



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



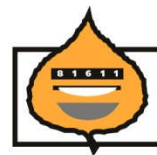
STREETS



WATER



ELECTRIC



UTILITY BILLING

Commercial Buildings

□ 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

□ 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

□ 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

- 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

- 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

- 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)

- 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)

□ 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

- 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?

- 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

- ❑ 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

- 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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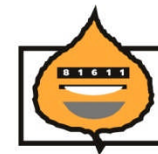
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