

Custom Energy

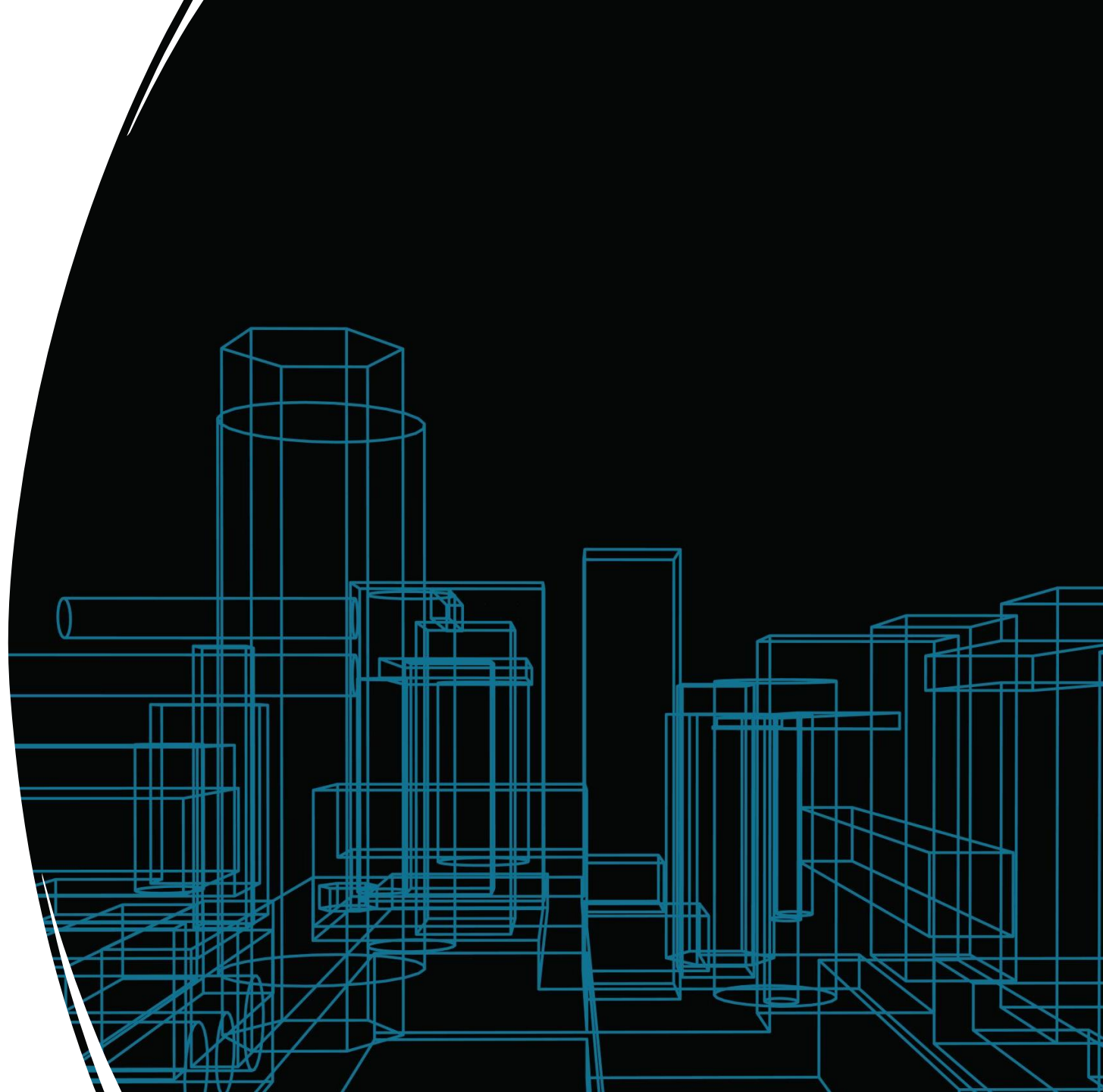
From Burden to Blueprint: Unlocking the Hidden Value of the CBA

