Appendix C.

Measure Cost Analysis

Alban Buildin	Climate Action Plan - Draft GHG Reduction Strategies 5/17/09 s and Energy Strategy - Minimize energy consumption, create high performance buildings, and tran	sition to clean renewable energy sources						
Objective Measure	3E-1: Lead by example with zero-emission City buildings by 2015	Data Source	Low Cost	High Cost	Average Cost	Avg Annual Cost (assume 2012 start date for most	Direct Costs to Local Residents and	Cost Notes
BE-1.1	Install cost-effective renewable energy systems on all city buildings, and install building performance data displays to demonstrate savings.	See below	See below	See below	See below	activities) See below	Businesses See below	See below
A	Renewable energy systems	SolarCity	No Cost (Leasing)	No Cost (Leasing)	No Cost (Leasing)	No Cost (Leasing)	N	Assume City will participate in a Power Purchase Agreement (PPA) with solar company to lease panels at no cost to City. Dashboard starter (electricity only): \$10,000 - \$30,000 + \$950 for each additional resource (assume substitutional activities) in cost of the solar of the solar of the solar activities (BOM) are source. [Resolution for additional activities and the solar of the solar of the solar activities (BOM) are source.
B Objective	Building perfomance data displays	Lucid Design Group	\$61,000	\$81,000	\$71,000	\$7,100	N	City win infolino telectinicity and water). Annual service tee + odar itosing, 33,000 per year. Free for first year. City has 5 main public buildings. Touch screen available + installation: \$9,950 (32 inch Iscreen + preconfigured). Grand Total: \$61,000 - \$81,000
maximize Measure	se of renewable energy	Data Source	Low Cost	High Cost	Average Cost	Avg Annual Cost (assume 2012 start	Direct Costs to Local Residents and	Cost Notes
	Paulos comprehensius autorach programs to accourage poprou efficiency and resourche ensure investments in the					activities)	Businesses	We are assuming many marketing/education-related strategies could be addressed concurrently. EDAW community-outreach professionals recommend a high tech approach consisting of a video
BE-2.1	Deneto Competensive outreaut programs to encourage energy enciency and renewable energy investments in the community. Identific and datation basicost financian products and monomer that appointed in operatural/financia and renauth	EDAW	-	-	\$107,140	\$13,395	N	clip, newsletter, and website activity. \$75,000 per campaign (3-4 strategies per campaign) for strategies-related to marketing. Assume 4 advertising campaigns would take place for the CAP = \$300,000 for all 14 strategies
BE-2.2	dominy and develop low-cost intending products and programs that encourage investment in energy emdency and renewab energy within existing residential units and commercial buildings.	e See below	See below	See below	See below	See below	See below	See below City could coordinate with PG&E to facilitate the repayment of loans for efficiency upgrades on util bills. Upgrades would be selected by the building owner (in coordination with the City) such that th
		Octore the Octore With Octore I have Endeding					Depends on the efficiency of the on-site	efficiency savings would pay for the investment over a fixed period of time. Customers would "shan monthly energy efficiency savings with the utility until the loan is paid back, at which point all savin would be reflected in lower monthly bills.
A	On-bill Financing	Building Energy Policy Analysis	-	-	-	\$1,316	improvements and alternative energy installed.	The goal is to simplary loan repayment and in combination wind a turnoing source) reduces upriorit cash outlay by property owners. In addition, some models of on-bill financing would allow for the lo to remain with the property (even if sold by the current owner), thereby sharing the cost of upgrade over time with future beneficiaries of those upgrades. Assume City will hire one green
								building/sustainability professional at (\$80K + benefits/overhead = \$200,000) who will be responsit for implementing all strategies related to the CAP. (\$200,000 / 19 strategies / 8 years = \$1,316 avg annual cost)
							Depends on the	The City, utilities, or private lenders could offer loans to property owners for pre-approved energy efficiency uggrades. Low interest rates could be guaranteed through volume or by City buy-down. The goal is to to provide capital for energy efficiency upgrades at a discounted rate. Initial Costs:
в	Low Interest Loans	Cascadia Consulting Group, Inc. Existing Building Energy Policy Analysis	\$140,000	\$1,150,000	\$645,000	\$80,625	efficiency of the on-site energy efficiency improvements and	Policy assessment: s20,000 - s50,000. Ine City would need to assess strategies for maximizing the effectiveness of a low interest loan program. educating a contractor/auditor network and addressin the split incentives between investors and energy end-users (e.g., between a landlord and tenant). Development to billing and collection process: \$20,000 - \$100,000. If the City manages the loan
							alternative energy installed.	program in-house and intends to affix the loan to the property, then a repayment system would har to be arranged. Initial or Annual Costs (depending on structure of financing): City investment: \$100,000-\$1,000,000. This investment is wholly dependent on how much the City intends to
								subsidize interest rates. Energy Efficiency Mortgages can provide owners additional financing (whether at time-of-sale or unon affinancing for energy efficiency improvements at discounted interest rates. Energy efficience
с	Energy Efficiency Mortgages	Cascadia Consulting Group, Inc. Existing Building Energy Policy Application	\$20,000	\$150,000	\$85,000	\$20,000	N	upgrades could be chosen that would allow owners to realize a net monthly savings. The goal is to provide capital for energy efficiency upgrades at a discounted interest rate. Initial Costs: Partner development: \$20,000 - \$50,000. Costs to the City would generally be low because these product
		Converting Energy Policy Analysis						would be administered through private lenders, but the City would need to devote some financial resources to assisting with partner recruiting. Technology upgrades: \$0 – \$100,000. Depending or the City's role in administration, there may be costs incurred in development of a database to track and unifu acrean efficiency.
