

# PERFORMANCE-BASED PILOTS

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# TODAY'S PRESENTATION

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- Overview of pilots
- Brief description and status of each
- Lessons learned and open questions

	#1 Anhalt Apartments	#2 Deep Retrofit RFP	#3 Bullitt Center	#4 Pacific Tower	#5 Virtual Audits RFP
Building Type	Multifamily, historic	(3) Commercial, large office	Commercial, medium office	Commercial historic, large mixed use	(60) Commercial, small and medium rate code
Construction	Existing – substantial alteration	Existing	New construction	Existing – substantial alteration	Existing
SCL Goals	<ul style="list-style-type: none"><li>• Encourage performance path</li><li>• Engage occupants</li><li>• Assess sub-metering</li></ul>	<ul style="list-style-type: none"><li>• Encourage deep retrofits</li><li>• Bundle measures</li><li>• Maintain savings</li><li>• Assess M&amp;V tools</li></ul>	<ul style="list-style-type: none"><li>• Support net-zero energy</li><li>• Assess M&amp;V tools</li><li>• Assess financing mechanism</li></ul>	<ul style="list-style-type: none"><li>• Encourage performance path</li><li>• Bundle measures</li><li>• Engage occupants</li><li>• Maintain savings</li></ul>	<ul style="list-style-type: none"><li>• Assess delivery mechanism</li><li>• Assess M&amp;V tools</li><li>• Assess financing mechanism</li></ul>
Baseline	<ul style="list-style-type: none"><li>• Fixed</li><li>• Modeled, normalized</li></ul>	<ul style="list-style-type: none"><li>• Fixed</li><li>• Existing use, normalized</li></ul>	<ul style="list-style-type: none"><li>• Fixed</li><li>• Modeled, normalized</li></ul>	<ul style="list-style-type: none"><li>• Target EUI is 120% of reference model</li></ul>	<ul style="list-style-type: none"><li>• Existing interval use data, normalized</li></ul>
Incentive Rate	\$0.35/kWh	<ul style="list-style-type: none"><li>• User proposed</li><li>• \$0.08-\$0.22/kWh per year</li></ul>	\$0.025/kWh	<ul style="list-style-type: none"><li>• \$0.24 to \$0.84/kWh per 3% reduction beyond target</li><li>• \$.03/kWh per years 4 to 6</li></ul>	TBD
Contract Structure	Standard 2-yr agreement with 2 partial payments, 50% of estimate at completion, remainder after 1yr occupancy	City ordinance for 3-yr agreement, with 3 partial payments	City ordinance for 20-yr agreement, with 3 year pilot. Payments made bi-monthly.	Standard 2-yr agreement for full potential. Payment made at year 1, new agreement for year 2.	Anticipate standard 2-yr agreement.

# #1 – ANHALT APARTMENTS

- Renovation of historic building
  - Trinity Real Estate
  - Preservation Green Lab and City of Seattle demonstration project
- Addition of new building on empty side lot
- 39 Units; 29,848 sf
- Pilot for “outcome-based” energy code compliance
  - Baseline EUI = 44.8 kBtu/sf
  - Proposed EUI = 40.1 kBtu/sf
  - **Goal = 9% below SEC**





# #1 – ANHALT APARTMENTS

- Above-code measures
  - Increased insulation, efficient appliances and showers, ERVs, efficient whole-house fans
  - Sub-meters with web-based interface for tenant engagement
- Status
  - Fully leased Nov 2015
    - First incentive paid for prescriptive measures
    - Start of performance period
  - Performance period ends Nov 2016
  - Savings analysis pending



## #2 – DEEP RETROFIT RFP

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- Existing buildings with “shovel ready” projects
- Released RFP in 2013
  - Large commercial office space
  - Three-year performance scope
  - Mix of measures; capital, O&M and behavior
  - Allowed proposals to “bid in” incentive

## #2 – DEEP RETROFIT RFP

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- Three buildings selected, a balance of
  - Existing building efficiency
  - Building size
  - Proposed measures
- Three providers
- Three M&V packages