



**Colorado**  
**Utility Efficiency Exchange**

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# City of Aspen

## Buildings and Facilities Program Overview

Jeff Rice, Utilities Efficiency Manager

THE CITY OF ASPEN  
**PUBLIC WORKS**



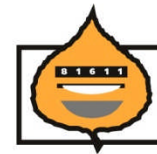
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UTILITY BILLING

# Commercial Buildings

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## □ Current Programs

- Commercial and Lodging sector assistance and incentives
  - Case by case assistance in energy efficiency based on % of residential rebate and incentives.
  - Programs include appliance rebates, energy audits, solar and GSHP / Geo technology, toilet retro fit, low flow adapters (aerators, shower heads, commercial dish sprayers), lighting retro fit.

# Commercial Buildings

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## □ Example

- Lodge wanting to do lighting retro fit, replace commercial clothes washers, and install dual flush toilets
  - Lighting retro fit 20% of fixture cost; limit \$5,000
    - Assist with CFL replacement 20% of purchase; limit \$5,000 (in lieu of fixture retro fit)
  - Average Energy Star® front load washer = \$625
    - Res. Rebate \$150 = 25% of cost
    - Efficient commercial front load washer = \$2300 x 25% = \$575 per washer; limit 5 washers
  - Dual flush Caroma or Toto
    - Will rebate \$75 - \$125 (model dependent) per installed toilet; limit 50 toilets

# Building and Facilities Program

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## □ What is it?

- Project to improve the energy efficiency of City of Aspen buildings and facilities by an average of 25%

## □ How?

- Technical Energy Auditing
- Performance Contracting

# Building and Facilities Program

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- Why would we do this?
  - Improve existing buildings and facilities
    - Reduce energy consumption, save \$ utility bills, and increase occupant comfort
  - Consume less resources
    - Efficiency, efficiency, efficiency
  - Reduce our carbon footprint
    - Meet Canary Initiative
  - “Walk the talk”
    - Ordinances / policies: “we’re doing it, you can do it”

# Getting Started

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- What do we need to do?
  - Set goal: Improve the energy efficiency of City of Aspen buildings and facilities by an average of 25%.
    - Mix of new, old, and historic
  - Identify buildings and facilities
    - Currently 13 chosen
  - Find a method to achieve the goal
    - Energy Services Company (ESCO)

# Finding an ESCO

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- Determine Scope
- Create and distribute an RFP
- Pre-bid meeting and walk
- Collect Proposals
- Hold Interviews
- Discoveries
  - A variety of companies
  - A variety of services
  - Best fit, best service?

# Governors Energy Office (GEO)

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- Commercial and Public Buildings Program
  - Prescreened ESCO list / Performance Contracting
  - Contracts, Guidelines, Forms
  - Third Party consulting
  - GEO is a partner with you from TEA to M & V



Governor's  
Energy Office

# Technical Energy Audits (TEA's)

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## □ Why a TEA?

- Professionally identify areas of deficiency
- Energy modeling
- Create a clear road map
- Determine potential energy / financial savings
- Assess scope of work

# Performance Contracting

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- Why performance contracting?
  - Allows us to budget improvements from savings
  - Contractor guarantees savings
  - Less of capital improvement budget / more \$ for other projects.
  - GEO governed and monitored = consistency

# Where are we?

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- Contracted with McKinstry
  - Initial meetings
    - Meet key staff, discuss vision
  - Initial preliminary site walks
    - Determine initial potential for improvements
    - Assess areas for more intense investigation
  - Collecting energy consumption / billing reports
  - Collecting as-builds, schematics, occupancy data, needs, concerns

# Hidden Benefits

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- ❑ Not just performance contracting
  - ESCO is there to be a long term partner
  - Integrated design assistance
    - ❑ Structure, renewable technology, systems
  - Cooperative staff: project meets several objectives
    - ❑ Reduced energy bills
    - ❑ Less maintenance on better performing building
    - ❑ COA Canary Initiative
    - ❑ GHG budgets, goals and outcome measures, annual bonus
    - ❑ “this is cool and doable”
    - ❑ Buy in / pride in leadership

# Moving forward

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- Despite economic downturn ESCO process and performance contracting viable
- Many options to achieve initial goal
  - With a “road map” we can phase the overall project
  - Prioritize needs vs. wants
- Win - win!



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Thank you!

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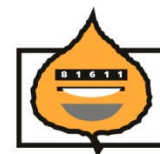
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