Building Energy Savines Program Workshop 1

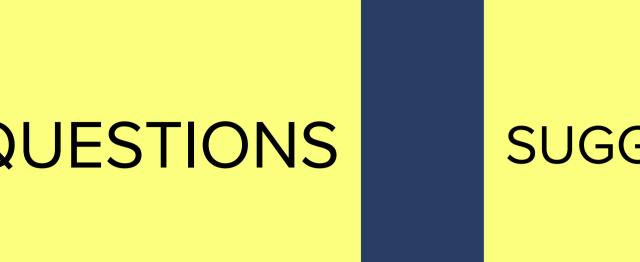
Meeting Guide

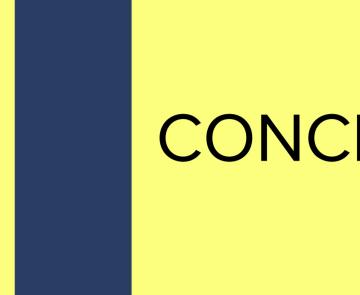
- 1. Keep an open mind
- 2. Assume good intentions
- 3. Share the space
- 4. Focus on feedback, not decision-making
- 5. Questions > Answers











Building Owner

ntrocuctions 3. Favorite Building





Operations &

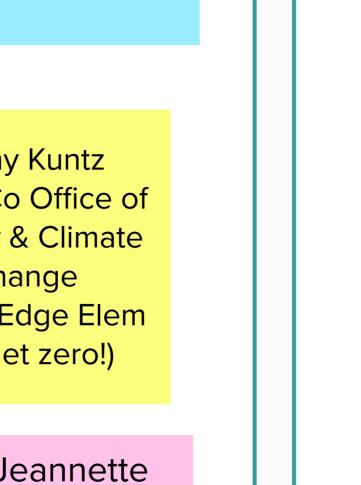
Maintenance

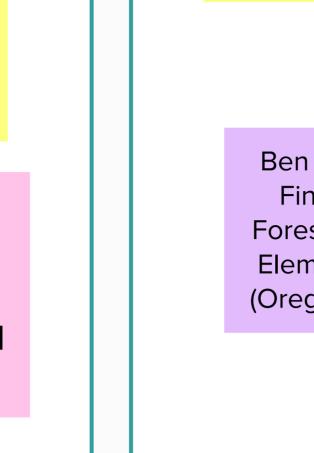
Melissa Klar, McAllen





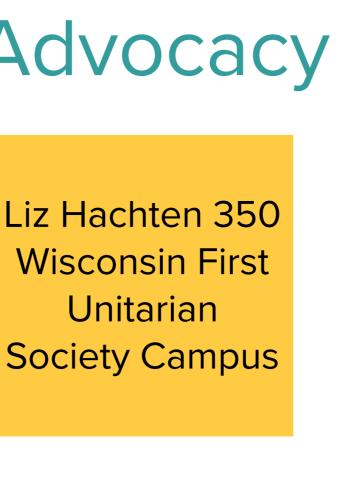


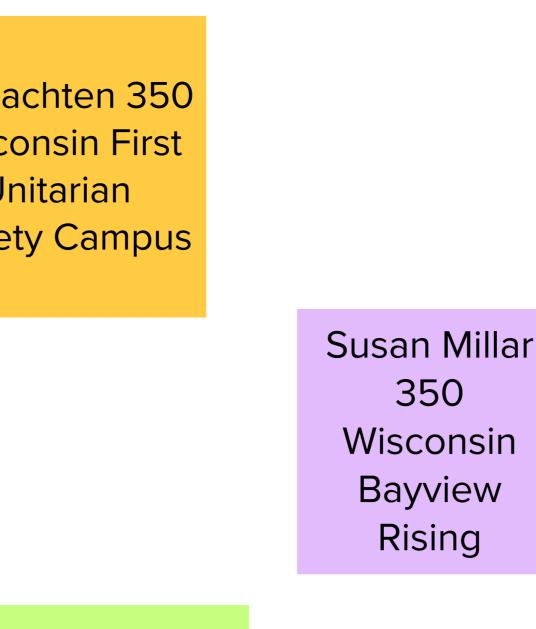


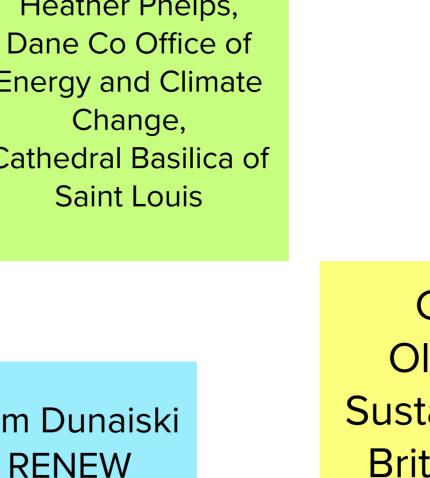


Renovation

Energy & Env. Advocacy



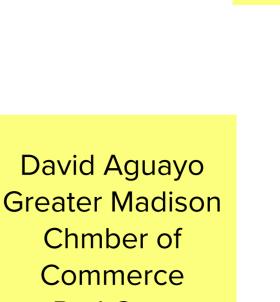




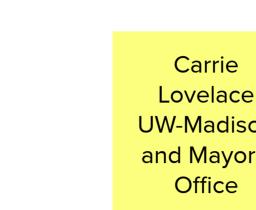


Workforce Development











What buildings does this apply to?

Covered Buildings

- Non-residential, commercial buildings
