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May 7, 2024

DECISION MEMORANDUM

TO: Council members

FROM: Kevin Smit, Jennifer Light

SUBJECT: Authorization to Contract with Energy350 for EUI Data Development

PROPOSED ACTION:

Council staff are requesting that the Council authorize staff to execute a contract to conduct research on commercial building performance standards and provide electric energy use intensity (EUI) data sets for the Northwest. The contract would be with Energy350 in the amount not to exceed \$63,729.

SIGNIFICANCE:

This project will provide a summary of commercial building performance standards programs and data. In addition, the primary result of this project will be a data set summarizing the average EUIs for our current building stock by building type (e.g., office, restaurant). We will use these data both to estimate EE potential and to compare various target levels with the results of our commercial sector potential estimates for the Ninth Power Plan.

BUDGETARY / ECONOMIC IMPACTS

The cost for the project is not to exceed \$63,729. The proposed costs are reasonable relative to other bids received as well as projects of similar scope.

BACKGROUND

The Commercial Building EUI project is new for this power plan cycle. We have always utilized energy use intensity data (EUI) in relation to our commercial building EE measures in a variety of ways. We have typically utilized these EUI estimates from the most recent Commercial Building Stock Assessment (CBSA) for specific measure analysis. The most recent CBSA was completed in 2019. CBSA is a solid data set but

has a very limited sample size which limits the accuracy and number of building types for which EUIs can confidently be used. Additionally, while the region is embarking on updating the CBSA, it will not be done in time for use in the upcoming power plan. However, there have been significant developments in the region and nation in both building benchmarking programs and building performance standards, both of which utilize the EUI metric for commercial buildings. This results in some other data sources that can be leveraged and will provide more recent information. The goal is to gather all these sources into one place and build a region wide database that can be referenced with confidence for a variety of purposes.

The Council staff issued a request for proposals (RFP), formed a committee to review the proposals, reviewed and ranked the proposals received, and ultimately selected Energy350 to be recommended for this project.