



CLIMATE INITIATIVE
Powered by San Antonio

THE CITY OF SAN ANTONIO

2019 MUNICIPAL BUILDING ENERGY BENCHMARKING REPORT

American Cities
Climate Challenge

Bloomberg
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This report was developed with support from the Bloomberg Philanthropies American Cities Climate Challenge. The Climate Challenge is an initiative that empowers 25 of the largest U.S. cities to implement near-term climate goals and become primary drivers of progress towards meeting America's pledge on climate. Recognizing that cities account for more than 70% of global carbon emissions – and that mayors have significant authority over cities' highest emitting sectors: transportation and buildings – the Climate Challenge aims to enhance the work already being done by mayors across the U.S. and to support cities in the fight against climate change.

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"I am excited to share The City of San Antonio 2019 Municipal Building Energy Benchmarking Report with you. In 2019, our city adopted its first Climate Action & Adaptation Plan, SA Climate Ready. The plan outlines a path to net carbon neutrality by 2050 so that we can mitigate the accelerating effects of climate change, including extreme heat and intense storm events. Like most major cities, our building energy sector contributes the largest portion to our greenhouse gas inventory, and thus a major strategy to reach our climate goals is to reduce building energy consumption. Building energy benchmarking not only spurs energy and water efficiencies, it helps building owners identify improvements, leading to utility cost savings and higher occupancy, rental and sales values. As Mayor, I'm proud of the progress our municipal government has made in taking care of our own building stock and stepping up to release the data we are tracking to our constituents. From our LEED-silver Public Safety Headquarters to historic City Hall currently being restored to its original glory, we are in a unique position to demonstrate to both residents and visitors that we can lead in sustainable and resilient building operations. This initiative bolsters our resolve for responsible and progressive fiscal management, nurturing entrepreneurship, encouraging investment and funding infrastructure. We are joining other cities across the nation and world who are leading by example and spurring local action for a resilient future."

- Mayor Ron Nirenberg



"In 2007, the City of San Antonio created the Office of Environmental Policy, now the Office of Sustainability. Under the purview of the Office of the City Manager, it was established to focus on the reduction of energy consumption, enhance municipal pollution prevention programs, and develop and implement sustainability initiatives within the municipal organization and throughout the community-at-large. Early on, CoSA began benchmarking our own facilities so that we could identify areas of improvement in energy efficiency, and with seed funding from the Department of Energy launched the Energy Efficiency Fund to finance future projects with utility rebates and incentives deposited into the fund. With nearly 600 locations to keep track of, the task is daunting, but it is important for us to lead by example. By upgrading our lighting, HVAC systems, equipment and appliances over the last decade, we have completed 414 projects in 190 facilities, reduced energy consumption by 13.2%, reduced carbon emissions by 58,000 metric tons, and saved \$1.6M. As you'll see in this report, we still have work to do, but we want to be transparent in our efforts. By disclosing this information, we hope to demonstrate to the San Antonio community that we are committed to continual improvement of the facilities that make up the fabric of this community, because the benefits are tremendous."

- City Manager Erik Walsh



INTRODUCTION

The City of San Antonio (“CoSA”) has a strong commitment to energy efficiency and climate action. From 2014 to 2016, San Antonio saw a 10% reduction of total greenhouse gas (GHG) emissions, despite significant population and economic growth. The City’s municipally-owned utility, CPS Energy, [is a leader in renewable energy](#), recognized in 2020 as fifth in the nation and first in Texas for locally-installed solar photovoltaic capacity. The City is also a leader in energy efficiency, continually acting as an early adopter of the most advanced International Energy Conservation Codes (IECC) for buildings.

In 2019, the City adopted SA Climate Ready, its first Climate Action & Adaptation Plan (CAAP). In this Plan, the City maps out an equitable pathway to achieving net carbon neutrality by 2050, prioritizing clean air, public health, water quality and conservation, good jobs, transportation choices, clean and secure energy, and emergency preparedness.

SA Climate Ready identifies the reduction of building energy consumption as a driver for achieving our community’s climate goals, noting that 48% of San Antonio’s GHG emissions come from buildings and over half of that energy use - 27% is attributed to commercial and industrial buildings specifically. To reach the goal of carbon neutrality by 2050, emissions contributed by the building energy sector must be reduced 41% by 2030 and 74% by 2040.

As part of the SA Climate Ready Plan, the City of San Antonio is reducing energy consumption in municipal buildings by measuring and managing its energy use because it saves taxpayer money, increases the quality of its buildings, and demonstrates effective solutions that can be replicated locally in many other buildings. The San Antonio City government accounts for 3 percent of GHGs citywide, with 22% of all municipal GHGs attributed to energy use in City-owned buildings. With a long legacy of prioritizing energy efficiency in operations, benchmarking represents the foundation for the City’s progress in advancing efficiency. With over 12,000,000 square feet of building space benchmarked, San Antonio has unlocked immense potential for taxpayer savings, reducing greenhouse gas emissions, and improving the health of our community.

The City also oversees several successful programs to advance local energy efficiency in the community. Build San Antonio Green (BSAG) is San Antonio’s local green building certification program that is funded in part by the City of San Antonio, Bexar County and CPS Energy. This program has resulted in over 7,800 certified green building projects that have prevented more than 225 million pounds of CO₂ and have led to a reduction of 13.1 megawatts in peak demand. The City’s Energy Efficiency Fund (EEF) is a shining example of leadership in municipal energy efficiency programs. The only city fund of its kind in Texas, this Fund was established as a revolving loan fund in 2011, created through a one-time inflow of Federal American Recovery and Reinvestment Act (ARRA) grant funding along with utility cost savings and CPS Energy rebates. This fund has grown into a permanent source of revenue for municipal energy projects. Between 2011 and 2019, this Fund has been used to complete 414 projects within 190 municipal facilities, resulting in over \$3.3 million in annual utility cost savings for the City. These savings are considered “avoided” costs because if the City did not implement energy projects the utility costs in municipal buildings would be much higher. In fiscal year 2019, the City has seen an 11% reduction in electricity consumption within municipal facilities when compared to baseline year 2011.

About the 2019 San Antonio Municipal Building Energy Benchmarking Report

The 2019 San Antonio Municipal Building Energy Benchmarking Report provides transparency through the public disclosure of the Energy Use Intensity (EUI) of municipal properties larger than 10,000 square feet and serves as an example of the benefit of benchmarking to move the city, and motivate the private sector, towards a cleaner, smarter, and more efficient building-stock. In order to better understand and manage the energy performance of the City's large and diverse portfolio, the City began tracking energy usage in 2010 of more than 150 of its largest facilities using the U.S. EPA's ENERGY STAR® Portfolio Manager® tool. In this report, the City discloses its own energy benchmarking data and the story of the progress it's realized over the past decade through its actions in energy efficiency. Based on calendar year 2019 data, there are more than 600 facilities in the City of San Antonio's building portfolio, 300 of which are currently benchmarked, serving a variety of functions from public safety and libraries to parks and recreation and administrative offices. These buildings range in size from large airport facilities measuring in the hundreds of thousands of square feet, to smaller neighborhood fire stations and community centers.

The data in this report shows that while San Antonio has been a pioneer in building benchmarking in Texas, there is still much work to be done to achieve the climate targets identified in the City's Climate Action and Adaptation Plan. As such, municipal buildings with high Energy Use Intensities (EUIs) are identified in this report and will be further investigated by the City of San Antonio to identify opportunities for improvement that will ultimately result in cost savings, energy savings, and a more comfortable, safer and healthier environment for building occupants and visitors.





CITY OF SAN ANTONIO'S 2019 BENCHMARKED BUILDINGS: PROGRESS-TO-DATE & SUCCESSES

The City has several impressive success stories with energy efficiency improvements at facilities such as the Public Safety Headquarters and the Convention Center, the latter of which led to a decrease of \$211,000 in annual energy costs. However, the City's benchmarking data shows that there remain significant opportunities for improvement.

A major benefit of benchmarking is it helps the building owner identify spikes and dips in energy consumption that may be the result of an underlying problem in the building, such as an equipment malfunction or the need for repairs. For example, the Central Library in 2012-2013 underwent a major lighting retrofit and retro-commissioning project, which should have resulted in significant energy savings. However, seven years later the facility's energy use intensity has actually increased, as have energy costs. Thanks to the annual benchmarking of its own facilities, the City has caught this abnormality and is now able to address the root cause for this increase.

