

Commercial Energy Conservation Ordinance Research Scope of Work

The City of Boulder is embarking on selecting a consultant to research energy efficiency measures which could be required to meet certain standards of energy efficiency and/or performance for existing commercial buildings in Boulder. The city is seeking a consultant to complete a report identifying and analyzing measures that could be used as options to be considered in Boulder to reduce energy use in existing buildings. In addition, the report should include the consultant's recommendation on the preferred option(s) based on the report's findings.

This scope has been revised and scaled back due to some of the previously requested information has already been researched and/or can be done at a later date by staff.

PLEASE NOTE: Consultants bidding on this proposal will only be submitting work pertaining to PHASE I as indicated below. The research report should not exceed 20 double-sided pages.

Background Information: the city has much of this information gathered by the assessor's data, existing city information and the second phase of the Point 380 study.

Identify and analyze the property types that could be regulated, including:

- a. Rental vs. owner occupied
- b. Specific commercial sectors (i.e. office, retail, restaurant)
- c. Specific age classification

PHASE I: Scope for consultants:

1. Identify options for regulatory requirements. The options should include at least the following:

- a. Prescriptive measures
- b. Performance based standard
- c. Hybrid of prescriptive and performance based measures
- d. Energy audit requirements
- e. Energy use disclosure requirements
- f. Green lease requirements

This analysis should determine which commercial property types present the best opportunity for energy efficiency regulations based on greenhouse gas impact, ability to make energy efficiency improvements, ease of enforcement, etc.

2. Identify and analyze some possible regulatory trigger points:

- a. Time of sale
- b. Time of lease
- c. Established future deadline
- d. Connection to an existing city business license program
- e. Building permit issuance
- f. New licensing program for businesses (i.e. a rental/lease/license program)

For each option, the analysis should outline the pros and cons, including general costs, likely penetration rates and timeframe of adoption. Existing city processes should be considered to determine the feasibility of each trigger point.

3. Estimate the financial and environmental impacts of the various regulatory options identified in #2, including the following in your analysis: Must reference previously done city research by AEC on commercial building measures.

- a. Business implementation costs for the required measures
- b. Return on investment/payback calculation for implementation
- c. Greenhouse gas (mt CO₂e) savings
- d. Electricity (kWh) savings
- e. Natural gas (therms) savings

PHASE II: Future work:

The analysis should look at a range of potential penetration rates (i.e. 25%, 50%, 75%, 100%) into the commercial sector over a period of time. Additionally, analysis should be done on potential impacts on the different building types (office, retail, restaurant, manufacturing). (Most of this information provided in existing city report.)

- Identify how the code will be enforced and by whom.

The section should describe the enforcement process options and analyze potential costs and benefits of having city staff implement or utilizing private contractors.

- Identify how the city should monitor and verify the program results including costs, greenhouse gas savings, penetration rates etc.
- Determine if a spending cap should be included in the code to limit possible expenses for businesses to meet the code? If so, what should the cap be to still ensure adequate implementation?
- Determine if the city should offer financial assistance (e.g. loans, rebates) to help businesses meet the code.
- Identify any possible unintended consequences and describe methods to avoid them.