							Depends on the	and verify energy emiciency upgrades in participating properties. Energy savings could be financed through a (potentially tax-exempt) municipal bond issue. The Ci would administer a revolving loan fund with the bond proceeds. The goal is to provide capital for
D	Revolving Loan from Bond Sale	Cascadia Consulting Group, Inc. Existing Building Energy Policy Analysis	\$60,000	\$150,000	\$105,000	\$13,125	efficiency of the on-site energy efficiency improvements and alternative energy	energy emiciency upgrades at the lowest cost of capital possible. Initial Costs: Policy assessment: \$40,000 - \$100,000. Further research would be needed to consider whether the City's internal fun would be a better (less expensive, more flexible) option than bonds. Technology upgrades: \$20,00 \$50,000. Depending on the reasonment mechanism and administrative surface whether the City's internal to the surface of the surface
							installed.	Some costs would be incurred for establishing a tracking system to manage the loan fund that result from the revenue bond issue. Monitoring and enforcement cost: Implementation costs to the Churce learning that and
							Depends on the efficiency of the on-site	capacity of the City for policy administration and enforcement. Additional staff training would need take place to ensure officials fully understand the code requirements. Additional staff may also be required in order to meet the increased administration and implementation workload. carticularly in
E	Energy Efficient Local Improvement District	Cascadia Consulting Group, Inc. Existing Building Energy Policy Analysis	\$150,000	\$500,000	\$325,000	\$40,625	energy efficiency improvements and alternative energy	the period immediately prior to and following the code's implementation. While implementation cos are likely to be high, once introduced, ongoing policy development costs to the City are likely to be manageable as updates would be conducted in line with the City's existing cyclic code review
							installed.	process. minute voise. Vois of Acopting an Ordinance + I raining City Slaft to administer program/process applications: -\$10,000 - possible additional education and outreach related expenses. Annual Costs: Monitoring and enforcement cost: -\$10,000 + possible additional staff
3E-2.3	Develop and implement point-of-sale residential and commercial energy efficiency upgrade requirements.	See below	See below	See below	See below	See below	See below Possible increased capital costs that could	See below Cost of developing ordinance; ENERGY STAR for Homes, BOMA Energy Performance Contract.
A	Residential	-	-	-	-	\$1,316	be off set by increased the property value of an energy efficient home.	passume City will hire one green building/sustainability professional at (\$80K + benefits/overhead = \$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost)
							Possible increased capital costs that could be off ast by long term	Amend City of Albany Green Building Standards of Compliance to require 12% increase in energy
в	Commercial	-	-	-	-	\$1,316	energy bill savings and increased property valu as an energy efficient	penservery as point-ver-aerd or commercial outlinings. Assume City Will hitre one green building/sustainability professional at (\$80K + benefits/overhead = \$200,000) who will be responsil for implementing all strategies related to the CAP. (\$200,000 / 19 strategies / 8 years = \$1,316 av janual cost)
							building. Possible increase in energy costs assuming	Assume City will hire one green building/sustainability professional at /\$ANK + honefits/ouorhood -
E-2.4	Identify and facilitate solar energy EmPowerment districts in commercial, industrial, and mixed-use portions of City.	-	-	-	-	\$1,316	higher costs for more renewable energy versus cheaper fossil	\$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 arg annual cost) Also assumes most businesses will take advantage IPAs (lease) and will not purchase solar
E-2.5			-				fuel alternatives.	
	Join Bay Area efforts to ensure green public transit energy sourcing.	-	-	-	-	\$1,316	N	Assume City will hire one green building/sustainability professional at (\$80K + benefits/overhead = \$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / 1 strategies / 8 wars = \$1.316 avg annual cost)
bjective	Join Bay Area efforts to ensure green public transit energy sourcing. 3E-3: Require energy performance in new construction	-	-	-	-	\$1,316 Avg Annual Cost (assume 2012 start	N Direct Costs to Local Recidente and	Assume City will hire one green building/sustainability professional at (\$80K + benefits/overhead = \$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost)
Dbjective Neasure	Join Bay Area efforts to ensure green public transit energy sourcing. 3E-3: Require energy performance in new construction	- Data Source	- Low Cost	- High Cost	- Average Cost	\$1,316 Avg Annual Cost (assume 2012 start date for most activities)	N Direct Costs to Local Residents and Businesses	Assume City will hire one gener building/sustainability protessional at (\$80K + benefite/overhead \$200.00) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost) Cost Notes Monitoring and enforcement cost: Implementation costs to the City are largely dependent on the canacity of the City for noisy administration and enforcement. Additional staft trainion would need
<u>bjective</u> leasure	Join Bay Area efforts to ensure green public transit energy sourcing. 3E-3: Require energy performance in new construction	- Data Source	- Low Cost	- High Cost	- Average Cost	\$1,316 Avg Annual Cost (assume 2012 start date for most activities)	N Direct Costs to Local Residents and Businesses Possible increased capital costs that could	Assume City will hive one green building/sustainability protessional at (\$80K + benefite/overhead) \$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost) Cost Notes Monitoring and enforcement cost: Implementation costs to the City are largely dependent on the capacity of the City for policy administration and enforcement. Additional staff training would need take place to ensure officials fully understand the code requirements. Additional staff training would read required in order to meet the increased administration and enforcement. Additional staff training values the required in order to meet the increased administration and implementation. While implementation
Leasure	Join Bay Area efforts to ensure green public transit energy sourcing. 3E-33: Require energy performance in new construction Require new construction to comply with Tier 2 energy efficiency standards contained within section 503.1.2 of the California Green Building Code.	- Data Source LEDAW Seattle Green Building Policy Analysis	- Low Cost	- High Cost	- Average Cost	\$1,316 Avg Annual Cost (assume 2012 start date for most activities) \$1,316	N Direct Costs to Local Residents and Businesses Possible increased capital costs that could be off set by long-term energy bill savings and increased property valu	Assume City will hire one green building/sustainability professional at (\$80K + benefits/overhead = \$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost) Cost Notes Monitoring and enforcement cost: Implementation costs to the City are largely dependent on the capacity of the City for policy administration and enforcement. Additional staff training would need take place to ensure officials fully understand the code requirements. Additional staff training would need he period immediately prior to and following the code requirements. Additional staff training value are required in order to meet the increased administration and implementation will implementation are likely to be high, once introduced, ongoing policy development costs to the City are likely to be manageable as updrates would be conducted in line with the City's existing cyclic code review process. Initial Costs: Cost of Adopting an Ordinance + Training City Staff to administer monamound as emolications. Provisible additional duration to make head and express hand monamound explanations and cardinal and enforcement.