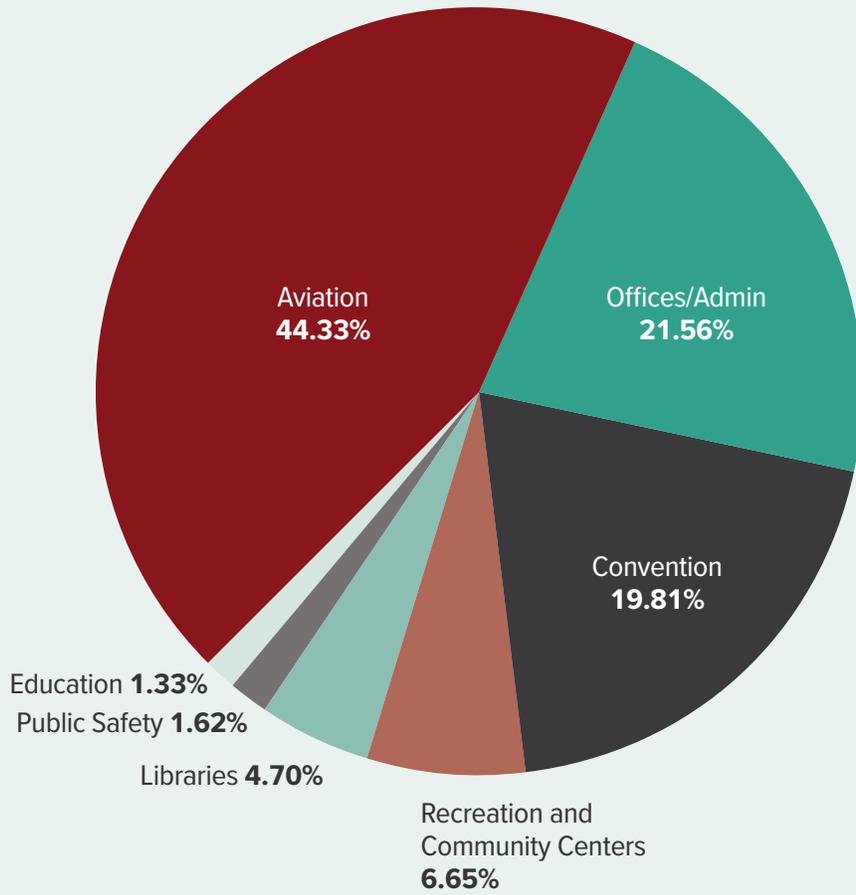
Benefits of municipal benchmarking:

- ✓ Reduces greenhouse gas (GHG) emissions, improves indoor and outdoor air quality, and enhances the health of our community.
- ✓ Drives the market to value energy as a resource, reduces waste, and demonstrates the value of efficiency gains.
- ✓ Saves taxpayer dollars.

The City oversees and manages the energy consumption of a variety of building types. Airport buildings take up almost half of the square footage in the City's portfolio, representing a significant opportunity to reduce energy usage. Offices and administration buildings have the second largest share of square footage which includes office buildings, miscellaneous buildings like storage facilities and parking garages. Different approaches and methods can be used to tackle energy efficiency in these buildings. Though not all buildings were benchmarked given square footage and metering considerations, most of the buildings in each category are included in this report.

San Antonio's 2019 benchmarked buildings' square footage is represented on the next page.

SQUARE FEET BY BUILDING CATEGORY



Aviation
5,354,715 SqFt



Offices and Administration
2,604,578 SqFt



Convention & Sports Facilities
2,393,121 SqFt



Parks and Recreation
803,136 SqFt



Libraries
567,886 SqFt

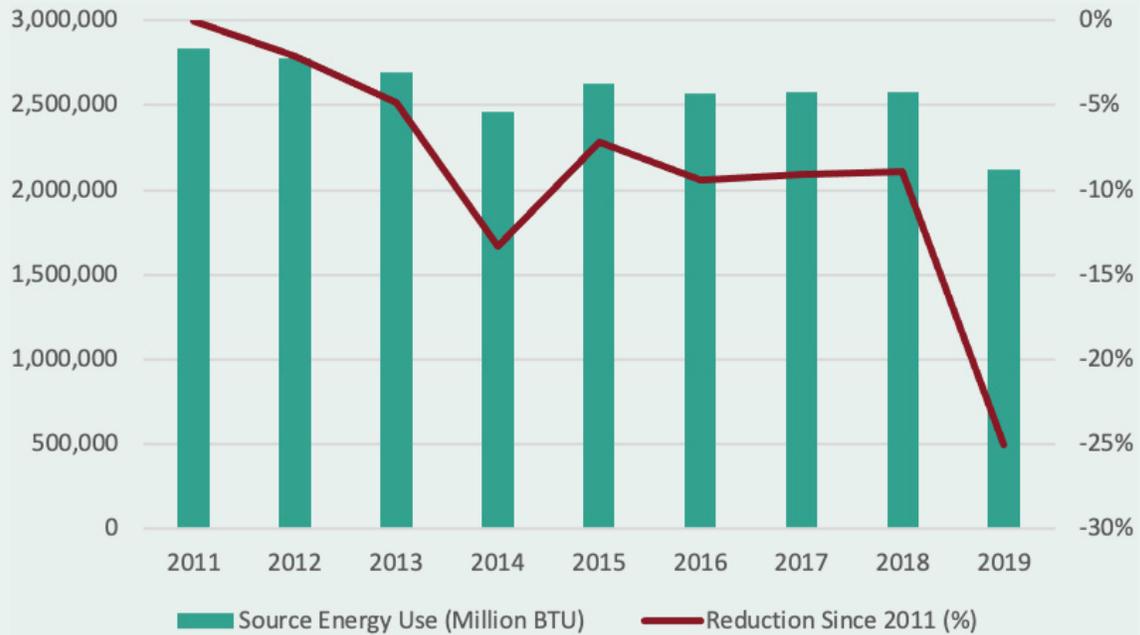


Public Safety
195,669 SqFt



Pre-K 4 SA
160,272 SqFt

COSA BENCHMARK FACILITIES - ENERGY METRICS FOR 299 PROPERTIES



<u>Year</u>	<u>Source Energy Use (Million BTU)</u>	<u>Site EUI (kBtu/ft²) Weather Normalized</u>	<u>Total GHG Emissions (Metric Tons CO₂e)</u>
2011	2,835,726	91.3	138,599
2012	2,776,222	86.7	135,319
2013	2,699,290	87.7	131,884
2014	2,458,688	79.4	118,998
2015	2,631,390	107.3	128,808
2016	2,568,819	80.2	125,743
2017	2,578,499	87.3	126,289
2018	2,582,096	86.2	126,346
2019	2,124,260	74.1	102,332

Source Energy Use: The total amount of all the raw fuel required to operate your property, including losses that take place during generation, transmission, and distribution of the energy.

Site EUI Weather Normalized: The onsite energy use your property would have consumed during 30-year average weather conditions divided by property square foot. This adjusts for changes in weather from year to year.

Total Emissions: Total Emissions is the sum of emissions associated with onsite fuel combustion (direct) plus emissions associated with purchases of electricity, district steam, district hot water, or district chilled water (indirect).

CITY OF SAN ANTONIO
CLIFF MORTON
DEVELOPMENT AND
BUSINESS SERVICES
CENTER
1901 SOUTH ALAMO

CITY OF SAN ANTONIO
CLIFF MORTON
DEVELOPMENT AND
BUSINESS SERVICES CENTER





OFFICES AND ADMINISTRATION

Offices and Administration buildings account for 21.6% of the City's benchmarked building portfolio. These are the facilities where municipal employees across departments implement the priorities of the Mayor and City Council in service to the citizens of San Antonio.

