Introduction to the Texas State Energy Conservation Office Benchmarking and Transparency Tool for Communities

A website developed by: HARC
Under contract to the Texas State Energy Conservation Office
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Training and outreach provided by SPEER
Why Benchmarking?

- Buildings are the single largest users of energy in the United States, about 40% of total energy consumption
- You can’t manage what you don’t measure
- Buildings across the U.S. that benchmarked over a 3-year time span reduced energy consumption by an average of 2.4% annually,
  - For a 500,000-sq. ft office building could result in cumulative energy cost savings of $120,000.
Purpose

To provide a simple interface to:

• Provide information
• Link together several different resources
• Support communities in developing their own benchmarking programs.

The tool is intended to help a wide range of users, from those brand new to benchmarking, to those that are already familiar with benchmarking and would like to learn or do more.
Lean More – An Introduction to Benchmarking and Transparency
The Benchmarking Resource Search Tool is designed to support preparing of Benchmarking by allowing users to select one or more plan types, building types, or source and create their own list of references.

- choose a information type -
  - general
  - costs
  - benefits
  - how to tools
  - training
case studies
data
portfolio manager

- choose a plan type -
- choose a building type -

[Links to various resources]

- American Council for an Energy Efficient Economy - Building Benchmarking, Rating, & Transparency Policy Database
- American Council for an Energy Efficient Economy - Local Energy Planning in Practice: A Review of Recent Experiences
- American Council for an Energy Efficient Economy - Energy Efficiency and Economic Opportunity
- American Council for an Energy Efficient Economy - Energy Efficiency Job Creation: Real World Experiences
- BuildingRating.org - Compare Benchmarking Policies
- BuildingRating.org - International Building Rating Policies and Programs
- California Energy Commission - What is your Home Energy Rating
- City Energy Project - City Energy Project
- City of Austin - Energy Conservation Audit and Disclosure Ordinance
- City of Boston - Explore Boston’s Building Energy & Water Use
- City of Boston - Building Energy Reporting and Disclosure Ordinance...
Create a Customized Plan

Choose an **Active** Plan or **Start** Another Plan

Which plan would you like to create or continue?

- **Government Buildings**
  - Design a program for government buildings
  - **CONTINUE**

- **Voluntary**
  - Design a voluntary benchmarking program
  - **CONTINUE**

- **Mandatory**
  - Design a mandatory benchmarking program
  - **CONTINUE**

Could you please help me choose.
Help Me Choose

Let's figure out which plan is best for you.

Do you want to lead by example and understand how benchmarking works for yourself before designing a program for other buildings in your community?
Suggested Plan

Choose an **Active** Plan or **Start** Another Plan

Which plan would you like to create or continue?

- **Government Buildings**
  - Design a program for government buildings
  - **CONTINUE**

- **Voluntary**
  - Design a voluntary benchmarking program
  - **CONTINUE**

- **Mandatory**
  - Design a mandatory benchmarking program
  - **CONTINUE**

Could you please help me choose?
Government Buildings

Tool will provide

• Basic information
• Benefits
• Examples from other communities
• “How-to” information
• Links to resources
• At the end, users will be able to print out their customized benchmarking plan
# Stakeholder Tool

## Identify Your Stakeholders

Follow the instructions to select and enter your potential stakeholders.

### Leadership and Stakeholders

- **Mayor's Office - Leadership**
  - Stakeholder's Name
  - Phone #
  - Email Address

- **Office of Sustainability - Program Development and Project Management**
  - Stakeholder's Name
  - Phone #
  - Email Address

### Data

- **General Services, Facility Services, Buildings Operations and Maintenance, Risk Management/Insurance**
  - Stakeholder's Name
  - Phone #
  - Email Address

- **Accounting and Finance - Provide Utility Bill Data**

- **Legal/Contracting/Risk Management**

- **Public Works and Engineering - Provide water data when the City is the Water Utility**

- **Departments - Provide specific operation and occupancy data**
Voluntary Program

Tool will provide

• Basic information
• Benefits
• Examples from other communities
• “How-to” information
• Links to resources
• At the end, users will be able to print out their customized benchmarking plan
Partners and Allies

Building Owners/Operators / Property Managers

- CBRE
- Transwestern
- Hines
- Brookfield
- Stream Realty
- Jones Lang LaSalle
- Crimson
- Boxer Property
- Trammel Crowe
- Lincoln Property Trust
- Pro-Logis
- Colliers
- Others

Industry Associations for Buildings - owners/operators / realtors

- Building Owners and Managers Association (BOMA)
- International Facility Management Association (IFMA)
- Institute of Real Estate Management (IREM)
- CoreNet Global
Mandatory Program

Tool will provide

• Basic information
• Benefits
• Examples from other communities
• “How-to” information
• Links to resources
• Write a draft ordinance tool
• At the end, users will be able to print out their customized benchmarking plan
Ordinance Tool

AN ORDINANCE, [addfas] OF THE CODE OF ORDINANCES, [The Woodlands] TX

ESTABLISHING THE REQUIREMENT THAT SHALL: BENCHMARK ITS BUILDING ENERGY AND WATER DATA AND MAKE BUILDING PERFORMANCE DATA AVAILABLE TO ALL BUILDING STAKEHOLDERS.

Which Whereas Statements would you like to include?

- Whereas, the City of The Woodlands has a strong history of leading by example, implementing cost-effective and practical energy efficiency projects that grow the economy and improve the bottom line of building tenants and owners.
- Whereas, the City Council recognizes the value of energy and water benchmarking and transparency as tools to enable effective management of resources.
- Whereas, the City desires to raise awareness of energy performance through information and transparency, with a goal of unlocking energy and cost savings opportunities and health benefits for businesses and residents.
- Whereas, the increased benchmarking and transparency of building data, with the subsequent likely improvement in optimized operations of municipal and commercial buildings will expand opportunities for skilled jobs in construction trades, engineering, operations, sales, and innovative technologies thereby contributing to stable, long-term economic growth.
- Whereas, the City recognizes the value of regular energy and water building audits to improve building performance, reduced resource consumption, save money, enhance stewardship of natural resources, create economic development opportunities and keep The Woodlands competitive.
- Whereas, the City recognizes the value of building benchmarking and data transparency to help buildings reduce resource consumption and improve building performance, save money, and reduce carbon pollution while enhancing stewardship of natural resources creating economic development opportunities, and keeping The Woodlands competitive.
- Whereas, increasing energy and water efficiency of buildings will significantly contribute to better public health and welfare through improved air quality and the reduction of natural resource consumption, particularly water, thereby enhancing the resiliency of the community and improving quality of life.
- Whereas, the City finds it to be in the interest of the public and general welfare to adopt a standard policy regarding the efficiency use of energy and water as it supports economic development, improves the economic standing of the community, produces better public health outcomes and reduces emissions of greenhouse gases thereby benefiting the City's citizens and businesses and furthering the Mayor's sustainability initiatives for The Woodlands.
Ask an Expert and Feedback

Contact Me

Jennifer J. Ronk, PG, PMP, CEM
Program Director, Energy Efficiency
HARC
jronk@HARCresearch.org
How do I learn more?

• Check out the tool at: [http://benchmarking.harcresearch.org/](http://benchmarking.harcresearch.org/)

• South-central Partnership for Energy Efficiency as a Resource (SPEER)
  • Lean more about how benchmarking could benefit your community
  • Lean how to use the tool to meet YOUR community’s needs

• Talk to me, or send me an email at jronk@HARCresearch.org to
  • Get your questions answered
  • Give me feedback on the toolkit