<u>Dbjective</u> Vleasure 3E-3.1	Join Bay Area efforts to ensure green public transit energy sourcing. 3E-33: Require energy performance in new construction Require new construction to comply with Tier 2 energy efficiency standards contained within section 503.1.2 of the California Green Building Code.	- Data Source EDAW Seattle Green Building Policy Analysi	- Low Cost	- High Cost	- Average Cost	\$1,316 Avg Annual Cost (assume 2012 start date for most activities) \$1.316	N Direct Costs to Local Residents and Businesses Possible increased capital costs that could be off set by long-term energy bill savings and increased property valu as an energy efficient building.	Assume City will hire ene green building/sustainability protessional at (\$804 × benefite/overhead) \$200.000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost) Cost Notes Monitoring and enforcement cost: Implementation costs to the City are largely dependent on the capacity of the City for policy administration and enforcement. Additional staff training would need take place to ensure officials fully understand the code requirements. Additional staff training would need take place to ensure officials fully understand the code requirements. Additional staff may also be required in order to meet the increased administration and implementation workload, particularly i the period immediately prior to and following the code's implementation. While implementation en likely to be high, once introduced, ongoing policy development costs to the City are largely process. Initial staff, and enforcement – training City Staff to administer. Any any process applications. Possible additional education and outreach related expenses. Ann costs: Administrative, monitoring, and enforcement cost to two city are administer. Assume City will hire one green building/sustainability professional at (\$80K + benefits/overheed = \$200,000) who will be responsible to implementing all strategies related to the costs.
E-3.1	Join Bay Area efforts to ensure green public transit energy sourcing. 3E-3: Require energy performance in new construction Require new construction to comply with Tier 2 energy efficiency standards contained within section 503.1.2 of the California Green Building Code.	- Data Source	- Low Cost 8 -	- High Cost	- Average Cost	\$1,316 Avg Annual Cost (assume 2012 start date for most activities) \$1,316	N Direct Costs to Local Residents and Businesses Possible increased capital costs that could be off set by long-term energy bill savings and increased property valu as an energy efficient building. Possible marginal increased costs to	Assume City will hive one green building/sustainability protessional at (\$80K + benefite/overhead \$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost) Cost Notes Monitoring and enforcement cost: Implementation costs to the City are largely dependent on the capacity of the City for policy administration and enforcement. Additional staff training would need take place to ensure officials fully understand the code requirements. Additional staff training would need the period immediately prior to and following the code requirements. Additional staff training would need the period immediately prior to and following the code requirements. While implementation co are likely to be high, once introduced, ongoing policy development costs to the City are likely to b manageable as opticates would be conducted in line with the City Staff to administrative process. Initial Costs: Cost of Adopting an Ordinance + Training City Staff to administer program/process. Initial Costs: Cost of Adopting and Ordinance + Training City Staff to administer program/process applications. Processible additional disputates investment cost is to the conduct of strategies related to to CAP. (\$200,000) who will be staff as a Ordinance + Training City Staff to administer program/process applications. Prossible additional disputates heatback and administer program/process applications. Proceeding submitted to the Cats: Cost of Adopting an Ordinance + Training City Staff to administer program/process
E-3.1 E-3.2	Join Bay Area efforts to ensure green public transit energy sourcing. 3E-33: Require energy performance in new construction Require new construction to comply with Tier 2 energy efficiency standards contained within section 503.1.2 of the California Green Building Code. Require that all new multi-tenant buildings be sub-metered to allow each tenant the ability to monitor their own energy and w consumption.	- Data Source	- Low Cost s -	- High Cost	- Average Cost	\$1,316 Avg Annual Cost (assume 2012 start date for most activities) \$1,316 \$1,316	N Direct Costs to Local Residents and Businesses Possible increased capital costs that could be off set by long-term energy bill savings and increased property valu as an energy efficient building. Possible marginal increase in revenue from savings to from the first to revenue from savings to from the first to	Assume City will hire one green building/sustainability professional at (\$80K + bendits/overhead - \$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost) Cost Notes Monitoring and enforcement cost: Implementation costs to the City are largely dependent on the capacity of the City for policy administration and enforcement. Additional staff training would need take place to ensure officials fully understand the code requirements. Additional staff training would need the period immediately prior to and following the code requirements. Additional staff training would need the period immediately prior to and following the code requirements. Additional staff training would need the period immediately prior to and following the code simplementation. While implementation care likely to be high, once introduced, ongoing policy development costs to the City are likely to program/process applications. Possible additional duration and minister program/process applications. Possible additional duration and administer program/process applications. Possible additional duration and undersch related expenses. Anni Costs: Administrative, monitoring, and enforcement cost to to none, depending on availability of to Applications. Possible additional gives an analytication (EAP, [S200,000) to strategies? Revars = \$1,316 avg annual cost) Initial Costs: Cost of Adopting an Ordinance + Training City Staff to administer program/process applications. Possible additional duratach related by administrative, monitoring, and enforcement cost low to none, depending on availability of existing staff. Assume City will hive one green building/sustainability professional at (S80K + Benefits/overhead = \$200,000) who will be responsible for implementing all strategies related to the Costs: Administrative, monitoring, and enforcement cost low to none, depending on availability of existing staff. Assume City will hive one green building/s