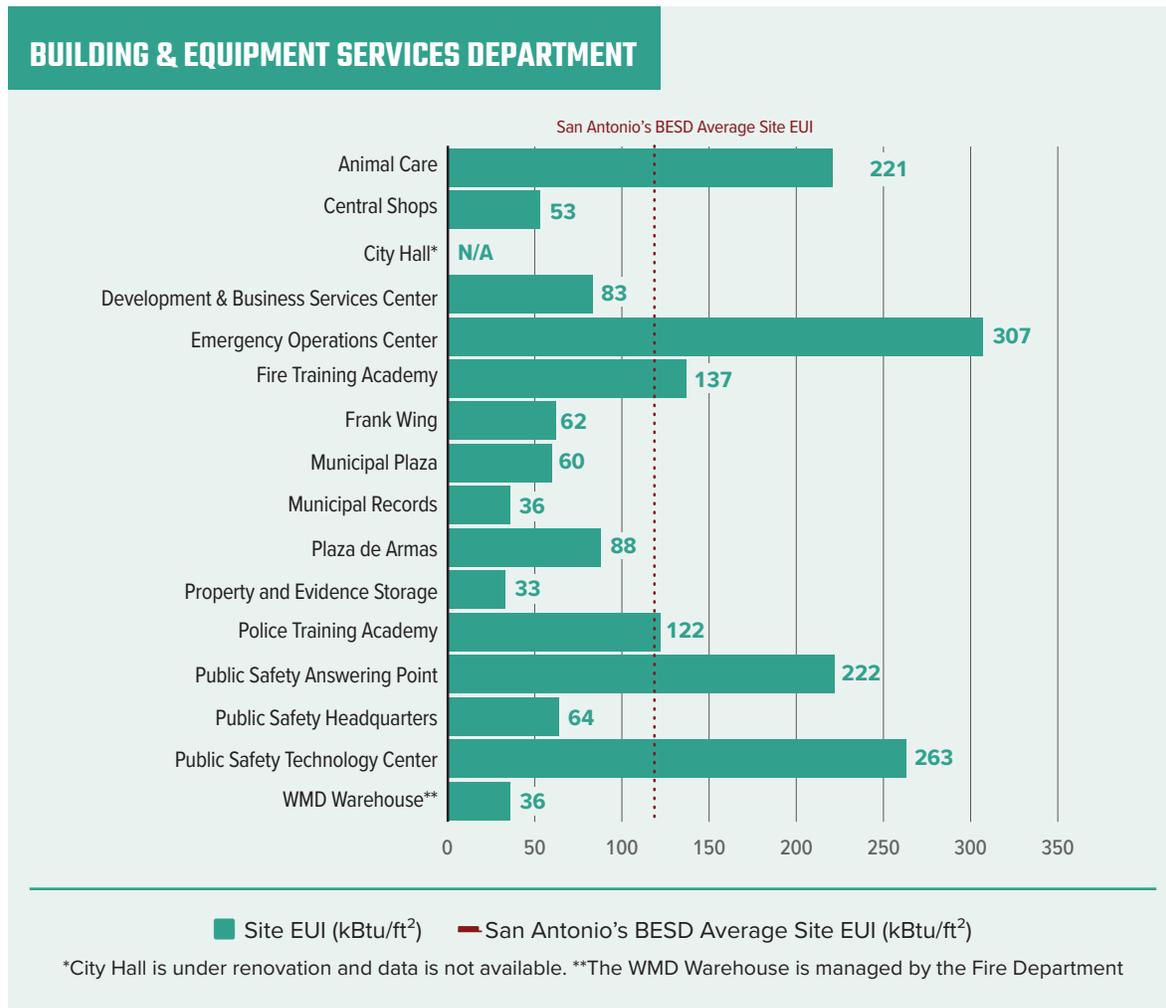
In addition to implementing energy efficiency improvements, the Office of Sustainability works across departments to foster sustainable behavior change and partners with the Building Equipment Services Department and Metro Health to evaluate and improve building systems to ensure that our employees and visitors have healthy indoor air quality.



BUILDING & EQUIPMENT SERVICES DEPARTMENT

15 buildings >10k ft² benchmarked • Across 1,153,089 SqFt

The City Building & Equipment Services Department is responsible for the operation and maintenance of City buildings, vehicles, and equipment. The department administers a wide variety of facilities, including City Hall, Central Shops, Public Safety Headquarters, and the Frank Wing Building. The use types of these buildings varies significantly, as is demonstrated through the EUI values in the table below. Furthermore, the Emergency Operations Center, Public Safety Answering Point, Public Safety Headquarters, and Public Safety Technology Center facilities operate more than 40 hours per week and the facility have significant computer systems. [Note: City Hall is currently under renovation to achieve LEED Silver certification. Recent benchmarking data is not available, but the City will resume benchmarking of the property and will report to the public at that time.]





CASE STUDY

A LOOK AT THE FUTURE: RESTORATION OF HISTORIC CITY HALL

100 Military Plaza #4

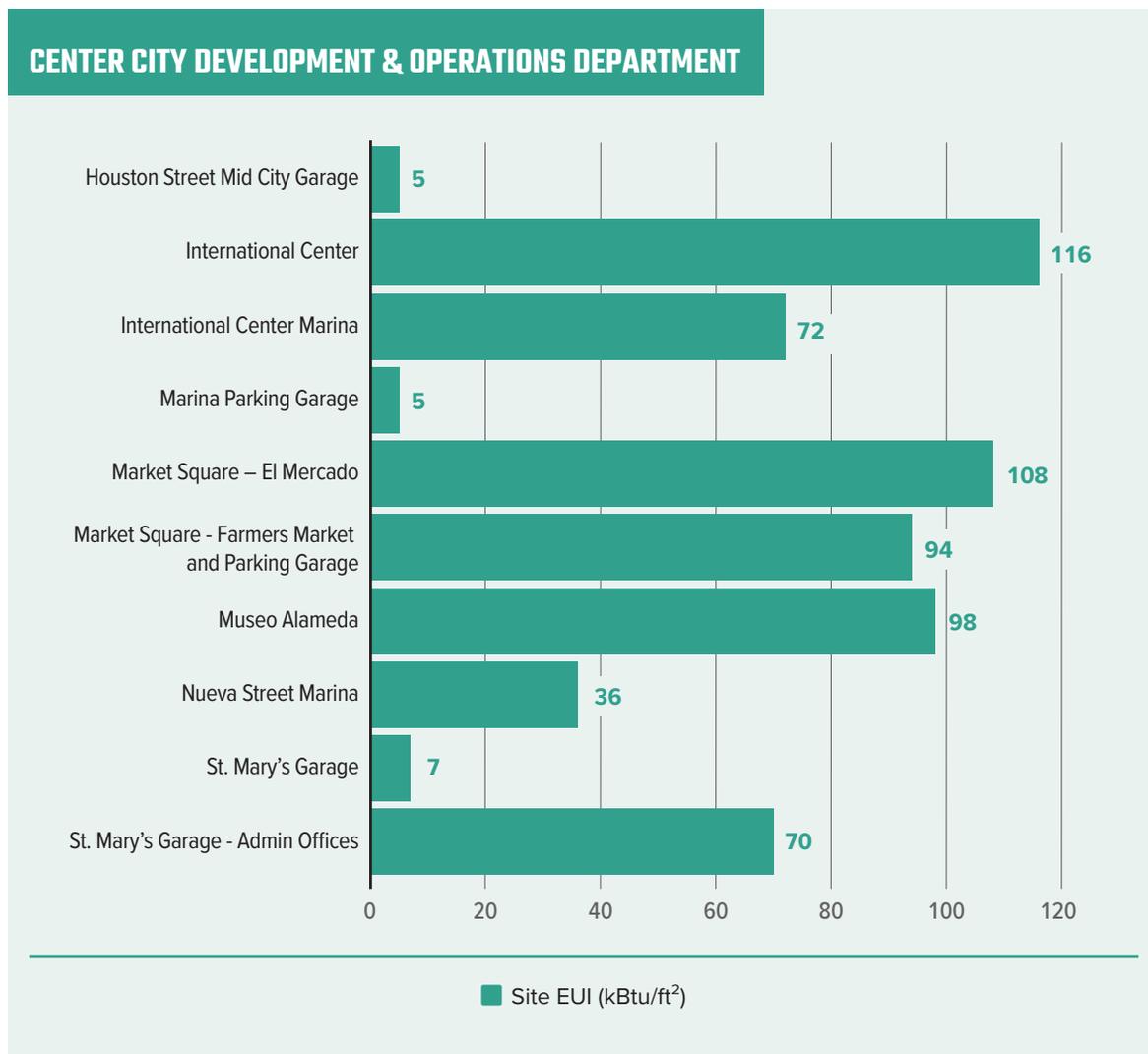
At nearly 130 years old, San Antonio's City Hall is an icon of public service and municipal government seated in the heart of downtown. Though City Hall has grown and adapted over time, the building had not been renovated in decades. The City is now undertaking the much-needed modernization of City Hall through a \$38 million City Council-approved renovation project that is being designed to LEED Silver certification. The restoration will be respectful of the building's history and will result in better efficiencies, public meeting spaces and connection with the community. The exciting expansion of the front entrance to increase accessibility to City Hall further exemplifies the City's commitment to sensitive and inclusive design. Some features are LED lighting, Variable Refrigerant Flow (VRF) system for HVAC and a solar hot water system located on the roof.



CENTER CITY DEVELOPMENT & OPERATIONS DEPARTMENT

10 buildings >10k ft² benchmarked • Across 1,003,443 SqFt

The Center City Development & Operations Department manages the operation and maintenance of special venues, such as La Villita, the International Center, and Market Square, as well as the City’s parking facilities downtown including garages, lots, meters, and pay stations. This department implements energy savings performance contracting to ensure energy savings are achieved after renovations and energy efficiency improvements are complete.