- Only commercial portion of mixed-used buildings would count toward the size thresholds and need to follow policy

Building Size

Proposed size thresholds:

- >25,000 sq. ft. benchmark annually
- >50,000 sq. ft. also tune-up every four years
- Only commercial portion of building counts toward size thresholds

Excluded Buildings

- Buildings less than 25,000 sq. ft.
- Residential buildings or residential portions of buildings
- Parking lots, garages, or portions of buildings used for parking.
- Buildings used for industrial or manufacturing purposes

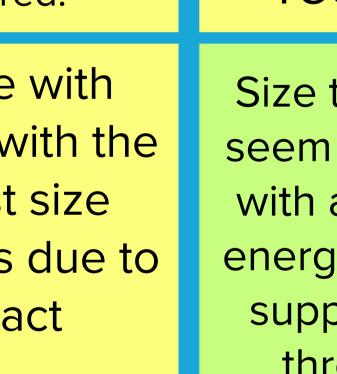


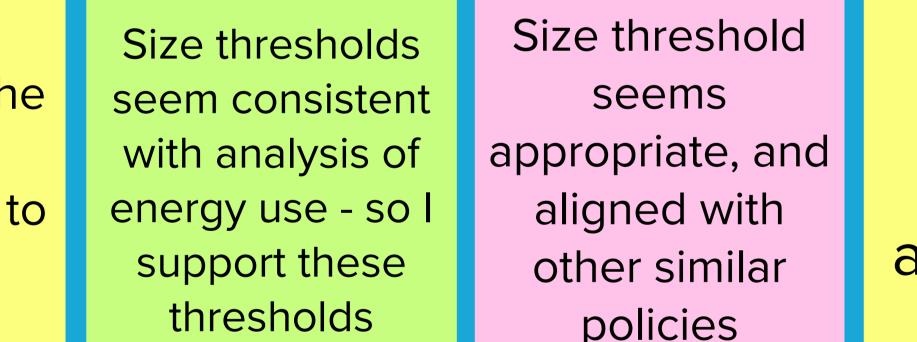
2. 1. What do you think about these size

against

Minimum size too	ı
small. Small	
building owners	inc
can't compete with	bı
larger ones and	aff
will be forced out	thi
of the market	