Dijective	Join Bay Area efforts to ensure green public transit energy sourcing. 3E-33: Require energy performance in new construction Require new construction to comply with Tier 2 energy efficiency standards contained within section 503.1.2 of the California Green Building Code. Require that all new multi-tenant buildings be sub-metered to allow each tenant the ability to monitor their own energy and w consumption. 3E-4: Community energy management	- Data Source EDAW Seattle Green Building Policy Analysi		- High Cost -	- Average Cost	\$1,316 Avg Annual Cost (assume 2012 start date for most activities) \$1.316 \$1,316	N Direct Costs to Local Residents and Businesses Possible increased capital costs that could be off set by long-term energy bill savings and increased property valu as an energy efficient building. Possible maginal increase in revenue from savings tc property owner.	Assume City will hire engenen building/sustainability protessional at (\$807 + benefite/overhead) \$200.000) who will be responsible for implementing all strategies related to the CAP. (\$200.000 / strategies / 8 years = \$1,316 avg annual cost) Cost Notes Monitoring and enforcement cost: Implementation costs to the City are largely dependent on the capacity of the City or policy administration and enforcement. Additional staff training would need take place to ensure officials fully understand the code requirements. Additional staff training would need required in order to meet the increased administration and implementation workbad, particularly the period immediately prior to and following the code's implementation workbad, particularly manageable as updates would be conducted in line with the City's existing cyclic code review process. Initial costs: cost of Adopting an Ordinance + Training (2) Staff to administer program/process applications. Possible additional education and outreach related expenses. Ann costs: Administrative, monitoring, and enforcement e- Training (2) Staff to administer program/process applications. Possible additional education and outreach related expenses. Ann costs: Administrative, monitoring, and enforcement e- Training (2) Staff to administer Administrative, monitoring, and enforcement e- Training (2) to staff to administer Administrative, monitoring, and enforcement e- Training (2) to costs administrative, monitoring, and enforcement e- Training (2) to costs administrative, monitoring, and enforcement e- Training (2) to administer program/process applications. Possible additional education and outreach related expenses. Annual Costs: Administrative, administrative, on on cost Administer program/process applications. Possible additional education and outreach related expenses. Annual Costs: Administrative, additional education and outreach related expenses. Annual Costs: Administrative, additional education and outreach related expenses. Annual Costs: Administrative, additional educ
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Objective Measure BE-3.1 BE-3.2 Objective BE-4.1 BE-4.2 BE-4.3 BE-4.4 Transperiod BE-4.3 BE-4.1 Image: Comparison of the state of the s	Join Bay Area efforts to ensure green public transit energy sources. ESSI Require energy performance in new construction Require energy performance in new construction Require energy performance in new construction Require new construction to comply with Tier 2 energy efficiency standards contained within section 503.1.2 of the California Require that all new multi-tenant buildings be sub-metered to allow each tenant the ability to monitor their own energy and a consumption. ES4: Community energy multi-period Partner with other neighboring cities and PG&E to fast-track smart grid technology in Albany. ES4: Community energy multi-period Partner with other neighboring cities and PG&E to fast-track smart grid technology in Albany. Work with Alameda County to convert all street lights to LED builts or LED-solar systems. Research the fasability of joining the Community Choice Aggregation efforts of Berkeley, Oakland, Emeryvile, and other resignboring cities. Frocurage PG&E and EBMUD to provide comparative energy and water conservation metrics on utility bills. Fraction and Land USE Strategy - create an interconservation metrics on utility bills. Expand and enhance bicycle infrastructure throughout the city. Expand and enhance bicycle infrastructure network Interprovelexpand bicycle/pedestrian infrastructure network Explored and enhance bicycle infrastructure, identify potential barriers, and implement improvements. Strictly enforce pedestrian rights laws on City streets. Explored and enhance bicycle infrastructure, identify potential barriers, and implement improvements. Explored public transit monity access shift and coverient barriers and indices patternets. Explored barriers provide barriers on City streets. Explored barriers provide barriers and coverient barriers and indices patternets. Explored barriers provide barriers and coverient barriers and indices patternets. Explored barriers by the formation period barriers attrated barriers and indices and pedestrian access and essential imp		- Low Cost - - Ston			\$1,316 Avg Annual Cost (assume 2012 start date for most activities) \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$1,316 \$2,695,000	N Direct Costs to Local Residents and Businesses Possible increased capital costs that could be off set by long-term energy bill savings and increased prostible maginal increase in revenue from savings ta property owner. Direct Costs to Local Residents and Businesses N N Possible increase in n N Possible increase in n N Possible increase in n N Direct Costs to Local Residents and Businesses See below N N N N N N N N N N N N N N N N N N N	Assume City will hire one green building/sustainability professional at (\$80K + benefits/overhead - \$200.000) who takes the responsible for implementing all strategies related to the CAP. (\$200,000 / the CaP) for policy administration and enforcement. Additional staff training wold need acquicity of the City for policy administration and enforcement. Additional staff training