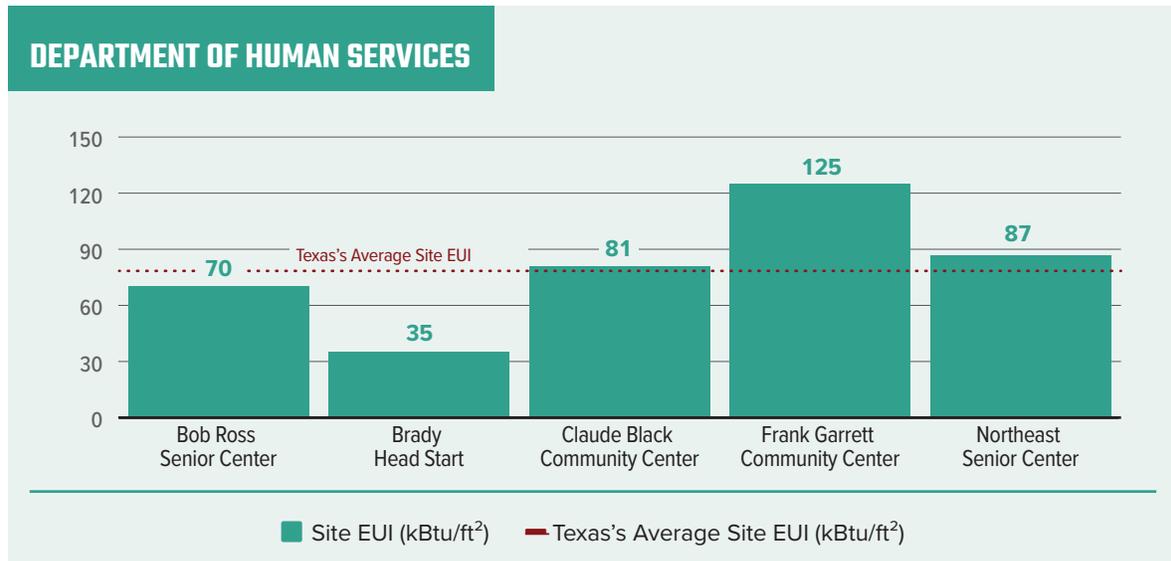




DEPARTMENT OF HUMAN SERVICES

5 buildings >10k ft² benchmarked • Across 152,596 SqFt

The Department of Human Services provides comprehensive direct and contractual services to our most vulnerable residents in the areas of Early Education and Child Care Assistance, Education, Financial and Emergency Assistance, Homeless Assistance, and Senior Services. The department manages senior and community centers throughout the city. Through its public-facing operations, DHS has the ability to engage the community around energy efficiency and showcase projects in the facilities.

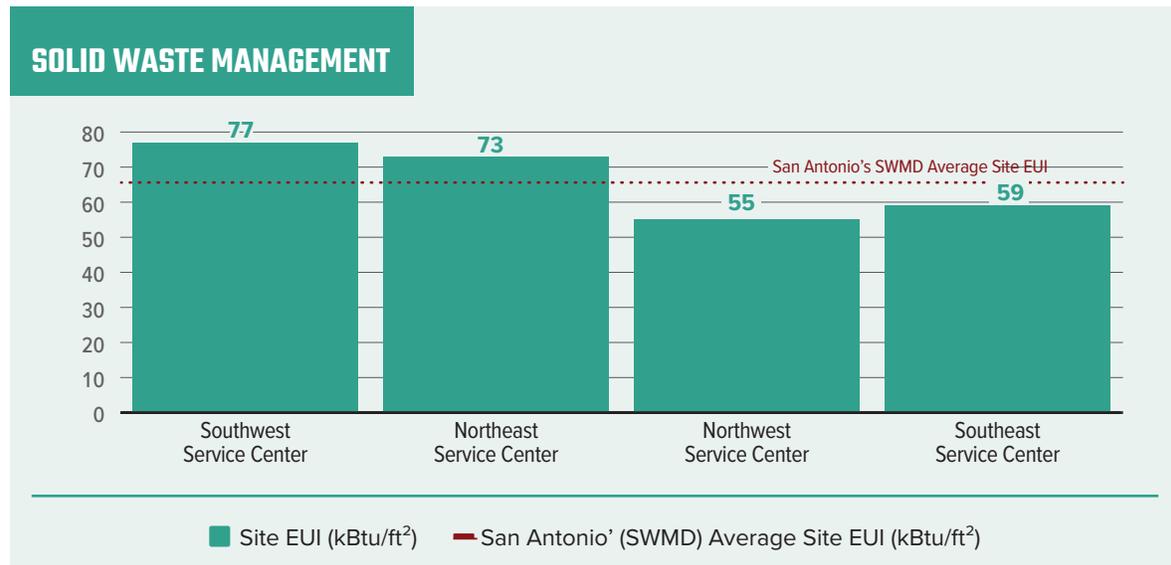




SOLID WASTE MANAGEMENT

4 buildings >10k ft² benchmarked • Across 203,392 SqFt

The Solid Waste Management Department (SWMD) provides reliable solid waste collection for residents, as well as drop-off and processing sites for brush, bulky items, and household hazardous waste. The department also manages and maintains the city's closed landfills in compliance with the Texas Commission on Environmental Quality. To encourage the circular economy, SWMD has developed robust residential recycling and organics diversion programs and also established the ReWorks program to encourage commercial recycling and landfill waste reduction.



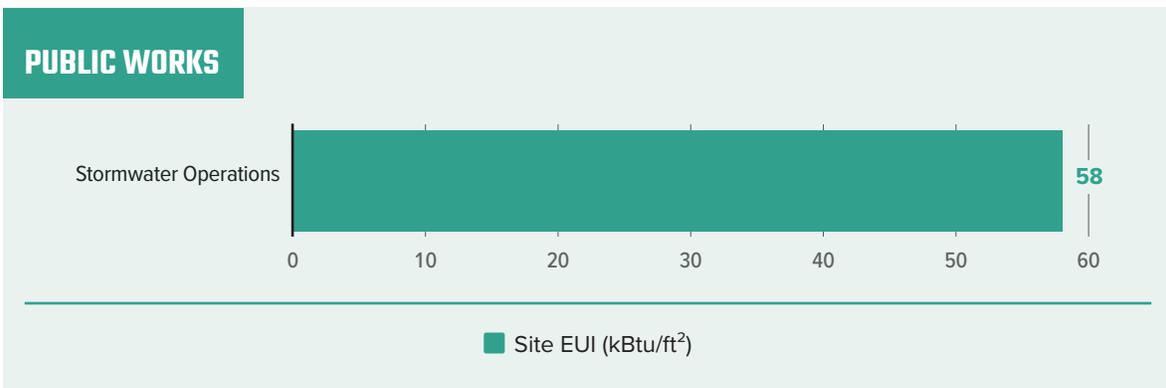


PUBLIC WORKS & TRANSPORTATION

Public Works

1 building benchmarked • Across 26,370 SqFt

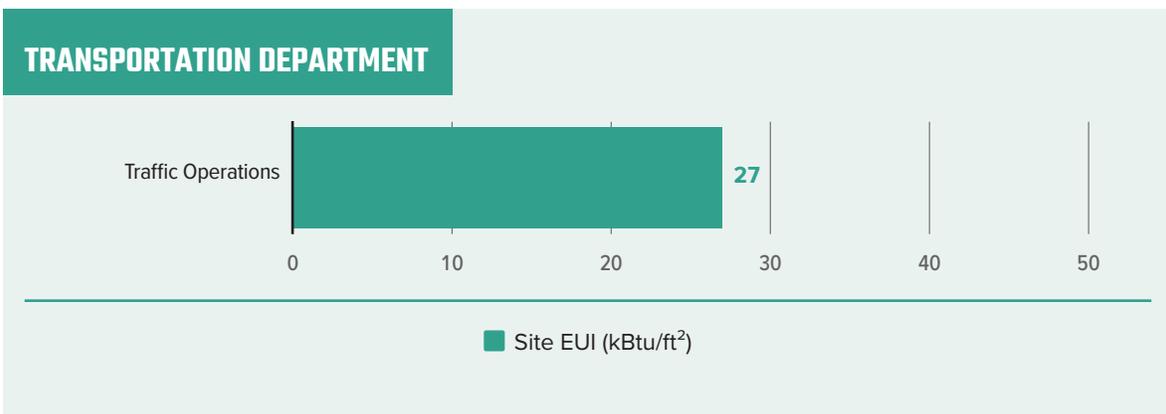
Public Works builds and maintains public infrastructure throughout the city and oversees capital improvements funded through bonds and the Infrastructure Management Program. The department ensures proper storm drainage and provides services such as pothole repairs, traffic signal maintenance, street markings, and signage. Stormwater Operations reviews storm water development plans to ensure future construction projects do not adversely impact current drainage systems.



Transportation

1 building benchmarked • Across 26,000 SqFt

The Transportation Department focuses on transportation planning, transportation management, and emerging transportation systems, while also ensuring that development-related impacts to the existing transportation infrastructure are adequately quantified and mitigated.

