager

Attachments:

CLIMATEC PowerPoint Presentation

Report Submitted By: Noe Negrete
Department of Public Works

 Date of Report: April 20, 2017



ENERGY EFFICIENCY FEASIBILITY ASSESSMENT



April 27, 2017

BACKGROUND

Current Conditions

- HVAC – Upgraded 2011 with EECSBG Funds
- Antiquated Lighting Systems
- Stand Alone Control - HVAC & Irrigation & Street Lights
- HPS Street Lighting
- Solar is now a Viable Opportunity

Feasibility Assessment

- ✓ Analyze Utility Costs
- ✓ Determine Needs
- ✓ Recommend Technologies
- ✓ Model Economics
- ✓ Review Funding Sources

HOW ARE ENERGY PROJECTS TYPICALLY PROCURED?

Energy Efficiency Projects:

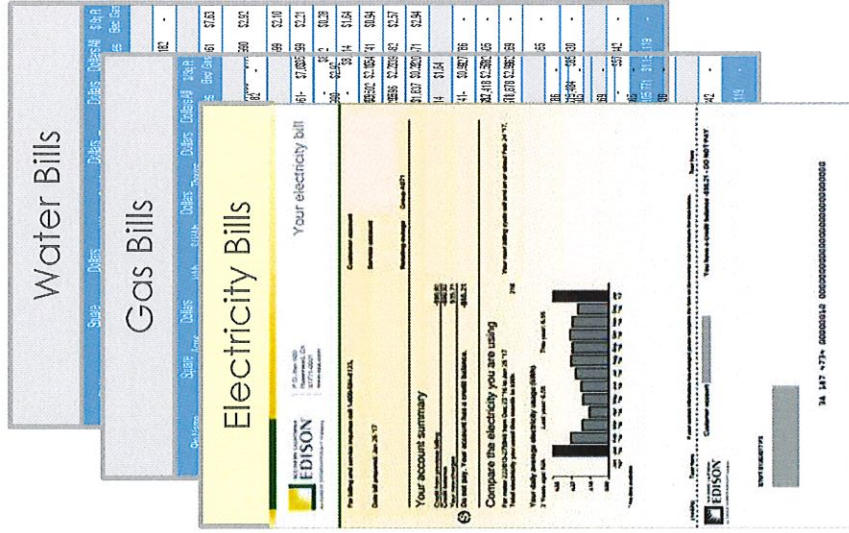
- 1984 – Enabling Legislation (CA Code 4217)
- Encourages Public Agencies to be Energy Efficient
- Removes Obstacles to Conservation
- Provides Accountability for Project Success

Scope – Price – Savings

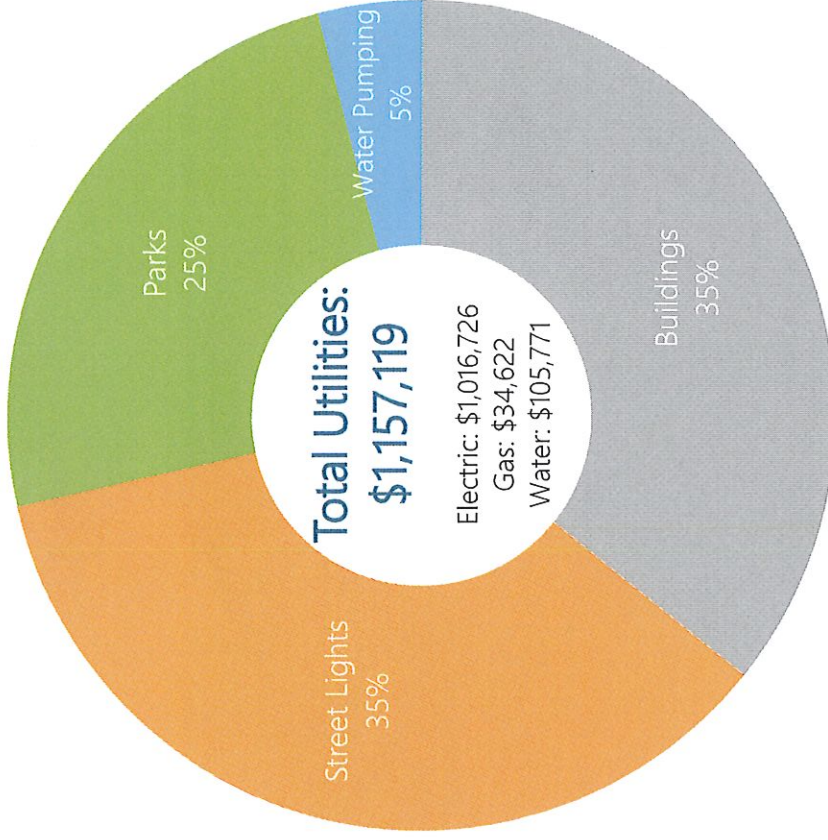
RFP Requirements:

