

NCBC 2005 – Session 18 Program Description

Los Angeles County Internal Services Department, Southern California Edison, and Southern California Gas Company Energy Efficiency Partnership Program

Presented by R. Anthony Pierce, SCE

The retrocommissioning element of this California Public Utilities Commission-approved partnership program is a \$1.2 million project to initiate retrocommissioning (RCx) services for facilities owned and operated by the County of Los Angeles. The program is jointly administered by Southern California Edison, Southern California Gas Company and the County of Los Angeles. The two-year program commenced in 2004 and is scheduled to be completed by December, 2005. The RCx project scope addresses HVAC systems at ten County buildings.

Initially, the Partnership considered various RFQ/RFP models to procure RCx services for the County's large (3.5 million gross square feet) and diverse building stock. The selected strategy was considered to provide the best opportunity to achieve the program element's energy and electricity demand savings goals at a reasonable market price.

Pre-qualified buildings were divided into eight manageable groups on the basis of building function, geographic vicinity, HVAC system types, maintenance staff and aggregate size. Also, the Partnership desired to make use of the County's internet-based, real-time Enterprise Energy Management Information System (EEMIS) utilizing over 2,000 building control points. The EEMIS shall be used to monitor the operating characteristics and performance of the HVAC systems during the RCx process and afterward in order to realize persistent RCx savings.

The County's abundant facility knowledge allowed the Partnership to specify the scope of work for each building. Fixed-price bids were requested for each building group and bidders were invited to bid on any number of the building groups. The project tasks include Energy Benchmarking, Pre-functional and Functional Performance Tests, RCx Report Development, and Training Manual development and presentation.

A mandatory pre-bid conference attracted fifteen qualified RCx providers and nine firms submitted proposals. Some bid on one building group while others bid on six groups. After a bid review process that addressed many criteria in addition to the bid price, three initial building groups were awarded to a firm that clearly demonstrated technical competence, well qualified teams, and an understanding of the customers' needs. At the time of award, cost goals and RCx building square footage were updated based on the selected proposal. In return, an expectation of greater savings per square foot of facility and better operating systems are anticipated. The results of this RCx project, including the resultant savings, shall be available in 2006.