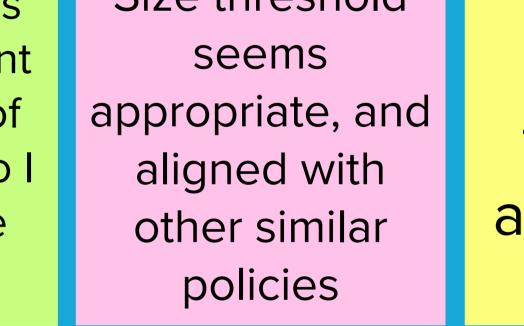


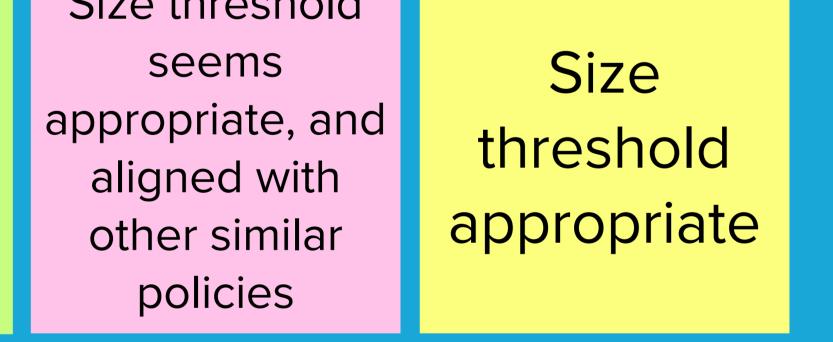
purpose of

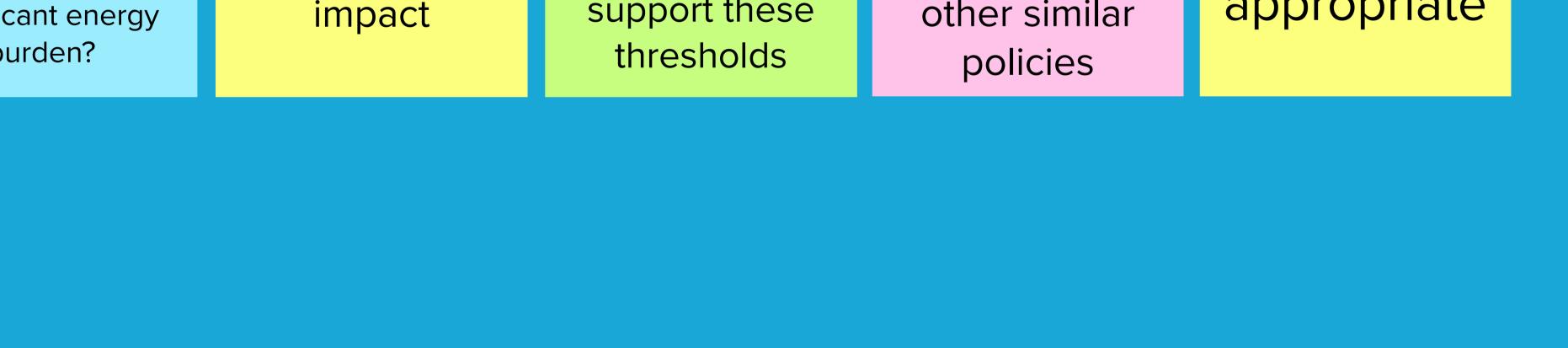
the building thresholds

matter? and/or phase



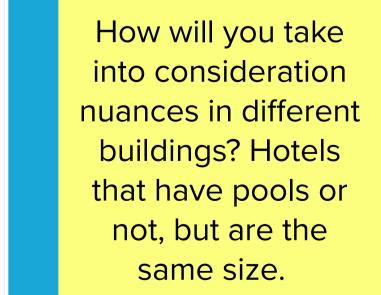






2. Are there other considerations for excluding whole buildings or parts of buildings? Energy is metered by floor In a mixed use In many commercial spaces, tenants control spaces, tenants control space, multiple use space space In the space in the

many commercial buildings . These include exterior parking lot lights, etc. need to gigure out how this data can be accurately reported by use.	mechanicals may be linked to the residential mechanicals?	their own utility usage and have their own meters. LL's don't have the right to force tenants to make these changes.	scope? which has relatively small foot print but huge EUI	all located in a building that all could be part of same meter, same floor. Energy star is limited in how this is all broken our. and we can't meter individual tenant spaces.	in building ty that Energy doesn't bench (the odd st
Include parking in commercial structures	Highly encourage minimizing exclusions	How would you deal is a building that is 5K SF of office and 20K of warehouse. Included or no?	Are storage / warehouse spaces included	Every building is differnt. some might have a lab component for example.	