- Comprehensive Approach
- Budget Neutral – No Capital Required
- Two Step Process → Audit + Implementation
- Savings Must Be Guaranteed
- Include a Funding Solution

UTILITY ANALYSIS



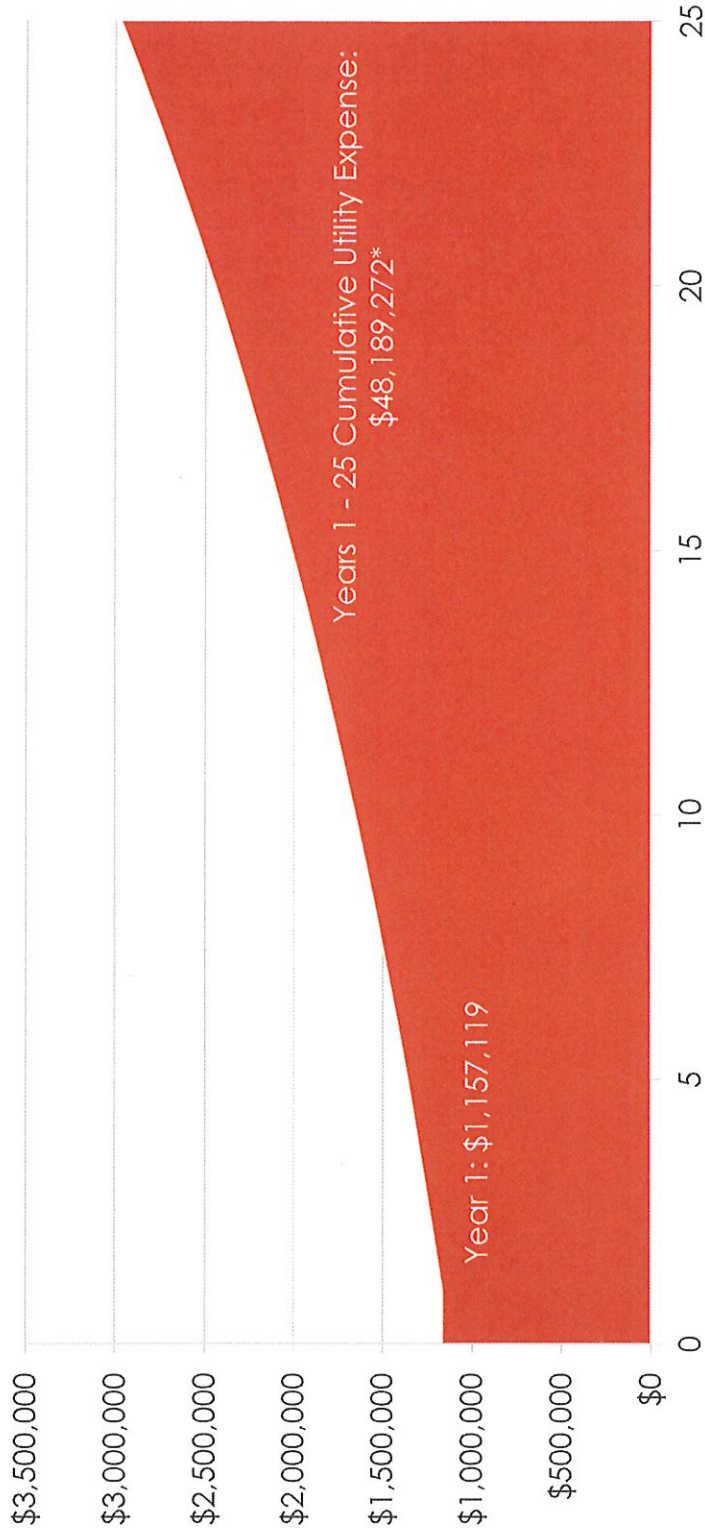
OVERALL UTILITY DISTRIBUTION



UTILITY ANALYSIS

What's at Risk in Maintaining the Status Quo?

