



Turning Energy Efficiency into Civic Pride

COUNTY OF SAN DIEGO

Key Highlights

▶ Program Participation:

- Savings By Design
- Sustainable Communities Program
- Energy-Efficiency Partnership Program

▶ Steps Taken:

- Design and construction of new County Operations Center will include:
 - Six, four-story office buildings
 - 20,000 square-foot conference center/cafe
 - Two multi-level parking structures
 - SDG&E®-owned photovoltaic system on parking structure
 - New central plant for A/C and electrical service

▶ kWh Saved =

2,051,246 annually for two office buildings and parking structure

▶ \$ Savings =

\$75,000 in utility costs per year, per building

When it comes to energy efficiency, the new County of San Diego Operations Center is an outstanding example. In fall 2010, construction was completed on two of six planned LEED® Gold certified office buildings, as well as one of two new parking structures. A 20,000-square-foot conference center seeking LEED Platinum certification is also in development. As the County reframes its main campus, these new buildings are powerful benchmarks for the potential of going green.

Efficient from the Outset

The new operations center has been a collaborative effort from the beginning. According to Peter Livingston, Energy and Sustainability Manager for the County Department of General Services, "We worked early on with SDG&E®, our developer, and the design team to make these buildings highly energy- and water-efficient." This effort reflects a 2009 County Board of Supervisors' Board policy update that all new construction projects achieve LEED certification and exceed California Title 24 requirements by at least 20 percent. This project has surpassed that, notes Rob Reitenour, Senior Vice President of Lowe Enterprises, the developer, "As we got deeper into the project and involved SDG&E personnel from the Savings By Design and Sustainable Communities programs, we quickly recognized the ability to move from Silver to Gold certification." Peggy Crossman, SDG&E Account Executive for Savings By Design adds, "The project received credit for every single point it presented to the U.S. Green Building Council, which is extraordinarily rare." The new office buildings also surpass Title 24 requirements by 28 percent.



Achieving LEED Gold certification for the office buildings at the new County of San Diego Operations Center was a collaborative effort from the outset.

Each building is designed with high-performance windows, air-conditioning, lighting and water-conserving plumbing fixtures. The lighting system daylighting controls automatically turn the lights off when ambient light reaches certain levels. The seven-story parking structure saves 906,763 kWh per year through energy-efficient technologies, and the rooftop 359 kW photovoltaic solar panel system owned by SDG&E provides locally generated renewable energy to the grid. Greg Roberson, Director of Sustainability for RJC Architects expands, "One of the design elements that helped us achieve Gold certification was bringing onsite renewable energy into the project."

Setting a Higher Standard

As a high-profile, taxpayer-funded construction effort, the new operations center successfully

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achieved important objectives. Explains April Heinze, County Director of General Services, "We were able to take advantage of today's technology and sustainability features to build a state-of-the-art campus that not only is sensitive to our community, constituents and employees, but also to the environment."

In addition to serving as an important sustainability example, the campus design also saves significant dollars. The energy- and water-efficient features reduce annual utility costs by \$75,000 per office building. Adds Bill Horn, Chairman of the Board of Supervisors, "The more we can design to that standard of efficiency, the better off we're going to be. It saves money today and in the long run."

Beyond setting a good example, the County also works to foster strong civic commitment to sustainability. As a participant in SDG&E's Energy-Efficiency Partnership Program, the County has created an educational youth program, performs consumer and business energy assessments, provides incentives for green building design, and trains staff about energy-efficiency and green construction practices. For the County of San Diego, the energy-efficient foundation established by its own facilities and outreach efforts is paving the way for a brighter future.



The SDG&E-owned 359 kW photovoltaic system on the roof of one of the parking structures provides enough clean, renewable energy to power over 200 homes in San Diego. Photo by Independent Energy Solutions.

About SDG&E® Programs

Savings By Design gives commercial customers an energy-efficient head start when it comes to new construction projects. This program encourages the design and construction of high-performance projects that offer economic, health and environmental advantages to building owners, building occupants and the public.

The award-winning **Sustainable Communities Program** places utility-owned clean energy systems, such as solar, on highly energy-efficient and sustainably designed buildings. These systems provide locally generated renewable energy to the community.

The **Energy-Efficiency Partnership Program** helps local government and non-profit organizations save energy within their own operations. Participants also work with SDG&E to increase awareness of energy efficiency program opportunities throughout the region.



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P.O. BOX 129831 SAN DIEGO, CA 92112-9831

1-800-411-SDGE (7343)

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To schedule a free technical assessment, or to learn which SDG&E program is right for your business, contact your SDG&E account executive, call the [Energy Savings Center](#) at: 1-800-644-6133 or email EIC@semprautilities.com.

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