How to normalize the building use patterns when doing the benchmarking? i.e. some buildings might just be used more heavily that causing the high EUI, and not because of the inefficiencies. A Prius can consume more energy if running more mileages than a hummer.	Burdening tenants gathering their own utility data should be avoided	Is there a mechanism for volunatary participation in the benchmarking program for owners of smaller buildings?	Requiring tune-ups for buildings that are already have a low EUI may not be cost/time-efficient. Ideally you'd start with the worse-performing buildings	Understanding how simple Portfolio Manager can be may make it easier for busines to comply. Portfolio Manager can be usedhas a simple spreadsheet and holds your data and makes life easier not more difficult	Will you take in account building with onsite renewable enemone generation?
Anticipate that assistance need will increase as	How do we get all building info if we don't pay utilities. If MGEis giving to us, is	In other cities, the government is not the repository for data. Have a public	This program seems to assume that building owners are not already doing what they can to reduce energy use. The vast majority are doing things such as building automation systems, LED	How will you analyze this given most buildings not at full occupancy due to remote work ,. We as building owners do not yet know what the end result of	

Building Owner & Tenant Roles

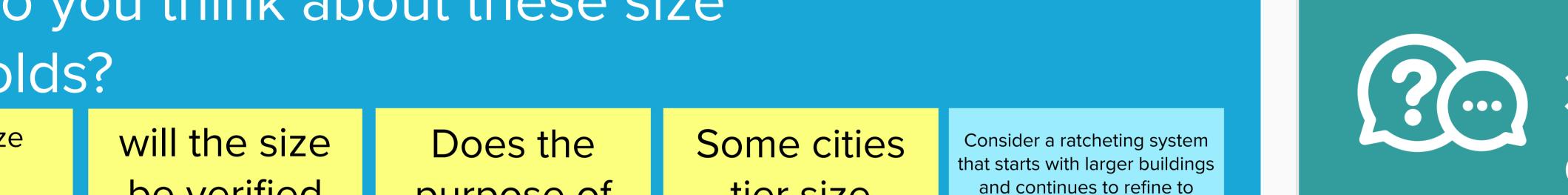
Building Owners

Responsible for submitting benchmarking and tune-up requirements.

- Benchmarking can be performed by building owners, staff, or contractor.
- Whole-building energy data requested from tenants or the utility
- Potential for automatic digital upload by utility
- Enters data into ENERGY STAR Portfolio Manager Digitally submits compliance documents to the City
- In other cities, building owners also:
- Share benchmarking reports with current tenants, prospective tenants, and
- Upon request or within a given timeframe of completion

Responsible for providing information that cannot otherwise be acquired by the building owner and that is needed for benchmarking.

Providing access to building energy systems for tune-up purposes.



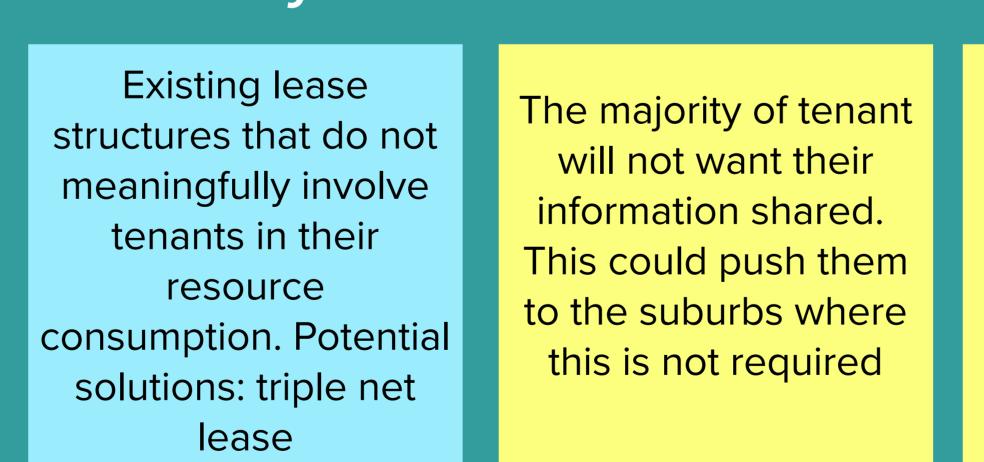
3. What are potential concerns or barriers for building owners to fill this role? How can they be addressed?