PROJECTED ELECTRIC EXPENSE: CITY OF SANTA FE SPRINGS

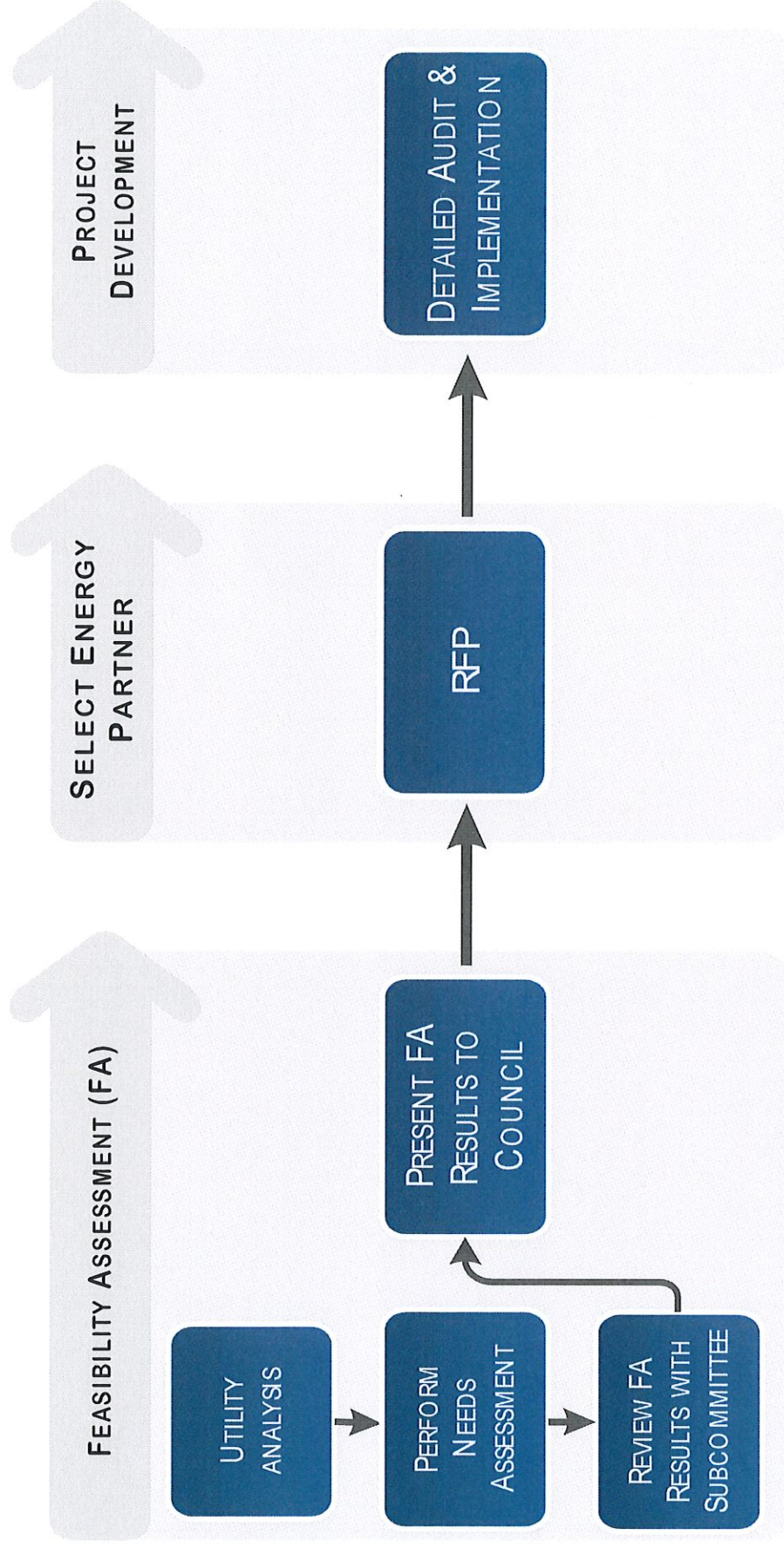


* Assumes a 4% Annual Electric Utility Rate Increase (per CEC guidelines)