wold need acquicity of the City for policy administration and enforcement. Additional staff training wold need required in order to meet the increased administration and implementation workhold, particularly the period immediately prior to and following the code's implementation. While implementation core are likely to be high, once introduced, ongoing policy development costs to the City are likely to be high, once introduced, ongoing policy development costs to the City are likely to be being strate and enforcement cost lew to none. depending on availability organity cores applications. Possible additional devaluation and outreed metal acquires. Ann Costs: Administrative, monitoring, and enforcement cost lew to none. depending on availability of descriptions the City's existing staff. Assume City will here agree building/sustainability professional at (SBOK + benefits/overhead = \$200,000 / via wile segonable to implementing all strategies related to the CAP. (\$200,000 / 19 strategies / 8 years = \$1.316 arg annual cost). Cost Notes California Public Utility Commission agrees to allow PGAE to charge ratepayers for an additional \$467 million to bring 10 million gas and electric meters with here way communices capabilities to context on the responsible for implementing all strategies related to the CAP. (\$200,000 / 19 strategies / 8 years = \$1.316 arg annual cost). Assume City will hire one green building/sustainability professional at (\$80K + benefits/overhead - \$200,000 / woll be responsible for implementing all strategies related to the CAP. (\$200,000 / 19 strategies / 8 years = \$1.316 arg annual cost). Assume City will hire one green
Objective Measure BE-3.1 BE-3.2 Objective BE-4.1 BE-4.2 BE-4.3 BE-4.4 BE-4.3 Dijoctive IT-1.1 A B TL-1.3 TL-1.4 TL-1.5 Objective TL-2.2 A B TL-2.2 A B TL-2.2 A	Der Bay Area efforts to ensure green public transit energy sourchy. EESE Require energy performance in new construction EESE Require energy performance in new construction Require energy performance in new construction Require energy performance in new construction Require new construction to comply with Tier 2 energy efficiency standards contained within section 503.1.2 of the California Gene Building Code. Require that all new multi-tenant buildings be sub-metered to allow each tenant the ability to monitor their own energy and v communitor. EEGE Community energy menagement EEGE Community endergy menagement EEGE Community is a strate telegy menagement EEGE Community is a s		Low Cost -			\$1,316 Avg Annual Cost (assume 2012 start date for most activities) \$1,316 \$2,000 \$2,695,000 \$2,695,000 \$2,695,000 \$2,695,000 \$2,690,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000<	N Direct Costs to Local Residents and Businesses Possible increased capital costs that could be off set by long-term energy bill savings and increased property valu as an energy efficient increased property and as an energy efficient property owner. Direct Costs to Local Residents and Businesses N Possible increase in energy costs assuming higher costs for more energy costs assuming higher costs for more nenergy costs assuming higher costs for more N Direct Costs to Local Residents and Businesses See below N N N Direct Costs to Local Residents and Businesses See below N N N Direct Costs to Local Residents and Businesses N N N N N N N N N N N N N N N N N	Assume City will here one genen building/sustainability professional at (\$80K + benefits/overhead = \$200.000 /rb will be responsible for implementing all strategies related to the CAP. (\$200.000 /r strategies / 8 years = \$1.316 arg annual cost) Cost Notes Menitoring and enforcement cost: Implementation costs to the City are largely dependent on the tabe place to ensure officials fully understand to the Carl strategies / 8 years = \$1.316 arg annual cost) Cost Notes Menitoring and enforcement cost: Implementation and reglementation. Wells and staff may also be required in order to meet the increased administration and implementation workload, particularly in the priori dimediate yord to add (blow) the body's interplementation. Wells wells by be manageable as years = \$1.316 arg an information and oureach related expenses. Annu Costs. Administrater yor 2000 and (blow) the responsible for City as stills position of a well and the please to ensure the state of the City as still specific code review process. Initial Costs: Cost of Adopting an Ordinance + Training City Saff to administer program/process = \$200.000) vito be responsible for US staff to administer program/process = \$200.000 vito builts responsible for US staff to administer program/process = \$200.000 vito builts responsible for US staff to administer program/process = \$200.000 vito builts responsible for US staff to administer program/process = \$200.000 vito builts responsible for US staff to administer program/process = \$200.000 vito builts responsible for implementing all strategies related to the CAP. (\$200.000 /19 strategies / 8 years = \$1.316 arg annual cost) Cost Notes California Public Utility Commission agreed to allow PG&E to charge ratepayers for an additional \$467 million to bring 10 million gas and electic meters with two-way communications capabilise to income CAP. (\$200.000 vito will be responsible for implementing all strategies related to the CAP. (\$200.000 /19 strategies / 8 years = \$1.316 arg annual cost) Exame City will have one
BE-3.1 Objective Measure BE-3.1 BE-3.2 Objective Measure BE-4.1 BE-4.2 BE-4.1 BE-4.2 BE-4.3 BE-4.4 TL-1.4 BE-4.3 BE-4.4 TL-1.2 TL-1.4 Cbjective Measure TL-1.2 TL-1.4 Dbjective Measure TL-2.3 Dbjective	Les Barden and efforts to ensure green public transit energy sourchy. LESS: Require energy performance in new construction Require new construction to comply with Tier 2 energy efficiency standards contained within section 503.1.2 of the California Require has all new multi-tenant buildings be sub-indered to allow each tenant the ability to monitor their own energy and a Some Bailing Code. LESC: Community energy mentagement LESC: Community energy mentagement EFG: Community energy to convert all street lights to LED builts or LED-solar systems. Encourse PGAE and EBMUD to provide comparative energy and water conservation metrics on utility bills. Distribution and Land USE Strategy - coase an interconservation metrics on utility bills. Distribution and Land USE Strategy - coase an interconservation metrics on utility bills. Distribution and Land Obic Strategy - coase an interconservation