

Attachment 8

Climate Action, Resilience, and Equity Framework Analysis of Santa Rosa Veteran's Hall Project Changes

On February 1, 2022, the Sonoma County Board awarded \$1,771,230 to two projects at the Santa Rosa Veteran's Building from the Climate Resilience Fund (CRF):

Santa Rosa Veterans Building Energy Upgrade Project: Awarded \$901,230 to upgrade windows, install a heat pump water heater, add efficient air conditioning, and lighting, more.

Santa Rosa Veterans Building Energy Resilience Project: Awarded \$870,000 to upgrade the Santa Rosa Veteran's Building by adding solar and battery storage with the priority being providing a resiliency feature.

The projects were originally evaluated for the CRF funding award using the Climate Action, Resilience and Equity (CARE) scoring framework that was developed to assess the extent to which a project advances your Board's policy priorities for: reducing carbon emissions and achieving other emissions co-benefits; building resilience to climate change through reductions in hazard exposure or mitigation of impacts; aligning with the goals and objectives of the Climate Action and Resiliency Pillar, and other pillars in the Strategic Plan; promoting equity and a just transition to the green economy; and strategically leveraging outside funding, and enabling future progress on climate action and resiliency.

The scope of the projects was altered following more detailed, investment-grade energy audits of the building that identified physical constraints and additional needs. In particular, the window upgrades could not be completed due to asbestos in the stucco façade of the building, the three water heaters were replaced through a new incentive program, and a new building management system was included. In addition, significant cost increases in labor, materials, and in particular the technology led to a reconfiguration of the projects to maximize funding opportunities. Specifically, the Energy Resilience project still includes the addition of carport solar and battery storage, and upgrading to LED lighting was added to this project. The Energy Upgrade project now includes upgrades to the Building's energy management system and replacing the main auditorium heating system with a high efficiency heat pump system that provides both heating and cooling to the space along with individual ductless, mini-split heat pump systems to serve the three administrative offices. The heat pump water heaters were installed ahead of the rest of the project (see below).

Because the upgrades were originally allocated CRF funding by your Board based on competitive scoring, CARD staff reviewed the changed scope of the project. The review determined the changes did not materially affect the score under the CARE scoring framework, and the changes were approved by former CAO Bratton.

The County also implemented scheduling changes for the Central Mechanical Plant (CMP) chiller. In addition, the County upgraded three gas-fired water heaters with high-efficiency electric heat pump water heaters in December 2022 at the Veterans Building. The water heater upgrades were made available through a partnership with PG&E and in collaboration with Sonoma Clean Power, and the combined funds to install these water heaters were at zero cost to the County and decarbonized the year-round, base water heating load for the Building. This upgrade was originally part of the project scope approved for CRF funding, and the no-cost replacement through a separate program allowed for the water heater upgrade scope and costs to be removed from the project and provided a savings of \$34,000.