SELF-FUNDING IMPROVEMENTS



PROGRAM FLOW CHART

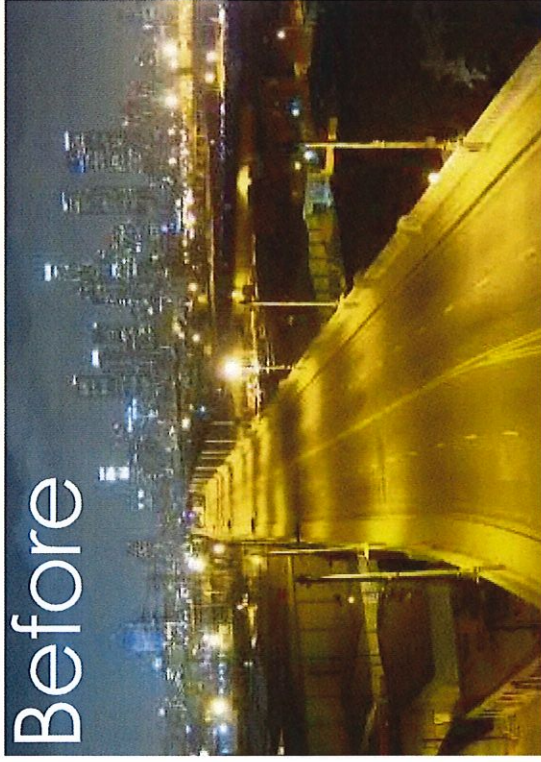


STREET LIGHT UPGRADES

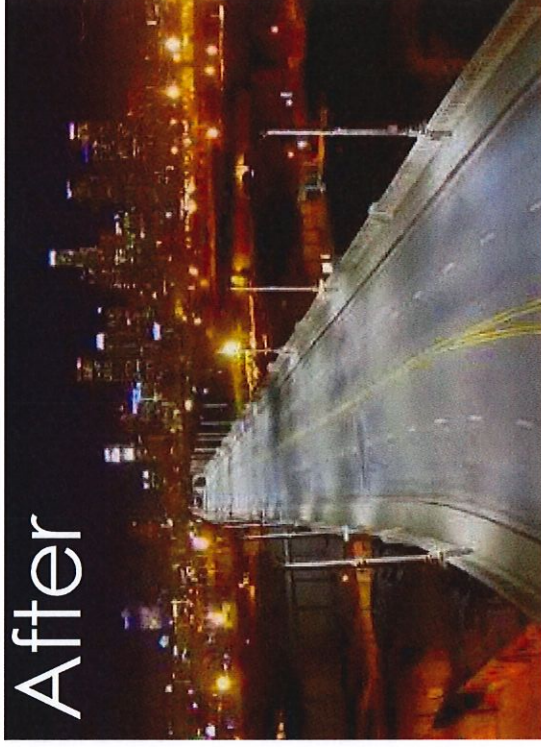


- Improved Brightness
- Better Light Distribution
- Dimmable
- **50% Energy Reduction**