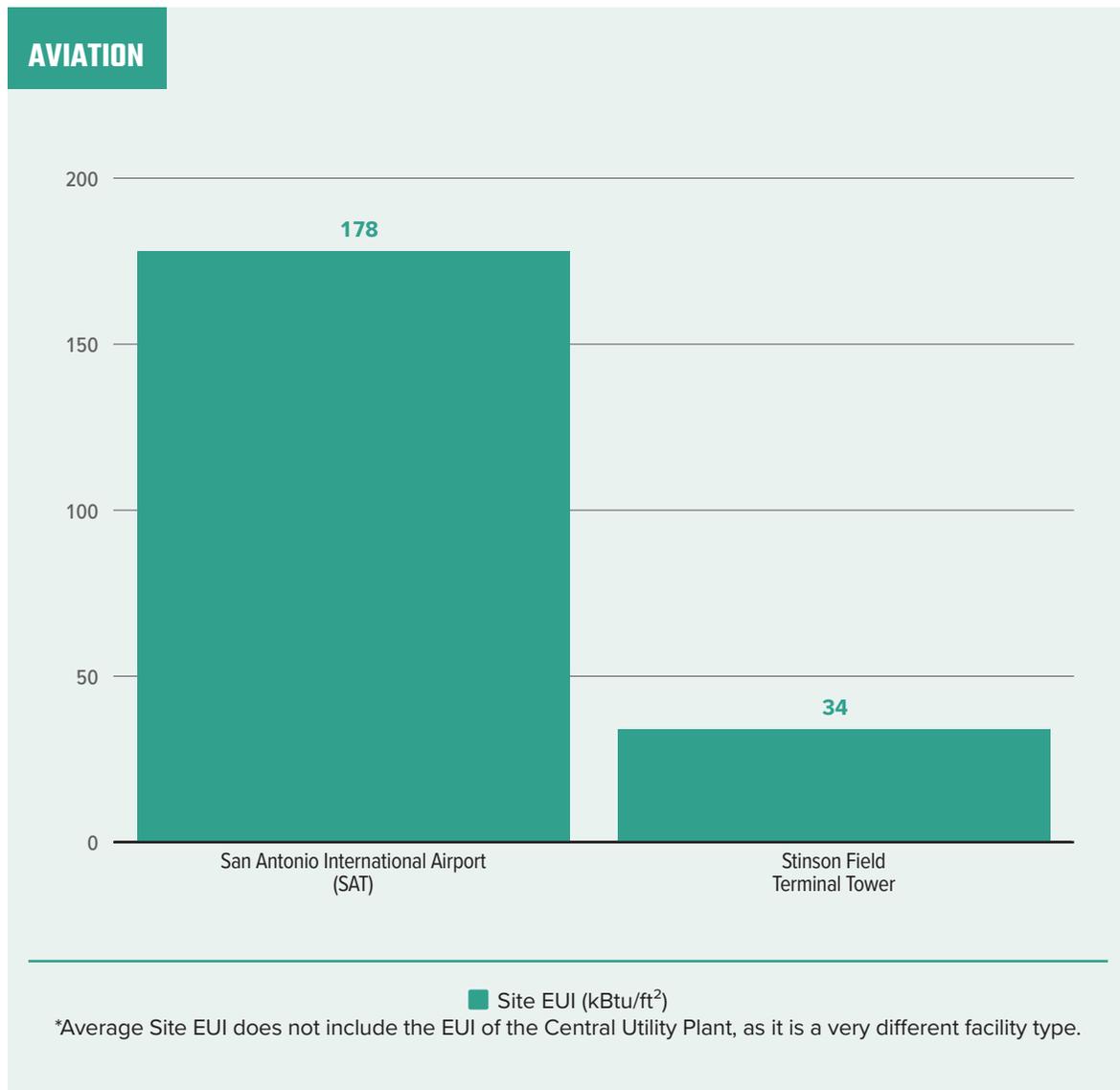




AVIATION

2 buildings >10k ft² benchmarked • Across 647,129 SqFt

The San Antonio Airport System consists of the San Antonio International Airport, which provides commercial airline service for the South Texas region, and the Stinson Municipal Airport, the second oldest general aviation airport in continuous operation in the United States and the primary reliever for general aviation traffic in San Antonio. In 2019, the San Antonio International Airport saw a record 10.3 million passengers pass through its terminals.



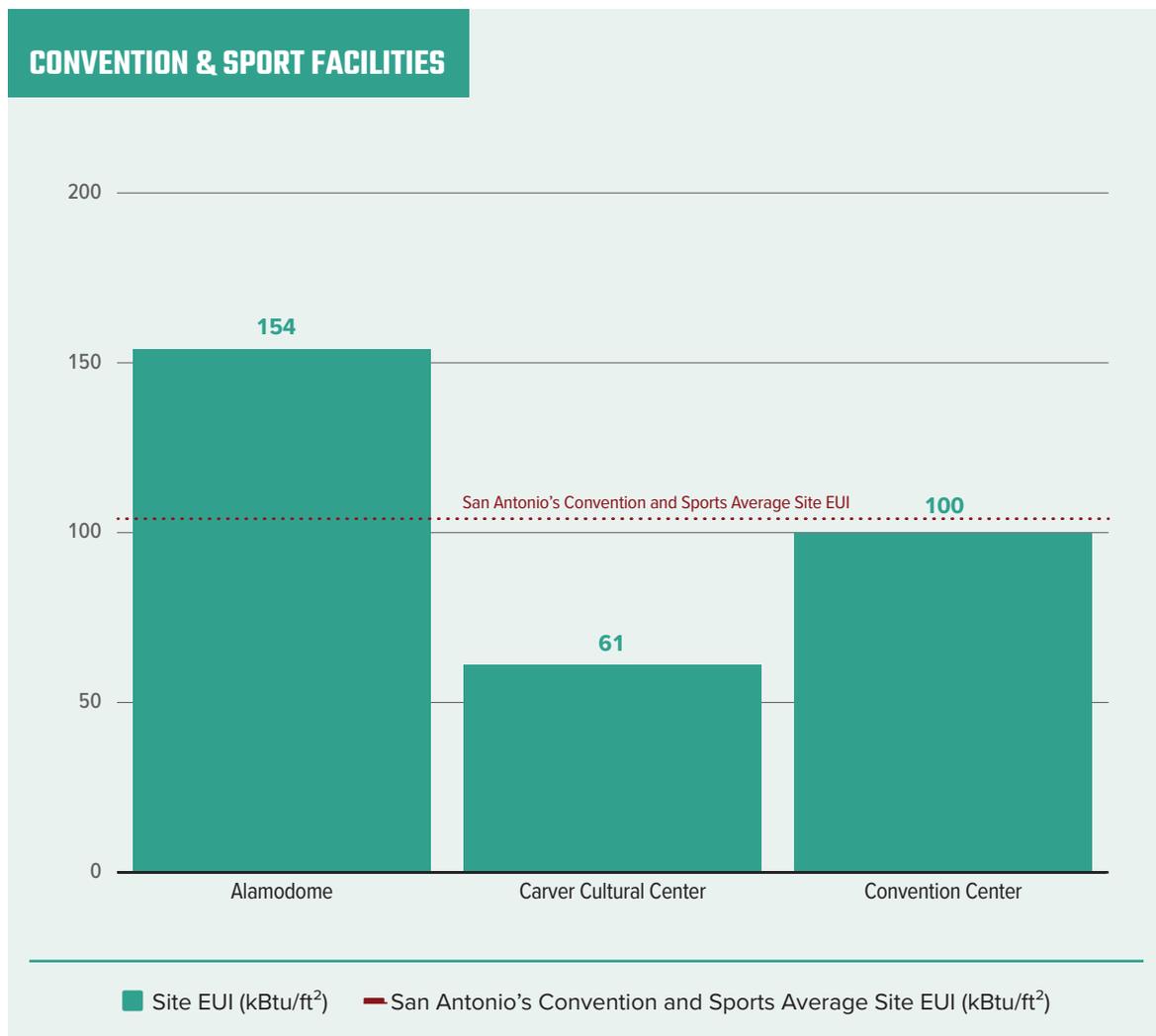


CONVENTION & SPORT FACILITIES

3 buildings >10k ft² benchmarked • Across 2,393,121 SqFt

Convention and Sports Facilities managed by the City of San Antonio include the Henry B. Gonzalez Convention Center, the Alamodome, and the Carver Cultural Center and Annex. The Henry B. Gonzalez Convention Center was awarded LEED Silver Certification in August 2017 for building design and building operation in the New Construction LEED Certification category. Facility features include 514,000 square feet of exhibit space, 86,500 square feet of multi-purpose space, over 70 meeting rooms, a 2,319-seat performing arts theater, and the largest ballroom in Texas at 54,000 square feet.

