Small Commercial Offer New Buildings Program

EnergyTrust of Oregon

Small Commercial Efficiency pilot

What is it?

- A prescriptive approach to reduce energy use by 10-30 percent by following the *Core Performance Guide— Oregon Edition*
- Targets 10,000-70,000 sq. ft. office, retail, public assembly, or school buildings
- A program that integrates energy efficiency with green building and offers added incentives for achieving Earth Advantage® Commercial certification.

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Pilot Findings

- Successfully installed 8-10 core measures
- Employed 3 design strategies
- 9 seeking Earth Advantage® Commercial certification
- Small projects are complex
- Time constraints drive small projects
- High touch approach
- Flexibility to add and drop measures

New Offer…

What is it?

- Targeting 10,000-70,000 sq. ft. office, retail, restaurant
- Incentives and measure packages
- Based on HVAC
- Estimate savings of 12 – 20% for retail and 4 – 8% for office
- Incentives paid per square foot
- Savings graduate depending on the customer's appetite
- Reach code alignment where possible
- Green certification
- Earth Advantage® Commercial certification

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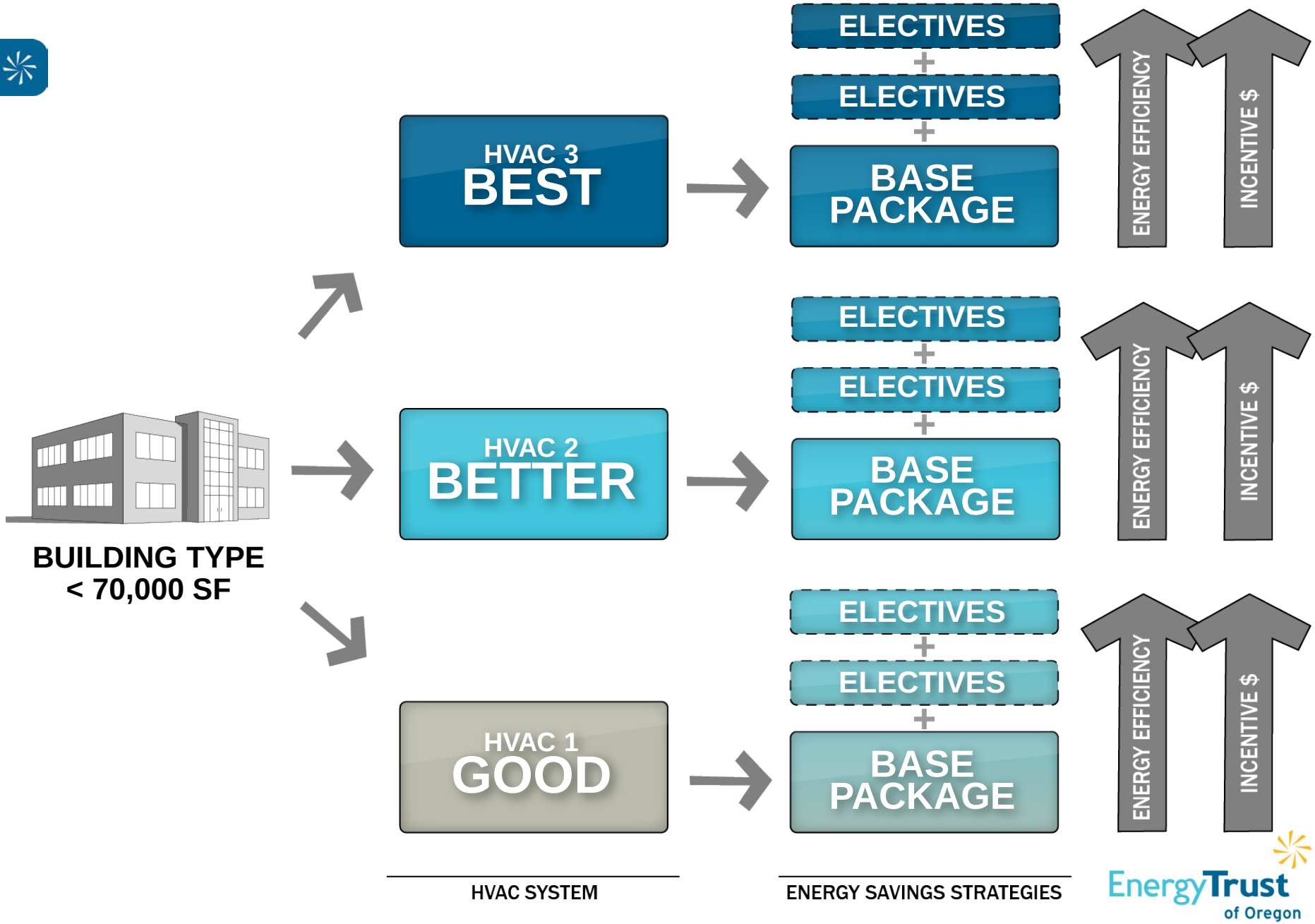
BUILDING TYPE
< 70,000 SF
HVAC 3
BEST
HVAC 2
BETTER
HVAC 1
GOOD
ELECTIVES
+
ELECTIVES
+
BASE PACKAGE
ENERGY EFFICIENCY
INCENTIVE $
HVAC SYSTEM
ENERGY SAVINGS STRATEGIES
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Retail: HVAC Systems & Incentives