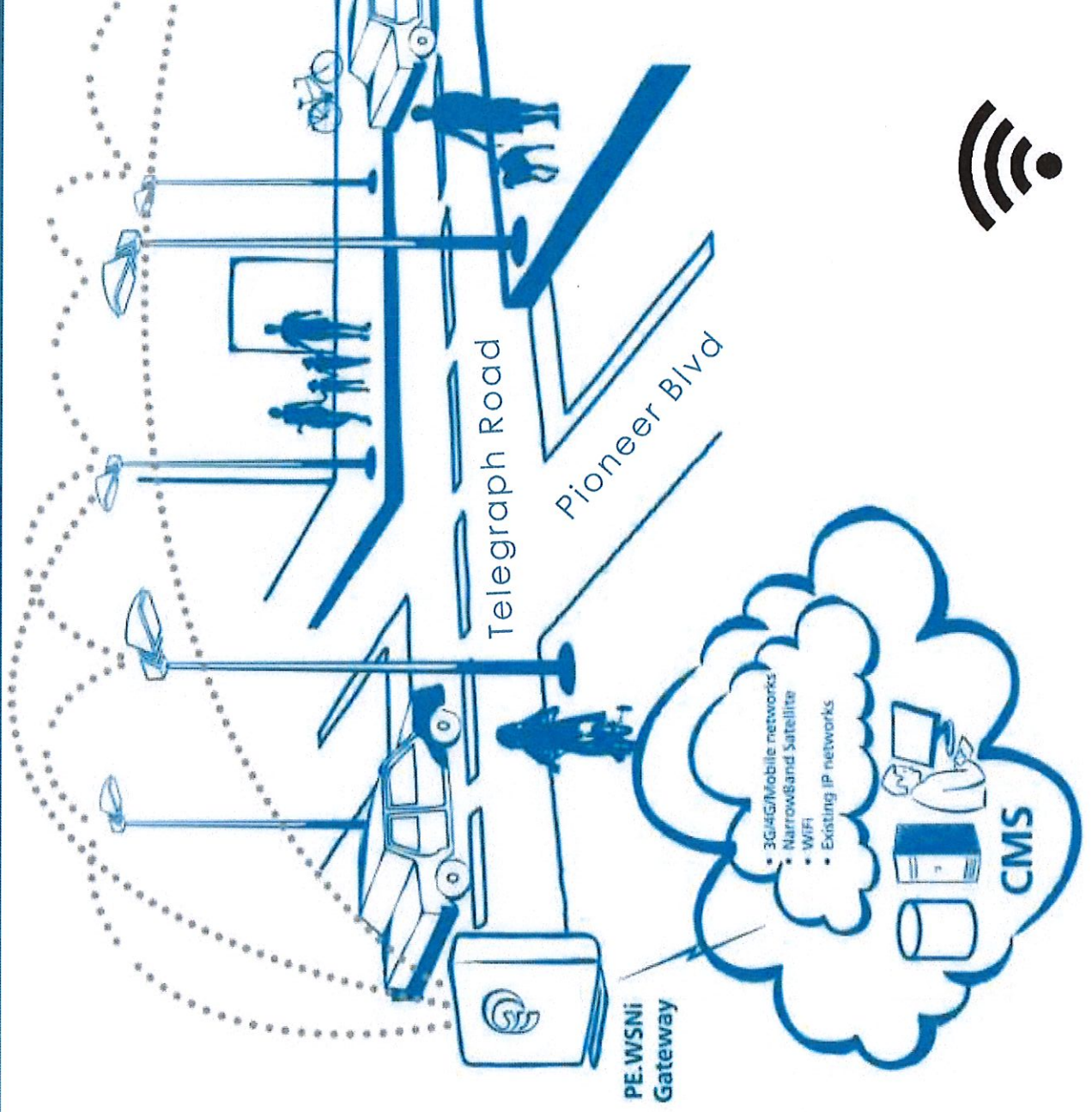
Before



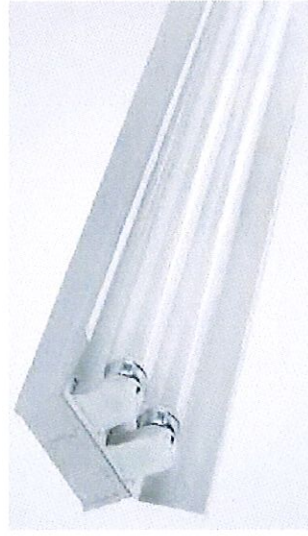
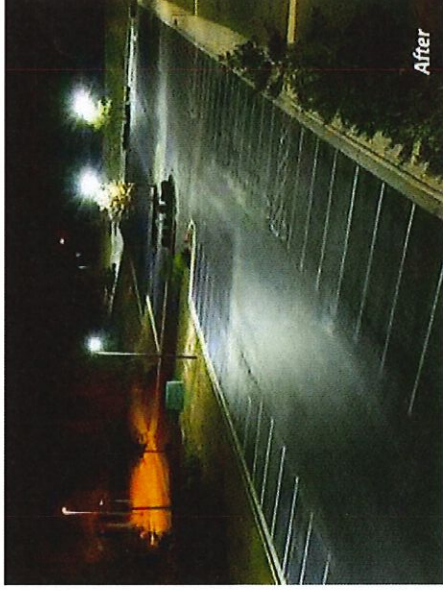
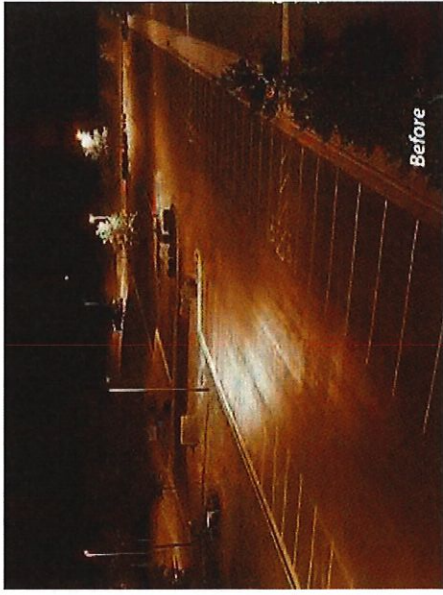
After