Convention centers and athletic facilities are large energy users due to their unique facility types. The increased energy use may be the result of hosting more events, drawing in more attendees, and bringing in additional business opportunities for San Antonio at large, important streams of revenue for the City's coffers. Even so, these facilities have undergone impressive performance improvements in recent years and are performing well against buildings of their type in the region.



VIDEO

A TEXAS-SIZED SPACE FOR THE CITY OF THE FUTURE

900 E Market St



WATCH VIDEO





CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT

CASE STUDY

SAN ANTONIO SWIMMING POOLS

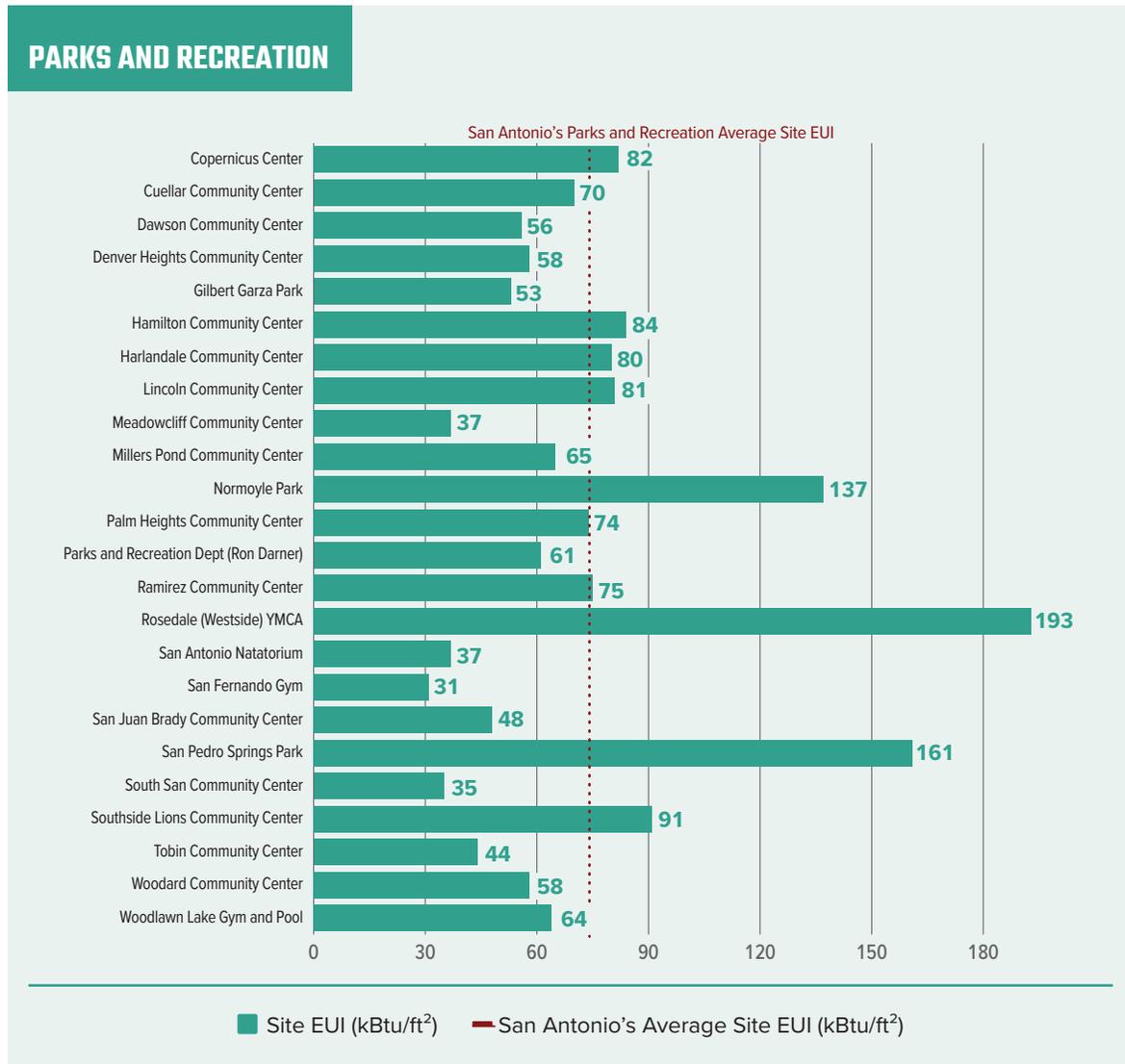
The City of San Antonio owns 26 public swimming pools that are an important part of the community fabric, providing free-admittance recreation for thousands of San Antonio's children and residents. All pools are open May through September, approximately four months, four pools operate seven months a year, and the two indoor pools operate year-round. The smallest of these pools is 66,000 gallons and the largest, at 805,000 gallon, is the historic San Pedro Springs Park Pool located in the center of a 46 acre reserve officially established by the City of San Antonio in 1852. The swimming pool retrofit project was highly successful. This project provided significant energy savings with an extremely short payback period. Total savings was 707,517 kWh per year for an annual savings \$62,847. The payback averaged just over 2.1 years with 8 pools recouping the investment costs in 6-10 months before utility rebates. The total project cost amounted to \$145,747.98, which included motor and filter upgrades outside of the scope of energy retrofits. Because these additional expenses are considered deferred maintenance costs they are not calculated as part of the project payback analysis. Utility rebates from CPS Energy for KW and kWh reductions totaled \$86,801.00, resulting in a net cost for the pools retrofits of \$49,873.75 and therefore reduced the payback to 0.8 years. In addition to the money this project is saving the taxpayers of San Antonio, the project also has tremendous positive environmental impacts. Every kWh of electricity that is produced results in 1.5 pounds of greenhouse gas being emitted into the atmosphere. This project will reduce the City San Antonio's greenhouse gas emissions by 1,075,567 pounds per year, every year going forward.



PARKS AND RECREATION

24 buildings >10k ft² benchmarked • Across 533,725 SqFt

The San Antonio Parks and Recreation Department operates the City’s recreational and cultural programs and maintains more than 240 City-owned parks including swimming pools, gymnasiums, historic cemeteries, sports facilities, recreation centers and the Botanical Garden and Conservatory. The department is also responsible for the maintenance of 15,338 acres of park land, including more than 150 miles of walking, hiking, and biking trails.