	HVAC System	Base Measures ($/sf)	2 Electives ($/sf)	4 Electives ($/sf)
Best	Mini-split heat pump with residential style ERV*	$0.60	$0.70	$0.80
	Split-AC unit with condensing furnace – economizers and DCV required on ALL units			
Better	Split-AC unit with condensing furnace – economizers and DCV required on units > 5 tons	$0.50	$0.60	$0.70
	Heat Pump (split system) with residential-style ERV			
	AC Units (Packaged and Split Systems) – economizers and DCV required on ALL units			
	Heat Pumps (Packaged and Split Systems) – economizers and DCV required on ALL units			
Good	AC Units (Packaged and Split Systems) – economizers and DCV required on units > 5 tons	$0.40	$0.50	$0.60
	Heat Pumps (Packaged and Split Systems) – economizers and DCV required on units > 5 tons			

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Office: HVAC Systems & Incentives

	HVAC System	Base Measures ($/sf)	2 Electives ($/sf)	4 Electives ($/sf)
Very Best	Radiant heating and cooling (Requires installation of 4 elective measures)	NA	NA	$2.00
Best	Water Source Heat Pump	$0.80	$0.90	$1.00
	Variable refrigerant flow (VRF) heat pumps			
Better	VAV System with condensing gas boiler	$0.35	$0.45	$0.55
	Split AC unit with condensing furnace – economizers and DCV required on ALL units			
	AC unit (Package an Split) – economizers and DCV required on ALL units			
	Heat Pump (Package and Split) - economizers and DCV required on ALL units			
Good	VAV system with code boiler or VAV system with electric reheat	$0.25	$0.35	$0.45
	AC unit (Package or Split) – economizers and DCV required on units > 5 tons only			
	Heat Pump (Package or Split) - economizers and DCV required on units > 5 tons only			

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Elective Measures (Small Retail and Small Office)

- Energy Star Equipment
  - Refrigerator, Dishwasher, Washer and Dryer
- Lighting
  - 25% Better than Code
- Envelope
  - Air Barrier
  - High Performance Windows
- Domestic Hot Water
  - Heat Pump Water Heater
  - Condensing Tank Water Heater
  - Tankless Gas Water Heater
- HVAC
  - Static Pressure Reduction
  - VFD on Supply Fans
  - Economizer on Split Systems
- Miscellaneous Loads (Office only)
  - Phantom Load Reduction (smart strips)
  - Peak plug load reduction (computer power management software), Energy Star office equipment)

ENERGY STAR

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Restaurants: Incentive Structure

Standard Measures
At least one (1) piece of Energy Efficient cooking equipment (ENERGY STAR or CEE)
ENERGY STAR Dishwasher
Efficient Domestic Hot Water Heating Equipment
HVAC
High Efficiency HVAC Equipment
Economizer on 3 and 4 ton HVAC units
Demand Controlled Ventilation
VFD on Kitchen Exhaust Hood
Refrigeration
Efficient Walk-In Cooler or Freezer (must be equipped with EC Motors)
Lighting
Energy Efficient Lighting (minimum 15 percent better than the LPD requirements of the 2010 OEESC)

Tier	Number Installed Measures	Incentive
Good	3 or 4	Standard + 10% bonus
Better	5	Standard + 20% bonus
Best	6	Standard + 30% bonus

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Initial Feedback has been positive

- Architect / Contractor
  - Per SF incentive is great
  - Flexibility with elective measures is key
- Owner / Developer
  - Want contractors and Energy Trust to offer a simple package and drive the process
  - Meets needs for tenants

COMMERCIAL
TRADE ALLY
NETWORK

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Impact

- Percent of 2011 projects
- Projected estimates based on forecast
- Penetration rates

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