What is a bigger "red flag" from consumers/patrons/ clients of commercial building operators that they have public information about their energy use or that they do not meaningfully participate in this City-wide initiative?	There is other data needed for Energy star that isn't just energy use info from the utility. Including staff and use information.	We can't force tenants to provide information that is not required in a lease. We can't force them to provide staff counts,etc.	COVID and work from home and hybrid is making this fluid. No solid information to base this data on.	There may be problems with fuel purchases outside of metered consumption from the utility company - diesel, propane, etc	Tenant compliance with providing data will be an ongoing issue with no clear solution	Cost to gather and prall this information we does not reduce cost emissions, its just donce that is all gather even posible, where of get money to make improvements?
Cost	We've had job opening for years not being filled. How do we find the extra help for this and who is paying for it	How do you make owners comply under a NNN lease?	Energy use data and benchmarks that do not meaningfully reflect the businesses actual operations. Potential solution is certified energy professional that can provide analysis and refine benchmark expectations.	Did the city speak with BOMA, Urban Land Institute or any trade organizations in CRE	Building owners only control a portion of the building's utility consumption. Most buildings have separate meters for tenants space, such as electric use. Owners don't have access to this information because the meter and account are in the tenant's name.	

4. What are potential concerns or barriers for tenants to fill this role? How can they be addressed?

	In larger buildings where	Т
	we have nationally	
	managed tenants, this will	
	be even more difficult info	sha
	to obtain. As it is hard to	an
	find someone in chargeor	
	with authority in these	C
	national companies.	

Tenants are not



The majority of tenant

Tenants won't will not want their take the time to do this. They this is not required do running their



5. Are there any special circumstances we should be



energy use? We are using other forms of energy

How is this program

Why is the city not

and theirr tenants to use data about

use, they won't share data get accurate data to base any wise chages on.