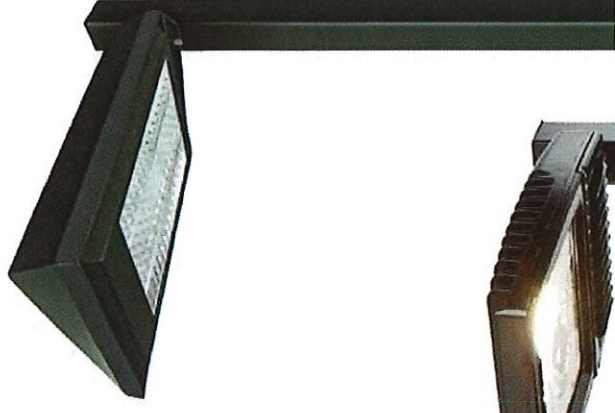
Wireless Outdoor Lighting Management



LIGHTING



LED Lighting
Upgrades



BUILDING AUTOMATION SYSTEM



HVAC Control Upgrades

MECHANICAL UPGRADES

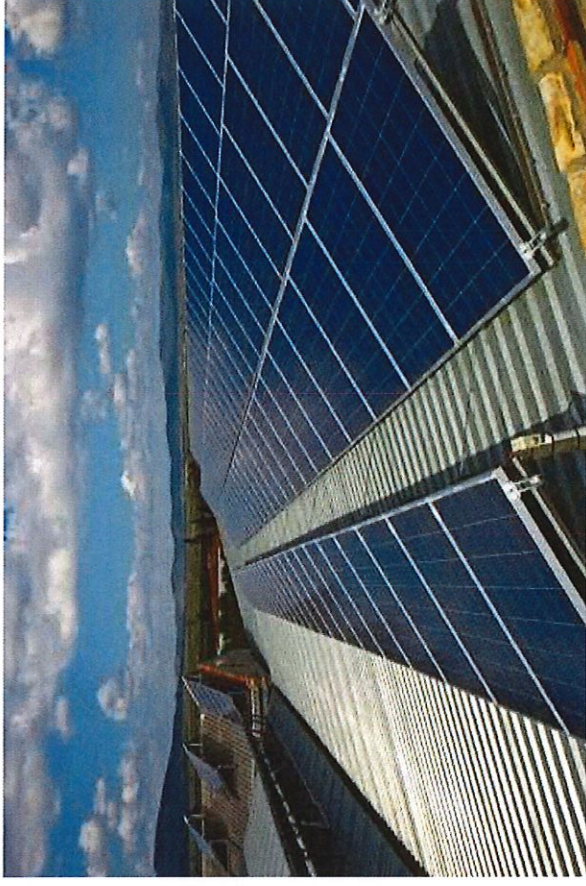


High Efficiency HVAC Units



High Efficiency Water Pump

SOLAR PHOTOVOLTAIC



- * Potential for Solar PV
at Seven (7) Sites

Fire Station No. 1

Los Nietos Park/ Activity Center

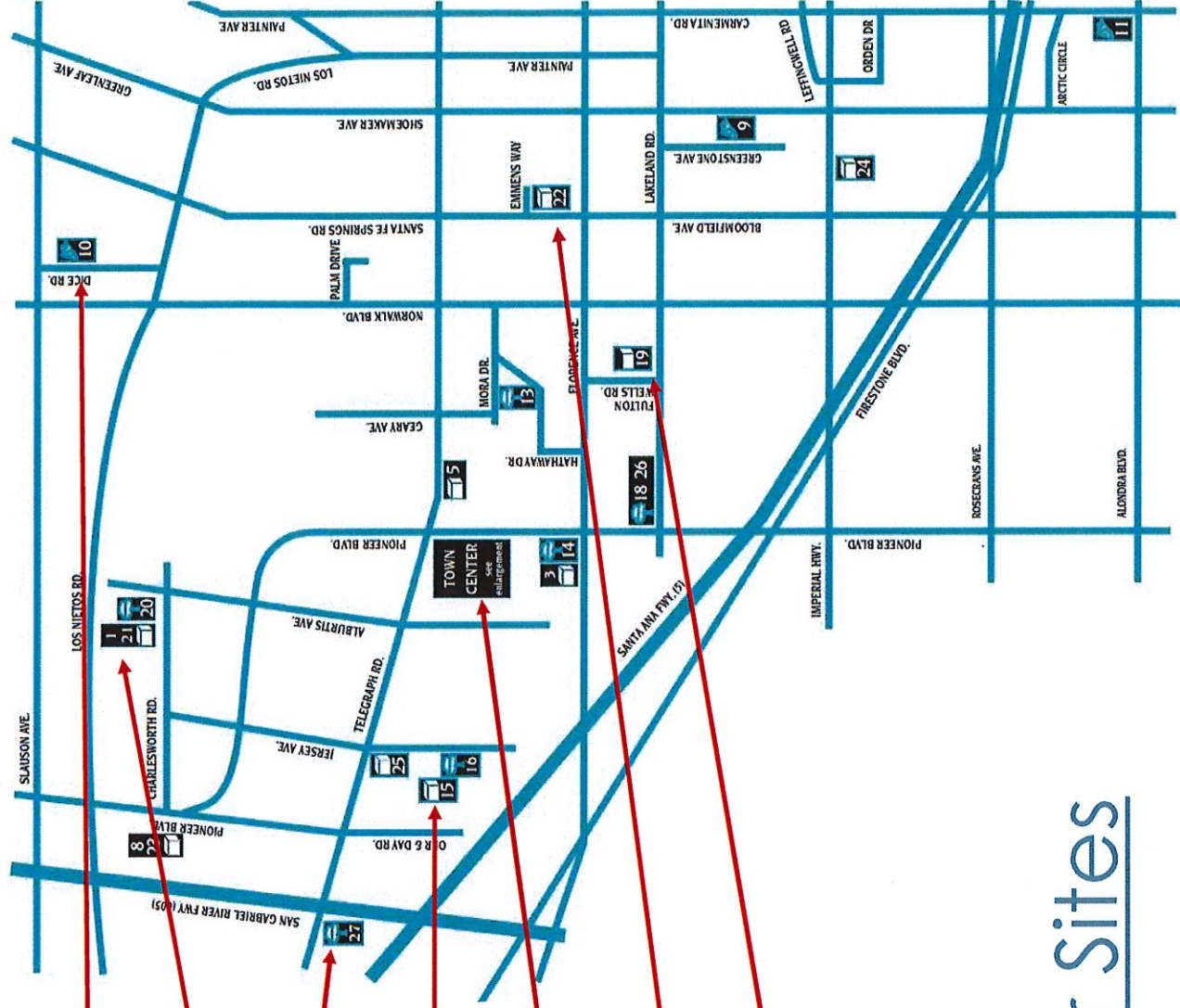
Athletic Fields

Lake Center Park/ Wilson Center

Civic Center

Muni Service Yard

Little Lake Park

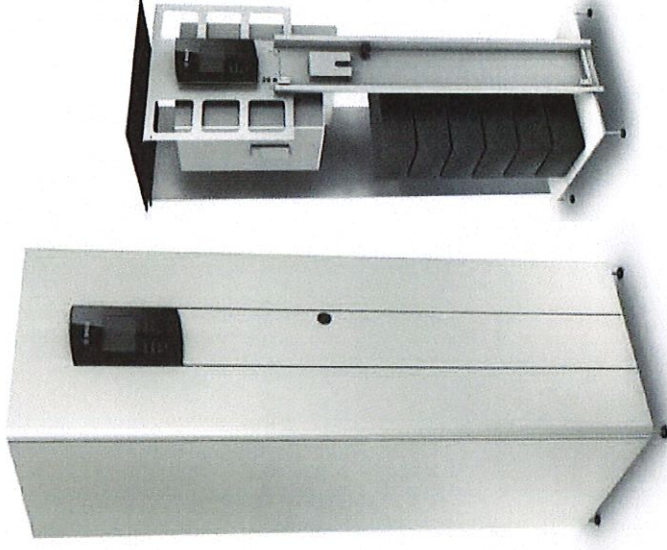


Potential Solar Sites

OTHER RENEWABLE OPPORTUNITIES

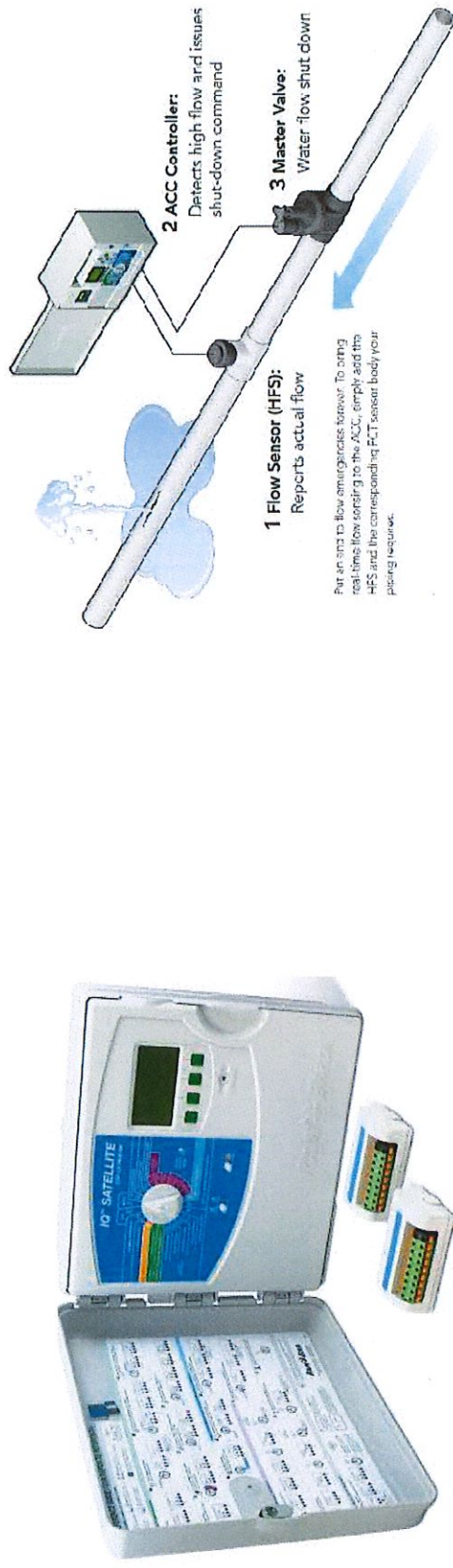


Aquatics Center – Pool Heating
Using Solar Thermal Heated Water



Civic Center - Demand Reduction
Using Battery Storage

IRRIGATION CONTROL



Smart Meters, Irrigation Control
Upgrades, & Flow Sensing & Control

SUMMARY OF FACILITIES NEEDS

	Lighting				Street Lighting				HVAC		Renewable Energy		Water System							
City of Santa Fe Springs	High Efficiency LED Interior Lighting	High Efficiency LED Exterior Lighting	Parking Lot Lights Retrofitted to LED (8-Level)	City Park Lights Retrofitted to LED	Spots Courts Retrofitted to LED	Occupancy Based Lighting Controls	Street Lights (LS-2) Retrofitted to LED	Safety Street Lighting (Intersections) Retrofitted to LED	Signage Lighting (Intersections) Retrofitted to LED	Street Name Signage	Wireless Outdoor Lighting Control System (Scheduling + Dimming)	Building Automation