metrics on utility bills. Execute the community's watering infrastructure throughout the city. Execute the community's watering infrastructure throughout the city. Execute the community's watering infrastructure, identify potential barriers, and implement improvements. Execute the community's watering infrastructure, identify potential barriers, and implement improvements. Execute the community's watering infrastructure, identify potential barriers, and implement improvements. Execute the community is a water in cortex and issue is a street source. Execute the community is a water in cortex and issue is a street source. Execute the					S1,316 Avg Annual Cost (assume 2012 start date for most activities) S1,316 S2,000 S2,695,000 S11,550 S2,000 S20,000 S1,316 S8,250 See below S18,750 S1,316 S9,000 Avg Annual Cost Avg Annual Cost S9,000 <td>N Direct Costs to Local Residents and Businesses Possible increased capital costs that could be off set by long-term energy bill savings and revenue from savings to property owner. Direct Costs to Local Residents and Businesses N N Possible increase in revenue from savings to property owner. Direct Costs to Local Residents and Businesses N N Possible increase in renergy costs assuming higher costs for more renevable energy versus cheaper fossil Residents and Businesses See below N N N N N N N N N N N N N N N N N N N</td> <td>Assume City with the one green building/sustainability professional at (SBW + benefits/overhead = S200000) who will be responsible for implementing all strategies related to the CAP. 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(S200.000) vito will be responsible for implementing all strategies related to the</td>	N Direct Costs to Local Residents and Businesses Possible increased capital costs that could be off set by long-term energy bill savings and revenue from savings to property owner. Direct Costs to Local Residents and Businesses N N Possible increase in revenue from savings to property owner. Direct Costs to Local Residents and Businesses N N Possible increase in renergy costs assuming higher costs for more renevable energy versus cheaper fossil Residents and Businesses See below N N N N N N N N N N N N N N N N N N N	Assume City with the one green building/sustainability professional at (SBW + benefits/overhead = S200000) who will be responsible for implementing all strategies related to the CAP. (S200,000 / 1 strategies / 8 years = \$1.316 arg annual cost) Cost Notes Menitoring and enforcement cost. Implementation costs to the City are largely dependent on the capacity of the City for policy administration and enforcement. Additional staff training would need taip large to ensert officials fully understand the code reguirements. Additional staff aray iso to reguired in order to meet the increased administration and implementation. When performation costs of the City or policy administration and implementation. When performance and the partical immediate prior to and following the code's mignementation. When performance are likely to be high, once introduced, ongoing policy development costs to the City are fille likely to be immageable as update would be conducted in line with the City's estift to administer process. Initial Costs: Cost of Adopting an Ordinance + Training City Staff to administer process. Administrative, monitoring, and enformator + Training City Staff to administer process. Staff assume City will hire one green building/sustainability professional at (SBW + 4 benefits/overhead = S200.000) vito will be responsible for implementing all strategies related to the CAP. (S200.000) vito will be responsible for implementing all strategies related to the CAP. (S200.000) vito will be responsible for implementing all strategies related to the CAP. (S200.000) vito will be responsible for implementing all strategies related to the CAP. (S200.000) vito will be responsible for implementing all strategies related to the CAP. (S200.000) vito will be responsible for implementing all strategies related to the CAP. (S200.000) vito will be responsible for implementing all strategies related to the CAP. (S200.000) vito will be responsible for implementing all strategies related to the

Alban	y Climate Action Plan - Draft GHG Reduction Strategies 5/17/09							
	Provide public education about benefits of well-designed, higher-density housing and relationship between land use and	50.00			\$300.000 (for			We are assuming many marketing/education-related strategies could be addressed concurrently. EDAW community-outreach professionals recommend a high tech approach consisting of a video
11-3.1	transportation.	EDAW	\$300,000	\$300,000	14 strategies)	\$2,679	N	crip, newsietter, and website activity. \$75,000 per campaign (3-4 strategies per campaign) for strategies-related to marketing. Assume 4 advertising campaigns would take place for the CAP = \$300 000 for all 14 strategies
TL-3.2	Update planning documents to promote high-quality, mixed-use, pedestrian- and transit-oriented development in the San Pablo/Solano Avenue commercial districts	EDAW	\$30,000	\$30,000	\$30,000	\$3,750	Ν	Consultant fee estimate: \$30,000
TL-3.3	Evaluate GHG emissions associated with development proposals and work with applicants to reduce emissions during proje	ct EDAW	-	_	-	\$1.316	N	Assume City will hire one green building/sustainability professional at (\$80K + benefits/overhead = \$200.000) who will be responsible for implementing all strategies related to the CAP. (\$200.000 /
	review, and incentivize projects that generate low levels of GHG emissions.					* .,		strategies / 8 years = \$1,316 avg annual cost) Prescriptive approach: Commercial: LEED NC 2.2 EA Credit 1: Optimize Energy Performance
								Prescriptive Compliance Option, Residential - ENERGY STAR for Homes (Home Performance to or Earth Advantage Energy Performance Certificate. Initial Costs: Assessment of required
								upgrades: \$75,000 - \$150,000. Although sample checklists from other jurisdictions are available, assessing and establishing what upgrades are needed in each sector to meet city-wide energy
А	Prescriptive Approach - strategy based on compliance with standard; GHG emissions are estimated based on typical buildir performance (GHG/sf) for specified design strategies	g Cascadia Consulting Group, Inc. Existing Building Energy Policy Analysis	\$145,000	\$350,000	\$247,500	\$30,938	Y	efficiency goals, while also assessing the cost-effectiveness of those measures, is likely to be a significant task.
