Multnomah County				
Program #78216 - ESPC	-Inverness Jail-Water			6/30/2016
Department:	County Assets	Program Contact:	Naomi Butler	
Program Offer Type:	Existing Operating Program	Program Offer Stage:	As Adopted	
Related Programs:				
Program Characteristic	s: One-Time-Only Request			

Executive Summary

In FY 2014, the Multnomah County Sheriff's Office spent over \$400,000 in water/sewer expenses to serve inmates at the detention facility through kitchen services, cell lavatories, showers and laundry services. It is estimated that water rates will increase by up to 45% over the next few years. This program offer proposes water savings initiatives to reduce both the consumption and costs.

Program Summary

County leadership requested Facilities to evaluate the economic viability of an Energy Savings Performance Contract (ESPC) to support the County's Climate Action Plan through potential investments in energy and water saving measures. The County executed an ESPC with Ameresco in March 2012, and performed a Technical Energy and Water Audit of Inverness Jail as one of the four buildings evaluated. The purpose was to: assess performance of existing buildings, identify utility savings opportunities, introduce applicable new technologies, and recommend viable capital investments that can be funded through the utility savings of the new system. The audit identified significant opportunities to save water by retrofitting or replacing plumbing fixtures with modern technologies and providing MCSO staff with electronic controls. Inverness Jail consumes 28% of the water used in all County-owned facilities, and presents the first priority to address the rising cost of water in County Facilities.

The Department of County Assets, Facilities and Property Management Division has developed a comprehensive water savings project at Inverness Jail that will modernize the plumbing fixtures used by staff and inmates throughout the Jail, and also install controls that support improved water management and greater flexibility for staff. The ESPC is guaranteed to reduce water consumption within the jail by 44%, and save the Sheriff's Office at least \$196,000 per year in utility costs. This project will yield a simple payback of 7.6 years on the ~ \$1.5M investment.

In 2012, the Multnomah County Sheriff's Office launched the Sustainable Jails Project and has led the way in Oregon by creating equitable and sustainable operations in detention facilities. One of the many stated goals of the project is to reduce water consumption by 40% before 2020. This project will accomplish the Sheriff's goal, and is consistent with DCA's objectives to save County utility costs through conservation, and make more funds available for direct County services.

Performance Measures					
Measure Type	Primary Measure	FY15 Actual	FY16 Purchased	FY16 Estimate	FY17 Offer
Output	Water consumption in hundred cubic feet (ccf)	30,394	32,000	32,000	17,920
Outcome	Reduction in water usage and sewer fees	\$409,000	\$360,000	\$420,000	\$235,200
Performa	nce Measures Descriptions				

PM #1 Output-City of Portland meters water usage fee along with a sewer fee that is based upon consumption. 100 cubic feet (ccf) equates to 748 gallons of water. A reduction in ccf results in utility savings. PM #2 Outcome-amount of utility savings achieved.

Requires negotiation of Phase 2 of the Energy Savings Performance Contract.

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds	
Program Expenses	2016	2016	2017	2017	
Contractual Services	\$0	\$1,496,627	\$0	\$1,496,627	
Total GF/non-GF	\$0	\$1,496,627	\$0	\$1,496,627	
Program Total:	\$1,49	\$1,496,627		\$1,496,627	
Program FTE	0.00	0.00	0.00	0.00	

Program Revenues				
Financing Sources	\$0	\$1,496,627	\$0	\$0
Beginning Working Capital	\$0	\$0	\$0	\$1,496,627
Total Revenue	\$0	\$1,496,627	\$0	\$1,496,627

Explanation of Revenues

This program will carry over FY 2016 one-time only carryover of General Funds. Completion of installation of improvements will occur in the first half of the 2017 fiscal year.

Significant Program Changes

Last Year this program was: FY 2016: 78056-16 ESPC-Inverness Jail - Water