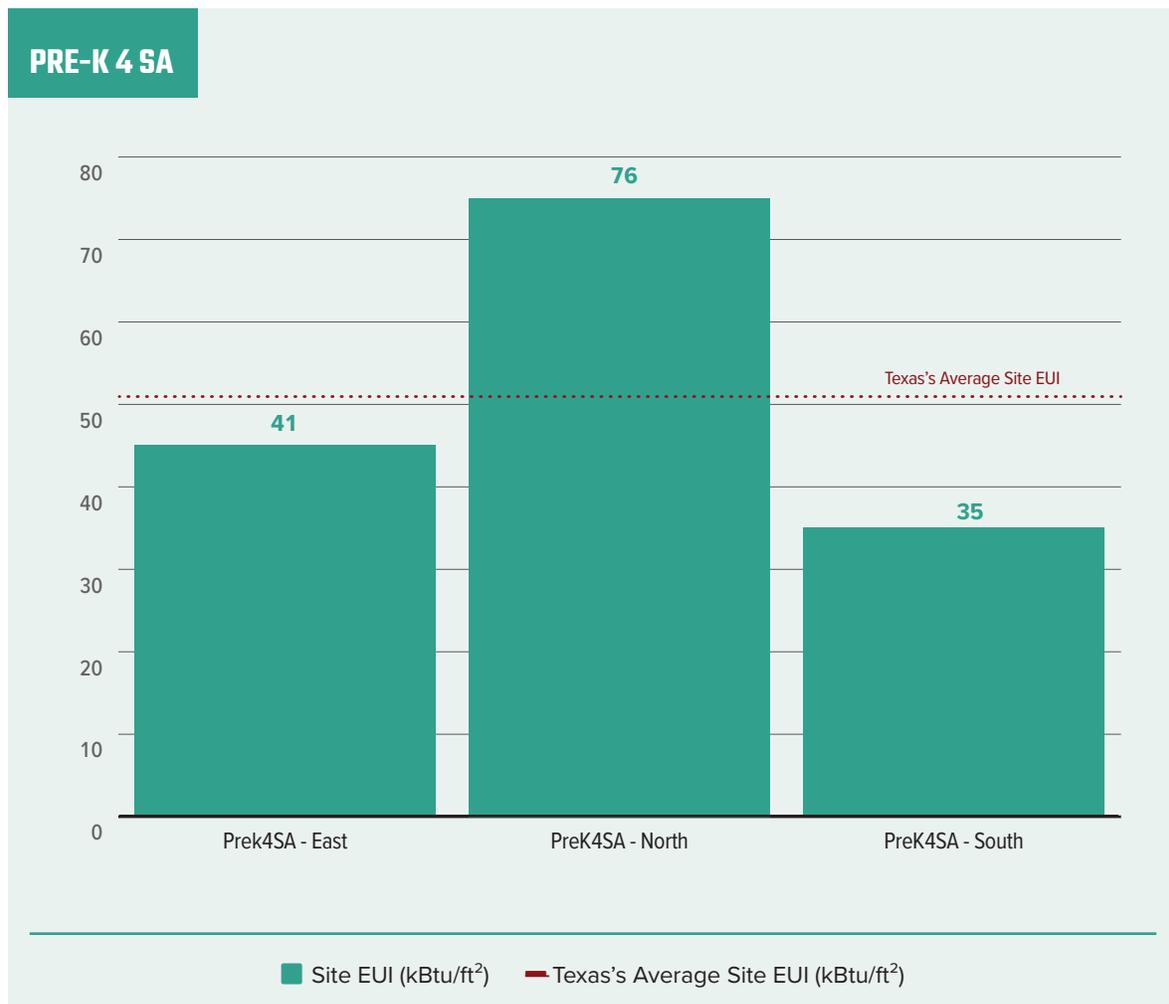




PRE-K 4 SA

3 buildings >10k ft² benchmarked • Across 130,000 SqFt

In 2012, citizens voted to invest in San Antonio's youngest learners via the creation of Pre-K 4 SA, which was established to offer high quality early childhood education to all children in San Antonio and offering a Professional Learning Program to educators from pre-k through 3rd grade. Pre-K 4 SA currently operates four educational centers, one in the Northside, one in the Eastside, one in the Westside, and one in the Southside. Pre-K 4 SA West Education Center is leased by the City and not currently benchmarked. Educational centers serve 2,000 four-year-olds and their families each year.



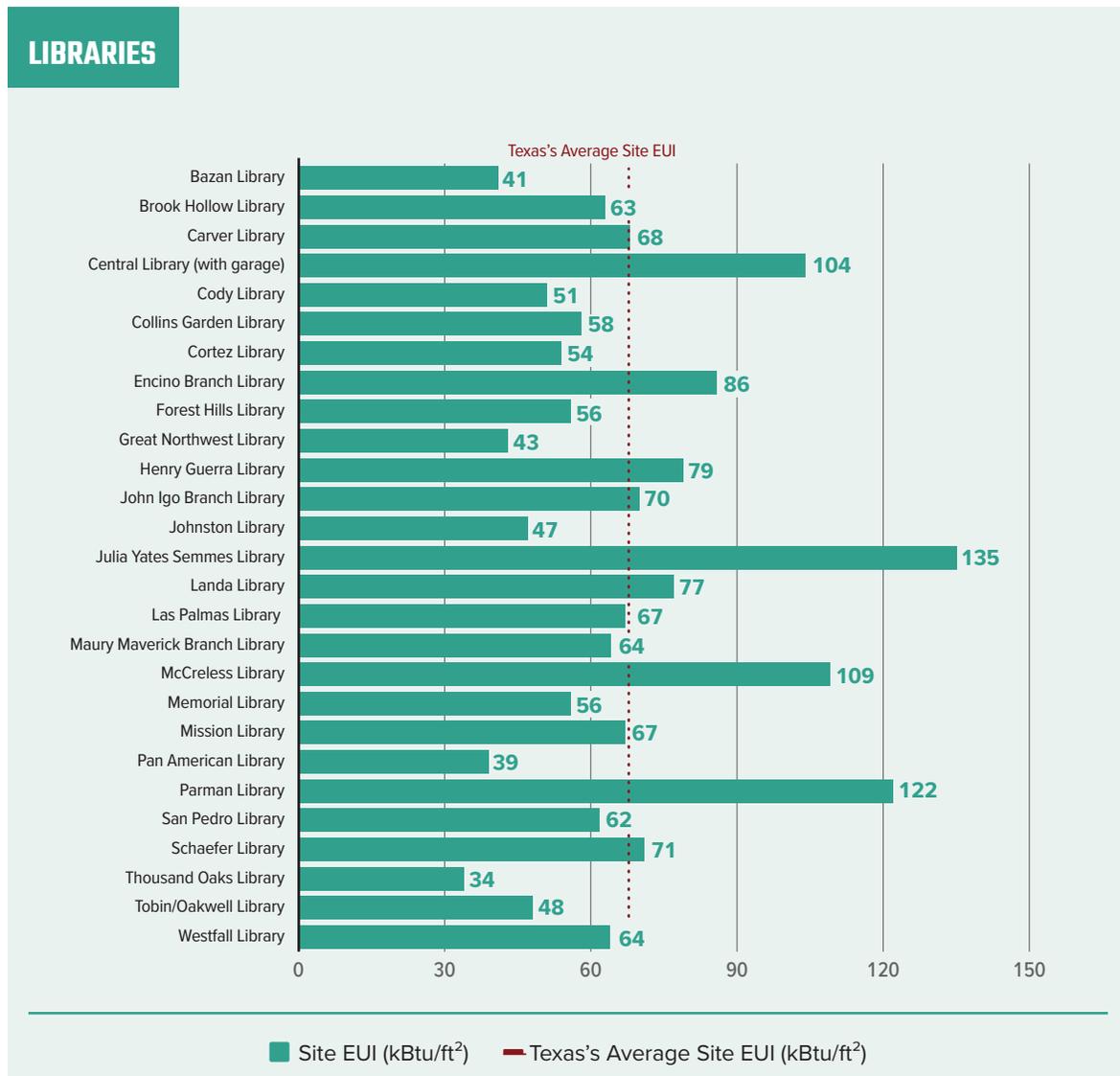




LIBRARIES

27 buildings >10k ft² benchmarked • Across 600,774 SqFt

The San Antonio Public Library is a vital center for free learning, knowledge, communication, culture, and enjoyment within the City of San Antonio and for all Bexar County residents. The Library system is comprised of a world-class Central Library, 29 branch libraries and a library satellite at the Briscoe Western Art Museum. To fulfill its mission of providing public access to information of all types in a wide range of formats the San Antonio Public Library also provides public access to the Internet to residents across the city. Being embedded in the community, libraries are in a unique position to demonstrate energy efficiency while reaching a wide audience through educational outreach.





SAFD
Operations Command





PUBLIC SAFETY FACILITIES

Public Safety facilities in San Antonio include all of the City's fire stations and police substations.

