The Accidental Energy Manager?

Staff in small cities where many hats

New climate action initiatives require small cities tackle energy issues

Recycling, Clean Water Compliance, Planning Staff are often asked to take on energy management issues
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**Statewide Context – AB 1103**
- Non-residential building owners to disclose the EPA Portfolio Manager benchmark at the time of lease of sale.
- Compliance begins Jan. 2012
- Utilities to enable benchmarking by providing automatic monthly uploads for all commercial accounts.
- Portfolio Manager is a free energy management software

**CA Energy Efficiency Strategic Plan**
- Local governments lead by example with their own facilities and energy usage practices.
- Examples of leadership
  - Establish benchmarks for all local govt buildings
  - Make energy efficiency gains of 20-40% by 2015
- Helps make benchmarking the norm
- Demonstrates worth of benchmarking
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- **Small Cities Climate Action Partnership**
  - 4 small cities combining resources
  - Municipal Energy Management
  - Climate Action Planning & Policy Development
  - Residential and Commercial Rebates
  - Peer Exchange & Continuity

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- **Municipal Energy Management Plans**
  - Create and Implement Energy Management Plans
    1. Benchmark the buildings in Portfolio Manager
    2. Get a snapshot of energy use throughout operations
    3. Diagnose the poor performing facilities through audits and retrofit proposals
    4. Assess other clean energy & energy efficiency opportunities
    5. Develop a multi-year implementation and financing plan
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○ Portfolio Manager Data Input

- Utility Account #s
- SAID #s,
- Meter #s
- Square feet of facility
- % breakdown of different building types
- % of building conditioned
- Portfolio Manager definition of building types

- Number of employees
- Number of servers or UPS per server room
- Number of computers

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Yeah, but would I ever use Portfolio Manager?
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Setting Energy Reduction Targets

<table>
<thead>
<tr>
<th>Portfolio Manager</th>
<th>Set Energy Performance Target</th>
</tr>
</thead>
</table>

Set Energy Performance Target

Portfolio Manager provides the ability to establish an energy performance target by either defining a target rating or a target reduction (%). The energy use and costs displayed reflect either target rating or percent reduction goal for the facility.

To establish a performance target, a Performance Period must first be set.

Select "RECALCULATE" to reflect the savings after making any changes to target rating or percent reduction. Select "SAVE" to save the entered targets in Portfolio Manager.

<table>
<thead>
<tr>
<th>Energy Use Period</th>
<th>Target</th>
<th>Baseline</th>
<th>Baseline Energy Use Adjusted</th>
<th>Target Energy Use</th>
<th>Energy Use Savings</th>
<th>Target Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>01-01-2010-01-01-2011</td>
<td>50%</td>
<td>1,400 BTU</td>
<td>1,400 BTU</td>
<td>1,400 BTU</td>
<td>$8,964</td>
<td>50%</td>
</tr>
</tbody>
</table>

Set Energy Performance Target
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○ **Pros of Portfolio Manager**
  - Free, unlimited utility data uploads
  - Benchmarking based on constantly evolving database of buildings nationally
  - Feeds into Energy Star Building Awards
  - Monitors energy performance over time

○ **Cons of Portfolio Manager**
  - Not every building is rateable
  - Fussy input, maybe not worth it for all energy accounts (street lights, etc)
  - Not really good for managing/ budgeting energy costs
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Thank you.

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