								 Development of a database: \$20,000-\$100,000. A database would be needed to track what properties are in compliance with the mandate. Alternatively, existing databases could potentially I learner out for and review.
								 Legislative Development: \$50,000 - \$100,000. City staff and legal council would need to develop nolicy specifics and legislation. Much of this work could be done within existing staffing levels.
								meaning few to moderate new resources would be needed.
								Performance based approach: energy modeling ordinance (possibly tied to LEED NC 2.2 EA Crec 1: Optimize Energy Performance + EA Credit 5: Measurement and Verification) or equivalent for
								LEED nomes. Possible synergy with expedited permittinghast tracking policy strategies. Initial Costs: Assessment of existing rating systems: \$75,000 - \$200,000. Experience to date has indicated that withing ruling systems: be watted in the marketplace before making them
		Cascadia Consulting Group, Inc. Existing						mandatory. In addition to selecting a rating system, the City would need to assess and select appropriate performance requirements
в	Performance Based Approach	Building Energy Policy Analysis	\$225,000	\$500,000	\$362,500	\$45,313	Y	-Development of database: \$100,000 - \$200,000. A database could be developed to house and provide ability for property owners or City program managers to access the ratings. Alternatively,
								existing databases (such as the Multiple Listing Service or EPA's Portfolio Manager) could potenti be leveraged for residential and commercial ratings, respectively.
								 Legislative Development: \$50,000 - \$100,000. City staff and legal council would need to develop policy specifics and legislation. Much of this work could be done within existing staffing levels, mapping four to medicate now measured unvalid to accided.
	Develop GHG Reduction Development Impact Fee based on a clear nexus of new development's negative contribution to						N - Possible costs to	meaning rew to moderate new resources would be needed. Cost would be to develop the nexus study to determine the relationship between new developmen
C	increases in GHG. Performance based development impact fee.	EDAW	\$70,000	\$100,000	\$85,000	\$8,000	local developers	and its negative contribution to GHG. The study would require 5-year updates for an accounting of mitigation measures paid through the impact fee.
Measure		Data Source	Low Cost	High Cost	Average Cost	Avg Annual Cost (assume 2012 start	Direct Costs to Local Residents and	Cost Notes
						date for most activities)	Businesses	Assume City will hire one green building/sustainability professional at (\$80K + benefits/overhead =
TL-4.1	Work with ABAG and neighboring cities to improve the jobs-housing balance within the City and regional transit corridors.	-	-	-	-	\$1,316	N	\$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost)
TL-4.2	Improve fuel efficiency of the City vehicle fleet by purchasing low- or zero-emission vehicles when vehicles are retired from service.	City of Albany	-	-	\$728,000	\$72,800	N	Estimated cost per hybrid vehicle: \$26,000. City has 28 vehicles
TL-4.3	Incentivize electric and plug-in hybrid vehicles through development of automobile charging infrastructure and preferential street parking spaces.	See below	See below	See below	See below	See below	See below	See below
								If City partners with Better Place or Coulomb Technology, this intrastructure could have no addition cost to the City. Some cities (SF, Oakland, San Jose) are offering incentives to promote electric vahicles such as expredited nermitting and installation of electric vahicle charging outlets. Cost
A	Charging station infrastructure	-	-	-	-	\$1,316	Ν	assumes private company will install infrastructure. Assume City will hire one green building/sustainability professional at (\$80K + benefits/overhead = \$200,000) who will be responsi
								for implementing all strategies related to the CAP. (\$200,000 / 19 strategies / 8 years = \$1,316 ave annual cost)
В	Preferential street parking for electric and plug-in electric hybrid vehicles	-	-	-	-	-	Ν	Low cost. Loss of revenue associated with reduced parking fees
TL-4.4	Create and implement a voluntary transportation demand management (TDM) program to reduce weekday peak period sing occupancy commute and school trips.	le Nelson Nygaard	\$25,000	\$75,000	\$50,000	\$6,250	N	Comprehensive TDM study tailored to local conditions (including some data collection as needed) \$75,000. Basic TDM study: \$25,000
А	Facilitate ride-share programs.	-	-	-	-	\$1,316	Ν	Assume City will have one green building/sustainability protessional at (Solk + benefits/overnead = \$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / 1 strategies / 8 years = \$1,316 avg annual cost)
								Assume many marketing/education-related strategies could be addressed concurrently. EDAW community-outreach professionals recommend a high tech approach consisting of a video clip,
В	Public outreach	EDAW	\$300,000	\$300,000	14 strategies)	\$2,679	N	newsletter, and website activity. \$75,000 per campaign (3-4 strategies per campaign) for strategie related to marketing. Assume 4 advertising campaigns would take place for the CAP = \$300,000 f
TL-4.5	Evaluate and consider implementation of community parking management strategies.	EDAW	\$45,000	\$55,000	\$50,000	\$6,250	N	all 14 strategies It is assumed this study will require some data collection.
