

Program #78208 - Facilities Utilities 4/21/2021

Department: County Assets **Program Contact:** Christian Solsby
Program Offer Type: Internal Service **Program Offer Stage:** As Proposed
Related Programs:
Program Characteristics:

Executive Summary

This program accounts for the energy and utility costs incurred at County facilities that include electric, natural gas, water, sewer and waste/recycling; and is managed by a position in the Facilities and Property Management (FPM) Director's Office that monitors, evaluates, approves payment, and recommends strategy for reducing utility expenses in an ongoing effort to increase operating efficiencies and decrease the financial impact on critical County programs and services.

Program Summary

FPM continually evaluates energy and utility consumption across the County to identify anomalies, maximize saving energy opportunities and minimize expenses. Electric utilities constitute about half of the utility expenses followed by water/sewer, natural gas and waste/refuse. FPM continues to work with the Office of Sustainability to educate building occupants on the value of resource conservation. The Energy and Utility Specialist in the Director's Office works with industry partners who include the Energy Trust of Oregon, Oregon Department of Energy and the City of Portland to address operating efficiency and capture incentives for energy savings measures.

Utility rates fluctuate from year to year based on the availability of energy resources. While they generally increase in line with the cost of inflation over time, they can vary based on other economic factors. FPM implements energy and water efficiency projects in collaboration with building occupants to reduce consumption and achieve Climate Action Plan goals. The Board of County Commissioners has resolved to purchase 100% of electricity through renewable energy sources. The FY 2022 utility rates continue to include the cost of purchasing renewable energy credits.

Climate change has an adverse impact on the county's most vulnerable populations and on communities with more diversity and people of color in particular; and commercial utility facilities produce a substantial amount of carbon emissions that lead to climate change. The impact of climate change on racial and economic justice drives FPM efforts to conserve natural resources, and Energy Use Intensity and Carbon Emissions metrics help show how it is doing in goals to address climate change. FPM is working with other Department of County Assets groups to include more people in energy management decisions, through the formation of an FPM Energy Team, and a DCA Carbon Reduction Team that will work to reflect community priorities in department investments.

Performance Measures

Measure Type	Primary Measure	FY20 Actual	FY21 Budgeted	FY21 Estimate	FY22 Offer
Output	Energy Use Intensity (Energy use per square foot)	71.8	69	70	69
Outcome	Percent reduction in carbon emissions	4.5%	3%	3%	3%

Performance Measures Descriptions

Output: Energy Use Intensity reflects the energy consumption per square foot in County facilities. A declining rate demonstrates increased operating efficiency.
Outcome: The Department of County Assets established a goal to reduce greenhouse gas emissions by 3% annually.

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2021	2021	2022	2022
Materials & Supplies	\$0	\$6,334,630	\$0	\$6,200,000
Total GF/non-GF	\$0	\$6,334,630	\$0	\$6,200,000
Program Total:	\$6,334,630		\$6,200,000	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Other / Miscellaneous	\$0	\$5,600,770	\$0	\$5,403,147
Service Charges	\$0	\$0	\$0	\$1,112
Total Revenue	\$0	\$5,600,770	\$0	\$5,404,259

Explanation of Revenues

Facilities Operating Fund programs such as this one are supported primarily by internal service revenue from County departments, with less than 5% of revenue from external customers. Revenue is budgeted to best reflect accounting system behavior for the fund, and so budgeted revenue and expense may not match for a specific program offer. However, budgeted revenue and expense for the fund balance across program offers.

Significant Program Changes

Last Year this program was: FY 2021: 78208 Facilities Utilities Pass Through

To reduce COVID-19 transmission, HVAC systems now circulate more outside air throughout County buildings, which increases energy needed for heating and cooling; and FPM has installed more robust filters in building HVAC systems, which increase energy needed to circulate air. Reduced heating and cooling requirements from reduced building occupancy with teleworking appears to have sufficiently contained the costs within the adopted budget; however this will be an item to watch as employees and services return to County buildings in the future.