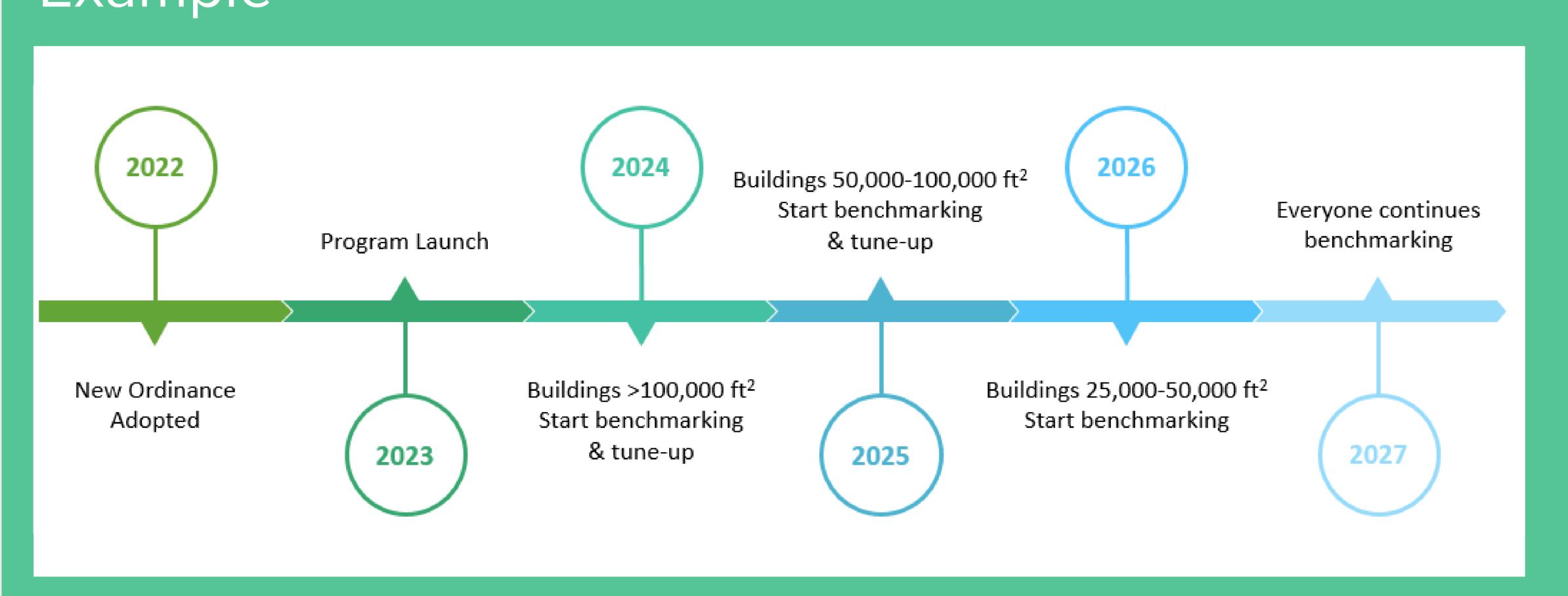
Multiple tenants on one floor, one meter, different tenants will just