Controls Upgrade (Web-Based)	HVAC Unit Replacement	Solar PV Generation	Battery Storage	Solar Thermal Hot Water	Weather-Based Irrigation Controllers	Flow Sensing & Control	Water Pump Retrofits / Replacement	Water Meter Replacement AMR/AMI
Facilities																				
Aquatic Center	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Civic Center / Plaza	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
City Hall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Library	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Town Center Hall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fire Station #4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Clarke Estate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fire Station #1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fire Station #2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fire Station #3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Municipal Services Yard	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Neighborhood Center (Gus Velasco)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Police Services Center	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heritage Park - Office/ Barn/ Depot	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lakeview Park - Childcare	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lake Center Park - Wilson Center	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Los Nietos Park - Childcare/ Activity Ctr	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Little Lake Park - Recreation Center	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Parks/ Fields																				
Lake Center Park	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Little Lake Park	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Los Nietos Park	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Santa Fe Springs Park	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heritage Park	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lakeview Park	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Davenport Parkette	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Longworth Parkette	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Santa Fe Springs Athletic Fields	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Street Lighting																				
Citywide Street Lights								✓	✓	✓	✓									
MULTICIRCUITS																				

POTENTIAL FUNDING SOURCES

- ✧ Utility Programs
 - Rebates / Incentives
 - OBF: On-Bill Funding
- ✧ Grants
- ✧ Guaranteed Utility Savings
- ✧ Energy Project Financing: 3.0% (+/-) / 15 years
- ✧ Clean Renewable Energy Bonds: 1.5% (+/-) / 20 Years

ANTICIPATED PROJECT ECONOMICS

Estimated Project Size \$ 5.5 M - \$ 6.0 M

Estimated Lifecycle Savings \$10 M – \$12 M

No Upfront Capital Required \$0

NEXT STEPS

City Issues RFP for Energy Services/
Selects Energy Services Partner

June 2017

Detailed Energy Audit Performed

July 2017

City Awards Implementation Contract

September 2017

Construction Begins

October 2017