EnergyTrust of Oregon, Inc.

Energy Trust Staff Response to The Building Tune-Up and Operations Program Evaluation Findings and Conclusions

October 3, 2007

The evaluation results support the Energy Trust's decision to halt the Building Tune-Up and Operations Program as it is currently conceived. The program has served its purpose as a pilot program showing that the two main services that were offered through the program either provided high savings that exceed the benchmarks established by the PUC in the case of retrocommissioning (RCx) or non-cost effective savings as a stand-alone measure in the case of boiler tune-ups.

Energy Trust has moved RCx services to the Existing Buildings program, but currently is not marketing them heavily. This allows Energy Trust to continue to gain experience in this area without incurring a large investment. Other areas of the country are mounting larger RCx programs and Energy Trust will be able to adopt successful implementation strategies once they have been proven in those regions. Energy Trust may accelerate RCx if there is increased electric funding in 2008 or later.

Energy Trust found that it is difficult to accurately estimate savings for boiler tune-ups. And that the savings that were estimated did not result in a cost effective stand-alone measure.

Another interesting finding is that many commercial buildings' boilers seemed to be getting tuned on a regular basis. The participants that participated heavily in the initiative are facilities that may not otherwise be able to have their boilers tuned due to lack of funding (e.g. schools). For existing commercial gas boilers Energy Trust must do further research into what bundle of services can be cost-effectively offered. Controls, cleaning steam traps, and pipe insulation are measures and services that can be considered. For some systems early replacement with an efficient condensing boiler and "right sizing" the equipment might be a cost effective option. The primary challenge is how to develop an effective and cost-effective system to market and deliver these measures.

Northwest Energy Efficiency Alliance (NEEA) has been developing and testing a variety of building efficiency services in collaboration with Energy Trust and other regional utilities. NEEA's market transformation strategy leaves much of the marketing and project development in the hands of commercial O&M service contractors. Initially simple tune-up services were envisioned to be part of the Energy Trust program, but to prevent confusion in the market place these services were left to NEEA to promote as part of their Better Bricks program.. Few projects came about and were completed from these activities both due to a redesign of the program by NEEA and the general difficulty to get maintenance contractors and commercial customers to commit to engaging these types of services.

These services are also being promoted by BOMA and the EPA with online and local trainings through their BOMA Energy Efficiency Program (BEEP) program. As with RCx services, Energy Trust views this as a developing market that should be monitored to determine when or if we should do another foray with a standalone program into the market. Until that time Energy Trust is supporting a variety of research projects and limited RCx projects through existing programs that will support a future program focusing on commercial O&M services.