

# Building Performance Standards (BPS): Implementation

---

**Brian Tholl**

Senior Manager, Energy Services

**Katherine Bailey**

Program Manager, Energy Services





- Do Councilmembers have feedback on the proposed outreach and engagement strategies?
- Do Councilmembers have feedback related to the staff approach for providing supporting resources?
- What additional questions or feedback do Councilmembers have ahead of considering policy adoption?

# BPS Overview: Covered Buildings in Fort Collins



Building Size	Building Count	Building Count	Reduction Target	Reduction Target	Reduction Target	Upgrade Cost (Per Square Foot)
	Number of buildings	Buildings that need to act	Compliance requirement timeline	Individual reduction cap	Average reduction to target	
5,000-10,000 square feet	310	200 (65%)	2035	15%	9%	\$4.11 to \$4.56
10,000+ square feet City covered	780	520 (66%)	2030	25%	13%	\$4.69 to \$5.05
State covered	80	60 (77%)	2030	29%	17%	\$4.40 to \$4.74

*Based on 2023 reported benchmarking data; some buildings are campuses which include multiple structures*

## C&E will be:

### Human-Focused

- Accessible
- Inclusive
- Encourage and incorporate feedback
- Acknowledges the change BPS brings
- Be sensitive to buildings' unique challenges and needs

### Dynamic

- Leverage various communication channels
- Offer robust resources and options
- Provide personalized support
- Enable covered buildings to meet targets without citations



## Help Center

- Raise awareness and educate building owners about requirements
- Provide direct, timely assistance and information to covered buildings across each step of the compliance journey
- Carefully manage customer relationships

## City Staff

- Collaborate with industry and community partners
- Strengthen community relationships
- Ensure seamless administration of BPS processes

A **Hub** is a central location with critical guidance, technical assistance, access to available incentives, contractors, and more.

<b>Technical Support</b>	<b>Financial Support</b>
<b>Building Owner Portal</b>	<b>Navigator Role</b> Helps building owners find financial resources
<b>Forecasting Calculator Tool</b>	<b>Additional City Incentives</b>
<b>Educational Hub</b> Trainings, video series, educational guides, checklists, FAQs, case studies, etc.	<b>Financial Hub</b> Information on rebates, incentives, tax deductions, green financing, etc.
<b>Technical Hub</b> Guidance documents, strategies to reduce energy use, on-site and remote audit options	<b>Partnership with green financing programs</b>

**A Hub provides a critical resource for building owners**

## Work Underway

- Outline which Fort Collins buildings need more resources
- Engage with building representatives to isolate barriers to efficiency

## Projected Additional Resources

- Educational, technical, financial, enhanced engagement strategies

## Check Back In

- Partner with the community to ensure resources are offered in a way that's accessible to *all* building representatives



## Best Practice

- Extra assistance available to affordable housing
  - Project management support
  - Robust technical and financial support

## Outreach

- Actively recruit affordable housing providers to make sure they are aware of additional support

## Community Contributor Feedback

- Multi-family buildings





## Role of Fines

Fines in regulatory programs are designed to drive engagement and compliance. To achieve this, fines need to be slightly higher than the projected cost of compliance.

## Recommendation:

- \$0.70 per kBtu (thousand British thermal unit) of non-compliance
  - A building that is very close to its target will have a small fine, and one farther from its target would have a larger fine.
- Citations reoccur until the building owner takes action or total amount of penalty is paid.
- Building owner action triggers a cure period.
  - Cure periods allow for the cessation of citations when and if a building owner takes action toward reaching their efficiency target.

**BPS is not a revenue generator**

## Proposed City Staff

Staff	# of Full Time Employees
Program Manager	1
Program Analyst	0.5
Navigator	0.5

## Direct City Costs including Vendor Costs

Support	Year 1 Costs	Ongoing Costs
Communication and Engagement	--	\$20,000
Resource Hub and Help Center	\$50,000	\$85,000
Software Fees	\$95,000	\$29,000
Advance Technical Support	\$7,500-10,000 per building	--

## Inform

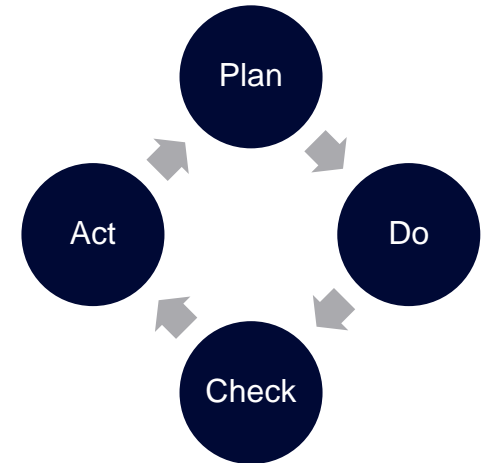
- Requirements and next steps
- Tools for success
- How to find support

## Consult

All resources

Community contributor input

- Usefulness and accessibility of resources
- Additional challenges/gaps?