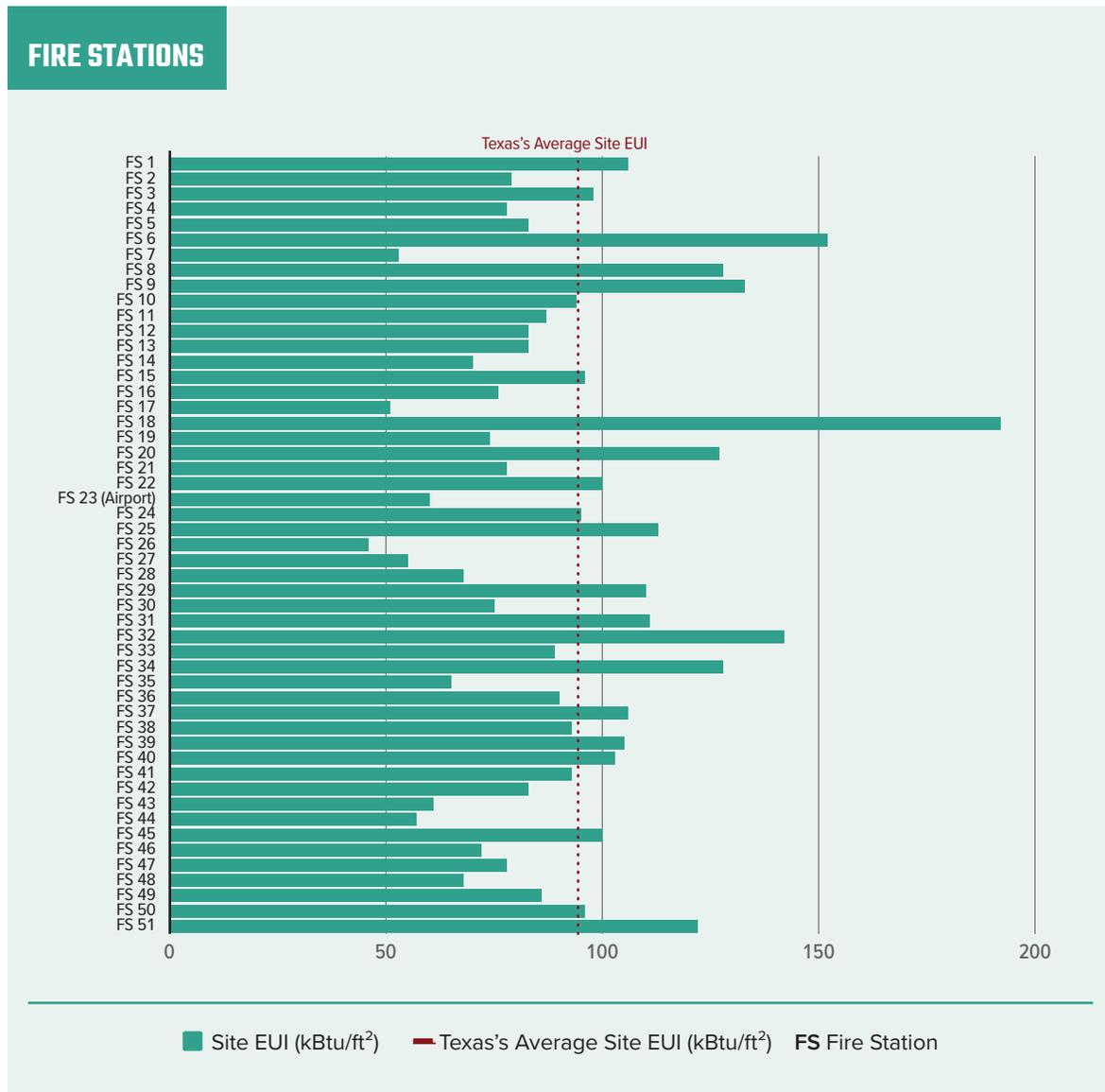


FIRE STATIONS

51 buildings benchmarked • Across 477,452 SqFt

Fire stations in particular, have very unique use types as they are not only places of work, but they are residences for first responders. The City’s fire stations overall are not as efficient as the average fire station in Texas, but significant energy performance improvements have been made in recent years, and there are plans in place to further improve their energy efficiency.

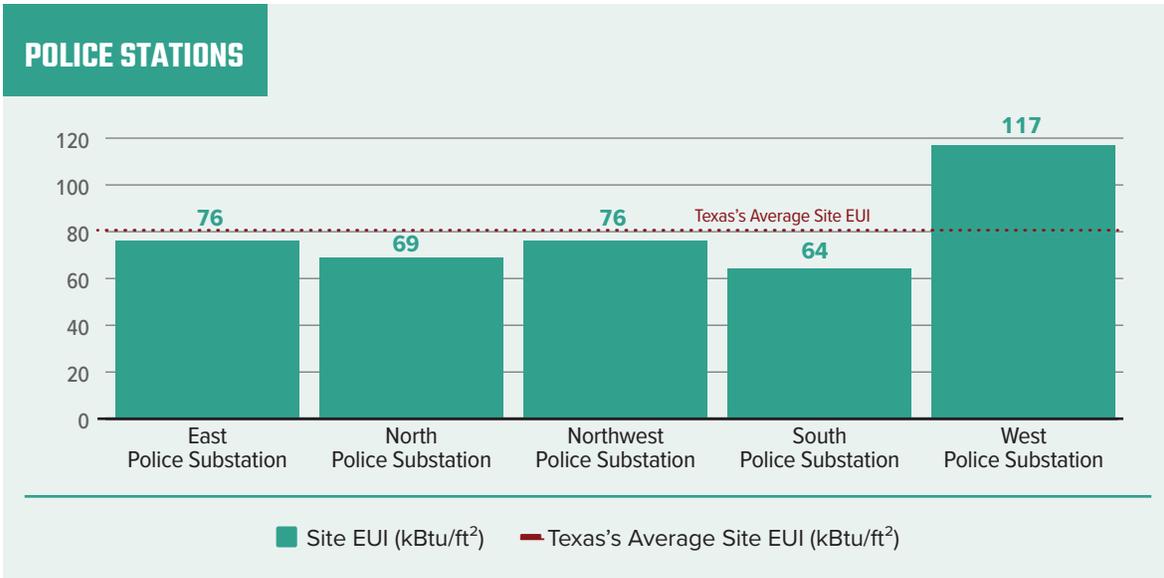
Note: All fire stations were benchmarked regardless of square feet to provide clarity/completeness.



POLICE STATIONS

5 buildings >10k ft² benchmarked • Across 75,316 SqFt

The San Antonio Police Department has over 2,400 officers San Antonio's who work out of five police substations. The Police Department has committed to increasing awareness of sustainability within the department by communicating to employees the energy reduction practices that they can implement on a daily basis.



SUCCESS STORY



289,780 kwh
DECREASE

in annual electricity consumption



\$5,146

in energy savings



6.5 %
DECREASE

in greenhouse gas emissions



4 point
INCREASE

in ENERGY STAR® score

CITY OF SAN ANTONIO PUBLIC SAFETY HEADQUARTERS

315 South Santa Rosa Ave.

The City's first LEED-silver certified building brings energy efficiency improvements and saves taxpayer dollars for the administration of fire and police departments.

BUILDING USE

Police and fire administration

BUILDING DESCRIPTION

6-stories with attached parking garage

IMPROVEMENT PROJECTS COMPLETED

LED lighting retrofits (2014) and building re-commissioning (2015)

YEAR BUILT

2012

SQUARE FOOTAGE

243,000 sqft

The San Antonio Public Safety Headquarters is a \$57 million design-build project by Hensel Phelps and Fentress Architects, with associate architect Lopez Salas. This project unites the San Antonio Fire and Police Departments in a 240,000-SF state-of-the-art building, centralizing several public services and providing much-needed space for the previously overcrowded units. The project includes a six-story administration building and a nine-story parking garage. It supports the City of San Antonio's priorities, including achievement of sustainability through LEED Silver certification. The building features solar panels on the parking garage roof and drains that redirect rainwater underneath the building for future harvesting.





300 BE THE JUMP
SAN ANTONIO



Holiday Inn

E

PRESTIGE

Costa



HERE!
PIN!
300
SAN ANTONIO

LOOKING AHEAD

While San Antonio is leading with municipal benchmarking, there is room for improvement. One such improvement will be the creation of an energy policy that will help guide the operation and maintenance of municipal facilities.

With the adoption of the SA Climate Ready Climate Action and Adaptation Plan (CAAP), the City of San Antonio committed to achieving Zero Net Energy (ZNE) for all municipal buildings by 2040. In addition to this target, the City is committed to rapidly deploying current and new technologies that not only reduce energy consumption and costs, but also improve employee health and well-being and contribute to the organization's resilience and adaptive capacity in the face of climate change.

The Office of Sustainability will continue to utilize the Energy Efficiency Fund (EEF) to implement energy efficiency projects within municipal facilities. Some of these projects include LED retrofits, HVAC controls upgrades and retro-commissioning. Through this ongoing effort, the City will continue to see a reduction in its overall energy consumption and GHG emissions.

We recognize that in order to continue to improve the energy performance of CoSA's buildings and facilities, the Office of Sustainability will work with partner departments to develop a Municipal Energy Policy that will guide the pathway towards ZNE through guidelines and requirements relating to all aspects of energy use, including employee behavior, personnel equipment use, thermostat set-points, building standards for new construction and substantial renovations, back-up renewable power generation and battery storage for critical facilities, and renewable energy generation and procurement. This new policy will build upon San Antonio City Council's 2007 resolution requiring that all new buildings funded and used by the City must meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Silver Level.

In addition to improving the efficiency of City buildings and facilities, CoSA is committed to identifying solutions that can improve the efficiency of all of San Antonio's buildings. To that end, CoSA is working with CPS Energy as they develop the next iteration of their Save for Tomorrow Energy Plan (STEP) called FlexSTEP, which will provide a suite of programs to reduce energy consumption in San Antonio's residential, institutional, commercial, and industrial buildings.

The City of San Antonio has also been one of twenty-five cities out of the 100 largest cities in the country to participate in the American Cities Climate Challenge. Funded by Bloomberg Philanthropies, this challenge focuses on accelerating climate action by implementing core actions that result in reduced emissions in the transportation and building sectors. One of the core policies currently being evaluated is an Energy Benchmarking and Transparency Policy that would require building owners and operators of buildings greater than 50,000 square feet to benchmark energy use and provide an energy score to the City of San Antonio. The policy is expected to reduce greenhouse gas emissions by 1.1 MTCO_{2e}--the equivalent of removing 237,648 cars every year--over 5 years. This Municipal Building Energy Benchmarking Report is CoSA's commitment to leading by example and to show the benefits of benchmarking and disclosing building performance.

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CLIMATE INITIATIVE
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**City of San Antonio
Office of Sustainability
1400 S. Flores, Unit #2
San Antonio, TX 78204**