timeline if at all

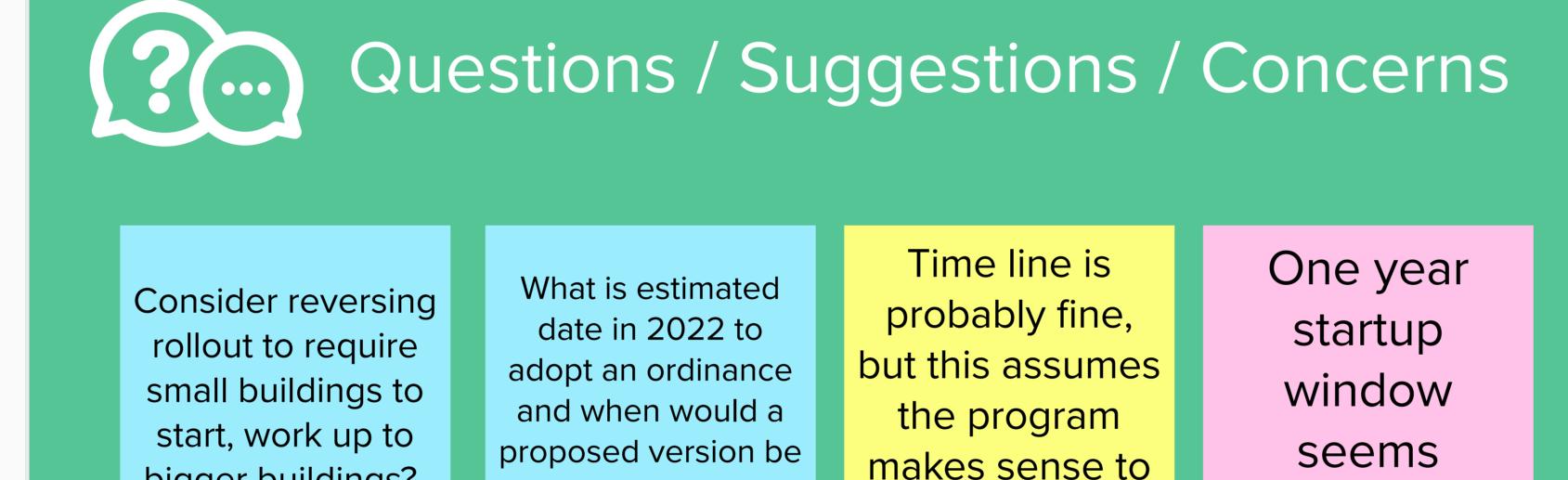
decisions on thier space. Cost should

Program Timeline

Example

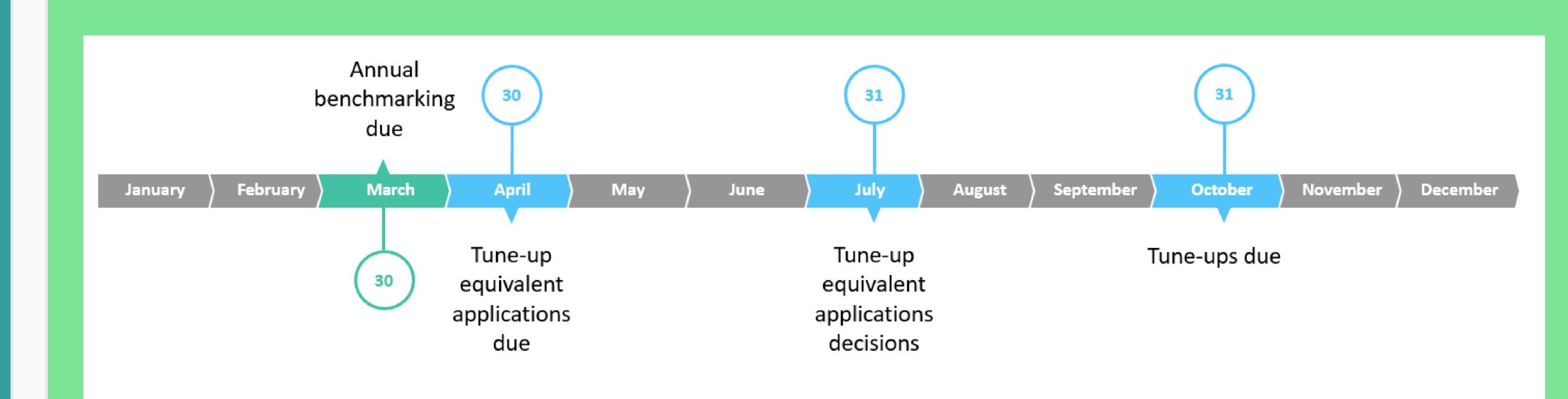


appropriate.



Compliance

Annual Deadlines



Large portfolio owners can request alternative compliance schedule.

- 90 day grace period for benchmarking before fines
- 180 days grace period for tune-ups before fines
- Owners can apply for a tune-up deadline extension by showing good cause
- The program administrator may further grant an owner a reasonable extension of time to comply upon proof of technical difficulties or financial hardship



Questions / Suggestions / Concerns

Compliance Cont...

Grounds for Deadline Extensions

- New buildings, where the certificate of occupancy was not yet issued for some or all the calendar year being reported
- Buildings with high vacancy rates, typically of 50% or more
- Buildings whose owners are in financial hardship (evidence of foreclosure or bankruptcy needed)
- Building is going to be demolished or undergoing a major renovation



? Questions / Suggestions / Concerns

6. What other circumstances might be grounds for an

Enforcement

- Administered by Sustainability and Resilience Program and enforced by Building Inspection.
- The goal of the program is compliance, and staff will work with building
- City code includes provisions for penalties for code violations up to \$1000 per day. Fine similarly to other code violations.
- Benchmarking and tune-up compliance will be assessed separately.

3 approaches other cities are using:

- 1. Penalty of \$0.0025 per square foot per day, not to exceed \$1,000 per day;
- 2. Flat fee per day \$100 per day

Inspection

- 3. Flat fees per quarter: 90 days after April 1 due date - total fine of \$1,000
- 180 days after due date total cumulative fine of \$2,000
- 270 days after due date total cumulative fine of \$3,000 360 days after due date - total cumulative fine of \$4,000



7. Which of these three approaches to fines is



source that you are

about?

