


Utilities

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 222 Laporte Ave.
 PO Box 580
 Fort Collins, CO 80522-0580



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


V/TDD: 711

utilities@fcgov.com
fcgov.com/utilities
MEMORANDUM

DATE: May 3, 2023

TO: City Councilmembers

FROM: John Phelan, Energy Services Senior Manager ^{DS}
 Katherine Bailey, Energy Services Project Manager ^{DS}

THRU: Kelly DiMartino, City Manager ^{DS}
 Kendall Minor, Utilities Executive Director ^{DS}
 Gretchen Stanford, Deputy Director, Utilities Customer Connections ^{DS}

RE: Update on Building Energy and Water Scoring Program

Bottom line

This memo summarizes the results of a third-party evaluation of the Building Energy and Water Scoring (BEWS) program through 2022 and communications for the upcoming program reporting deadline of June 1, 2023. The evaluation analysis verified energy savings attributable to the program were higher than the original assumed value.

Background

The Building Energy and Water Scoring program is managed by Utilities as authorized in Chapter 12, Article XI of the Municipal Code (adopted December 2018). The program requires building owners to report energy and water performance information to the City, which is publicly available on a benchmarking transparency map. The program aims to enhance consumer choice and access to information in the real estate market, providing information about energy and water use to aid in sales and lease decisions. Such information can be particularly important for low to moderate income households when comparing the utility costs between multifamily rental options. Similarly, comparing performance of one building against another in the same sector allows real estate stakeholders to evaluate income potential, operating costs and to monitor performance in the marketplace. The alignment with Utilities incentives provides additional benefits to covered building owners who use benchmarking information when making decisions related to retrofitting existing buildings with energy conservation investments. The program savings align with Our Climate Future goals relating to GHG reductions under Big Move 6, Efficient Emissions-free Buildings.

The BEWS program offers support to building owners for compliance including: a Help Center, How to Guide, YouTube video series, live and recorded trainings, and reminder outreach via physical mailers, email, and phone calls.

Evaluation Findings

Utilities contracted with a third-party consulting firm, Apex Analytics, to evaluate energy savings impacts associated with the program and provide research for ongoing planning efforts. The study collected feedback from participating building owners related to BEWS awareness and estimated the energy savings resulting from



BEWS implementation. The study involved two primary research components: commercial building owners and manager online surveys and analysis of reported energy data to estimate BEWS participation savings impacts.

Participant survey findings associated with this research indicate further opportunity to promote the benefits of BEWS in our community, as well as to direct building owners to Utilities offerings of rebates and technical assistance related to efficiency upgrades. Program benefits isolated in the survey included increased attention to energy use due to program participation and the benefits of the transparency map for tracking relative building efficiency.

Results show that overall building energy savings of 2.4% to 4% are attributable to the BEWS program. This is a bit higher, though consistent, with program planning assumptions and with the results from other jurisdictions implementing similar programs. Energy savings are achieved through increased awareness of building energy use and associated behavioral changes that are compounded when BEWS covered buildings implement efficiency related upgrades in their facilities.

Reporting Notification:

Program staff are currently engaging with building owners who are covered under the ordinance and have a June 1 reporting deadline. Covered building owners receive regular communications via physical mailer, email, and phone calls starting in late March. If building owners do not comply with the ordinance, they are subject to the program penalties identified in §12-207 of the municipal code, which may result in a citation of \$3,000 per covered building.

Through 2022, the program has achieved a 94% compliance rate, and staff anticipates the continued success of the BEWS program.

CC: Brian Tholl, Energy Services Supervisor