

CASE STUDY | FARMINGTON HILLS, MICHIGAN

The City of Farmington Hills, Michigan, a metro Detroit suburb with a population of 79,740, has



Newly renovated City Hall in Farmington Hills, Michigan

become a leader in energy savings and sustainability.¹ In 2011, the City was recognized for Environmental Leadership at the Michigan Green Communities conference in Lansing, Michigan. Their recently

revitalized City Hall saves 54 percent per square foot on energy costs as compared to the old building. Through the SustainableFH website (www.sustainablefh.com), the City has engaged community stakeholders by sharing its energy saving success.

Since 2007, local government staff in Farmington Hills have utilized ENERGY STAR Portfolio Manager to track spending and energy usage at 16 City facilities. Portfolio Manager is the U.S. Environmental Protection Agency's (EPA) online management and tracking tool for energy and water. The City was introduced to the interactive tool through the Rebuild Michigan Program providing energy assistance for public buildings through the state's energy office. Through this

program, the State conducted introductory evaluations on ten buildings, set up their Portfolio Manager account, and input the City's first year of data. In the five years that the City has been using the tool, data has been input and managed by the Assistant to the City Manager with support from an intern when available.

"This tool has been helpful in getting the information out there and showing how we're accomplishing priorities in sustainability," said Assistant to the City Manager, Nate Geinzer, "It shows that we are finding better ways to spend money, so that we can put more money towards programs and resources."

Use of Portfolio Manager has complemented a comprehensive energy audit completed in 2009 that made several recommendations. Over the years, the City has become increasingly adept at recognizing opportunities for improvement and additional energy savings.

"When costs creep up, the data is available. We can identify trends or identify whether increased costs are just weather-related," Geinzer mentioned.

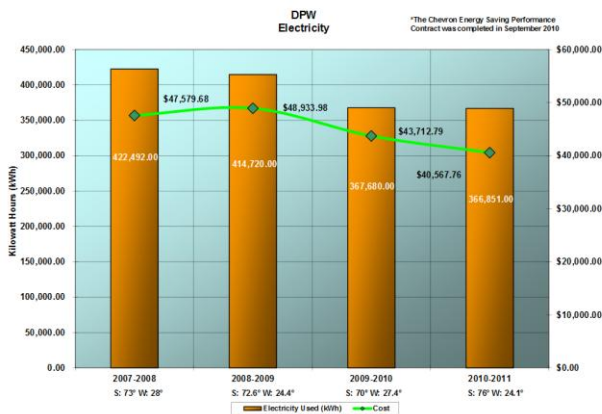
In initiating new projects, considerations are made for how to generate more energy savings. Examples of



¹ "Farmington Hills (city) QuickFacts from the US Census Bureau." State and County QuickFacts. Web. 12 Mar. 2013. <<http://quickfacts.census.gov/qfd/states/26/2627440.html>>.

investments to-date include energy efficient lighting, new HVAC systems, and energy efficient water heaters.²

Using energy use data from 2007-2008 as a benchmark, Portfolio Manager has enabled the City to leverage its energy savings. The ability to store and aggregate data has enabled City staff to track progress and share its success with staff and the community. The City has benefitted greatly by being able to demonstrate measurable outcomes for sustainability, cut energy usage, and save taxpayers money. Increased energy savings contribute to the viability of the City's Sustainability Fund. At the end of each fiscal year, energy savings from the 2007-2008 benchmark levels are calculated; and 20 percent of those savings are reinvested into additional sustainability projects.



Images on the SustainableFH.com website allow the City to demonstrate its success in energy savings to staff and residents of Farmington Hills.

The most significant challenge that the community has faced in utilizing Portfolio Manager has been ensuring that there is sufficient time and staff

dedicated to keeping information up to date. The Assistant to the City Manager also serves in a staff leadership role in the organization's sustainability initiatives; and his time is only 25 percent allocated to sustainability work. Specific allocation of staff time to managing the tool would increase the impact of utilizing this free resource.

The City intends to continue to utilize the Portfolio Manager to make improvements in energy savings, as they have seen reductions throughout all buildings monitored. The City has not yet pursued ENERGY STAR certification at any of its buildings, primarily due to time constraints and difficulty matching buildings to categories specified through ENERGY STAR. Given the success of energy saving measures for the renovation of their City Hall; the City may pursue certification in the future.

Learn more about Farmington Hills' mission to collaborate with the community to enhance energy efficiency and sustainability at www.sustainableFH.com. See the "Progress" tab to see how they use data from Portfolio Manager through 2012. Visit the ENERGY STAR website for more information about the ENERGY STAR program and Portfolio Manager online tool.



² "Progress." SustainableFH. Web. 12 Mar. 2013. <<http://www.sustainablefh.com>>.