Objective	TL-5: Prepare for peak oil					Avg Annual Cost		
Measure		Data Source	Low Cost	High Cost	Average Cost	(assume 2012 start date for most	Residents and Businesses	Cost Notes
						activities)		
								Assume City will hire one green building/sustainability professional at (\$80K + benefits/overhead =
TL-5.1	Conduct a study of the potential effects of peak oil on the community and develop a peak oil adaptation plan.	-	-	-	-	\$1,316	N	\$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / "
TL-5.1	Conduct a study of the potential effects of peak oil on the community and develop a peak oil adaptation plan.	-	-	-	-	\$1,316	N	\$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost)
TL-5.1 Waste Objective	Conduct a study of the potential effects of peak oil on the community and develop a peak oil adaptation plan. Reduction Strategy - Minimize waste WR1: Become a zero-waste community	-	-	-	-	\$1,316	N	\$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost)
TL-5.1 Waste Objective	Conduct a study of the potential effects of peak oil on the community and develop a peak oil adaptation plan. Reduction Strategy - Minimize waste WR1: Become a zero-waste community	- Data Source	-	-	-	\$1,316 Avg Annual Cost (assume 2012 start	N Direct Costs to Local Residente and	\$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost)
TL-5.1 Waste Objective Measure	Conduct a study of the potential effects of peak oil on the community and develop a peak oil adaptation plan. Reduction Strategy - Minimize waste WR1: Become a zero-waste community	- Data Source	- Low Cost	- High Cost	- Average Cost	\$1,316 Avg Annual Cost (assume 2012 start date for most activities)	N Direct Costs to Local Residents and Businesses	\$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost) Cost Notes
TL-5.1 Waste Objective Measure WR-1.1	Conduct a study of the potential effects of peak oil on the community and develop a peak oil adaptation plan. Reduction Strategy - Minimize waste WR1: Become a zero-waste community Establish a citywide zero waste target for 2030.	- Data Source -	- Low Cost	- High Cost -	- Average Cost	\$1,316 Avg Annual Cost (assume 2012 start date for most activities) \$1,316	N Direct Costs to Local Residents and Businesses N	S200,000 who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost) Cost Notes Assume City will hire one green building/sustainability professional at (\$30K + benefits/overhead = \$200,000 who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 wars = \$1,316 arg annual cost)
TL-5.1 Waste Objective Measure WR-1.1 Water Objective	Conduct a study of the potential effects of peak oil on the community and develop a peak oil adaptation plan. Reduction Strategy - Minimize waste WR1: Become a zero-waste community Establish a citywide zero waste target for 2030. Conservation Strategy - Celebrate water as an essential community resource WC-1: Conservation buildings/landscapes	- Data Source -	- Low Cost	- High Cost -	- Average Cost -	\$1,316 Avg Annual Cost (assume 2012 start date for most activities) \$1,316	N Direct Costs to Local Residents and Businesses N	S200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost) Cost Notes Assume City will hire one green building/sustainability professional at (\$80K + benefits/overhead = \$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost)
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TL-5.1 Waste Objective WR-1.1 Water Objective Measure WC-1.1	Conduct a study of the potential effects of peak oil on the community and develop a peak oil adaptation plan. Reduction Strategy - Minimize waste WR1: Become a zero-waste community Establish a citywide zero waste target for 2030. Conservation Strategy - Celebrate water as an essential community resource WC-1: Conserve water in existing buildings/landscapes Encourage residential and commercial users to participate in EBMUD's free water audit program.	- Data Source - Data Source EDAW	- Low Cost - Low Cost \$300,000	- High Cost High Cost \$300,000	Average Cost Average Cost S300,000 (for 14 strategies)	\$1,316 Avg Annual Cost (assume 2012 start date for most activities) \$1,316 Avg Annual Cost (assume 2012 start date for most activities) \$2,679	N Direct Costs to Local Residents and Businesses N Direct Costs to Local Residents and Businesses N	S200,000 who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost) Cost Notes Assume City will hire one green building/sustainability professional at (\$90K + benefits/overhead - \$200,000) who will be responsible for implementing all strategies related to the CAP. (\$200,000 / strategies / 8 years = \$1,316 avg annual cost) Cost Notes Assume City will hire one green building/sustainability professional at (\$90K + benefits/overhead - \$200,000 / strategies / 8 years = \$1,316 avg annual cost) Cost Notes Assume many marketing/education-related strategies could be addressed concurrently. EDAW community-outreach professionals recommend a high tech approach consisting of a video clip, tell as trategies and adventing comparison would take place for the CAP = \$300,000 / strategies and the place for the CAP = \$300,000 / strategies and the space for the CAP = \$300
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							all 14 strategies	
Objective FA-2: Promote awareness of sustainable food choices								
Measure		Data Source	Low Cost	High Cost	Average Cost	Avg Annual Cost (assume 2012 start date for most activities)	Direct Costs to Local Residents and Businesses	Cost Notes
FA-2.1	Encourage low-carbon meals through public education.	EDAW	\$300,000	\$300,000	\$300,000 (for 14 strategies)	\$2,679	N	Assume many marketing/education-related strategies could be addressed concurrently. EDAW commulty-outreach professionals recommend a high tech approach consisting of a video clip, newsletter, and website activity. \$75,000 per campaign (3-4 strategies per campaign) for strategies related to marketing, Assume 4 advertising campaigns would take place for the CAP = \$300,000 for all 14 strategies
Objective FA-3: Increase and enhance urban agriculture								
Measure		Data Source	Low Cost	High Cost	Average Cost	Avg Annual Cost (assume 2012 start date for most activities)	Direct Costs to Local Residents and Businesses	Cost Notes
FA-3.1	Establish a local community garden program to increase local food security and provide local recreation amenities.	Urban Harvest	\$2,600	\$20,000	\$11,300	\$1,413	N	Assuming land is dedicated, new garden could be built for \$1,000 - \$4,000 + annual maintenance costs with volunteer labor. Potential additional cost higher depending on on-site facilities (assumed \$20,000)

 Legend for Origin of Policies:

 ACGT
 Albany Clean and Green Task Force

 CAP SRV
 CAP Online Survey

 ASR
 Albany Strollers and Rollers

 BMP
 Best Management Practices

 AG
 Attorney General

 CAPCOA
 2007 CAPCOA Report