Adoption

Implementation

Target Date



- Do Councilmembers have feedback on the proposed outreach and engagement strategies?
- Do Councilmembers have feedback related to the staff approach for providing supporting resources?
- What additional questions or feedback do Councilmembers have ahead of considering policy adoption?



# BPS Questions:

Katherine Bailey

Program Manager, Energy Services

[Kbailey@fcgov.com](mailto:Kbailey@fcgov.com)

970-221-6818



## Additional Context

---

**Katherine Bailey**

Program Manager, Energy Services

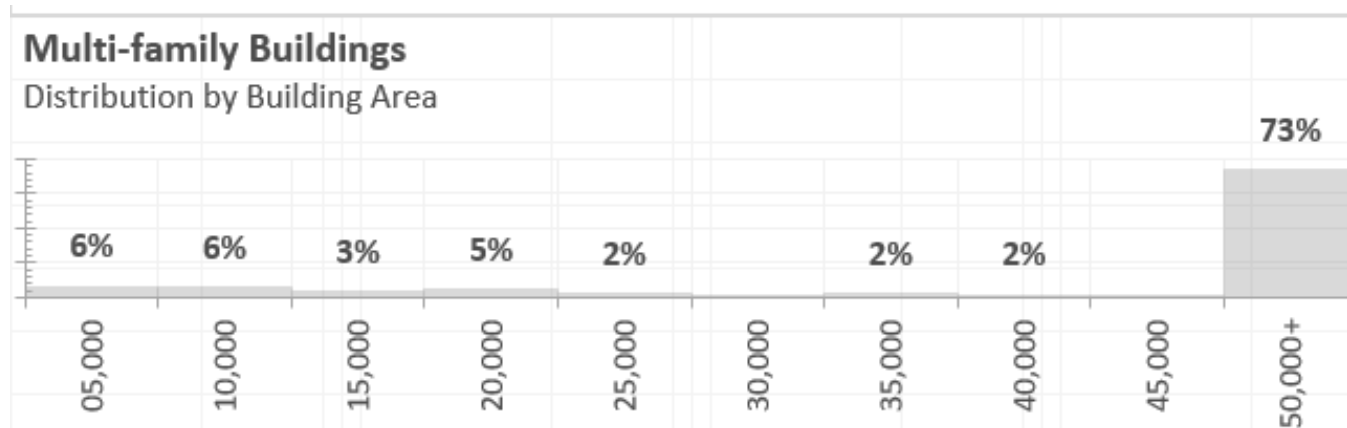




## Recommended Definition

§12-202 of the Municipal Code: Covered buildings include apartment and condominium buildings three stories or more in height above grade

- 150 multi-family buildings
  - 100 need to take action to meet recommended target
- Average reduction to target aligns with other property use types
- Cost per square foot is lower than other property use types due to average size of covered buildings:



## How do we calculate building targets, savings, and costs?

- Benchmarking data from 1350 Fort Collins building Portfolio Manager reports
- Cross referenced with 54,000 Larimer County tax parcels, 74,000 electric services, 77,000 City GIS addresses
- Aggregating to 46,000 buildings with unique identifiers
- Resulting in 200+ data fields/building
- Incorporating national energy data, local potential studies, reported data from other jurisdictions, detailed local project data (Efficiency Works Business)



## **Utilities 2023 Energy Services portfolio of programs costs an average of \$31 per MTCO<sub>2e</sub> avoided**

- Individual projects and efforts range from \$10 to \$150 per MTCO<sub>2e</sub> avoided
  - Income qualified program \$126 /MTCO<sub>2e</sub>
  - Benchmarking \$11/MTCO<sub>2e</sub>

## **Building Performance Standards projected cost per MTCO<sub>2e</sub> avoided: \$10 to \$40/MTCO<sub>2e</sub>**

- Incorporating a range of advanced technical support (offered to ¼ to 100% of covered buildings)
- Incorporating additional incentives of up to \$2 million/year



## Areas of Impact

Some levers can be used to make progress toward goals across several segments of the community, while others are more unique to a given segment.

- Existing buildings impacts recognized by economic and behavioral levers.
- New construction impacts mostly recognized in advancement of building energy code.

**Case studies** are provided on the most common property use types covered by the proposed BPS

Status	Occupancy Type	Purpose	Estimated Cost/SF
Completed	Office	Moderate energy savings required (9% reduction)	\$2.85
Completed	Multifamily Housing	Energy savings cap (25% reduction)	\$4.44
Completed	Retail Store	Energy savings cap (25% reduction)	\$4.36
Underway	Strip Mall	Energy savings cap (25% reduction)	TBD



**Case studies provide examples for other building owners**



**THANK YOU!**

For More Information, Visit

[ourcity.fcgov.com/bps](https://ourcity.fcgov.com/bps)