Michael James
Custom Energy

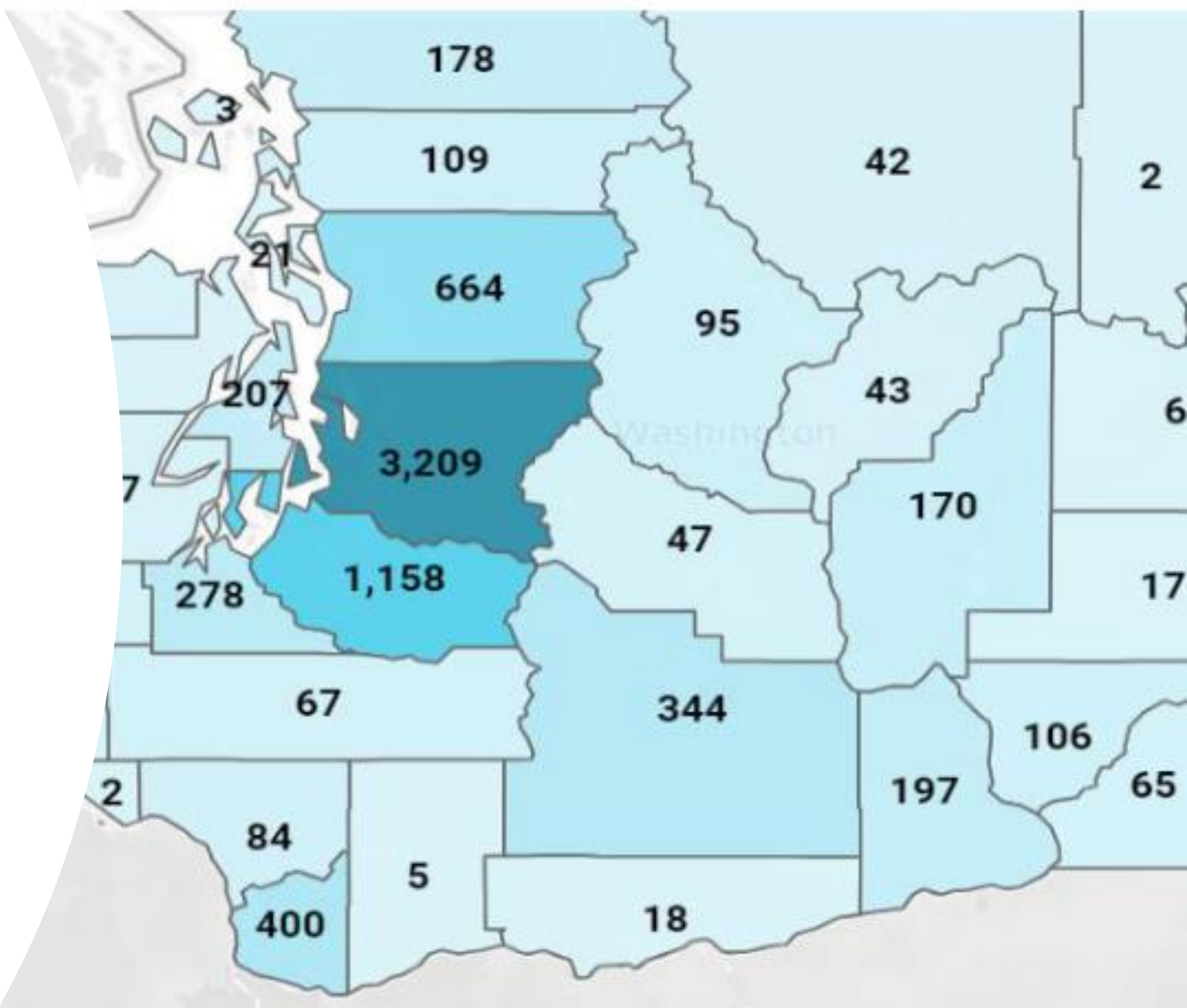


Presentation Outline

- Who Cares?!?!?!?
- Clean Buildings Burden
- Hidden Value (Blueprint)
- Approaches
- Best Practices



Who Cares?



CBPS Burden

Understand the Law

Timelines

Pay Fines or Comply?

Energy Benchmark

Relationship with COM

Access Portal

In house or Outsource?

Interview Vendors

Procurement

Data Collection

Generate/Review Documents

COM Revisions

Sign EMP and Form A

Optimized Bundle?

Incentives/Grants

Capital Projects?

M&V?



Non-Compliance (Ignore)

Gross Floor Area (GFA) ¹	Days out of compliance ²
804,817	1825

Successful Mitigation Plan	Base \$ ³	Incurred fee per days out of compliance ⁴	Annual Assessment ⁵	Total Assessed Penalty ⁶	Maximum Possible Penalty ⁷
Penalty for applicants who demonstrate compliance through a noncompliance mitigation plan.	\$1,500.00	\$804,817.00	\$160,963.40	\$806,317.00	\$806,317.00

Unsuccessful Mitigation Plan	Base \$ ³	Incurred fee per days out of compliance ⁴	Annual Assessment ⁵	Maximum Possible Penalty ⁷
For applicants that submit a noncompliance mitigation plan but do not gain compliance by the next compliance date.	\$5,000.00	N/A	\$160,963.40	\$1,212,225.50

Compliance Timeline

Tier 1 Compliance Dates

June 1, 2026

- Greater than 220,000 sq. ft.

June 1, 2027

- Greater than 90,000 sq. ft. but less than 220,001 sq. ft.

June 1, 2028

- Greater than 50,000 sq. ft. but less than 90,001 sq. ft.

Tier 2 Compliance Dates

July 1, 2027

- Greater than 20,000 sq. ft. but less than 50,001 sq. ft.
- Includes all multifamily greater than 20,000 sq. ft.



Tier 1- Buildings more than 220,000 gross sq. ft, June 1, 2026



Tier 1- Buildings more than 90,000 – less than 220,001 gross sq. ft, June 1, 2027



Tier 2- Buildings more than 20,000 – less than 50,001 gross sq. ft and MF , July 1, 2027



Tier 1- Buildings more than 50,000 – less than 90,001 gross sq. ft, June 1, 2028

Compliance Timeline



EMP's and O&M's

Table of Contents

1.0 Overview.....
2.0 Annual Summaries.....
3.0 Past Improvement Projects
4.0 O&M Training
5.0 Key Contacts
6.0 Equipment Representatives, Suppliers, and Manufacturers.....
7.0 Lighting Schedule.....
8.0 Occupant Education
9.0 Building Use and Occupancy
10.0 Capital Management Plan
11.0 Energy Efficiency Measure Implementation
12.0 Appendices
ENERGY STAR Portfolio Manager Energy Data.....

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1.0 General Information
2.0 Purpose.....
2.1 Performance Objectives
3.0 Equipment List
4.0 Maintenance Plan
4.1 Air Distribution Systems
4.2 Air Handlers
4.3 Boilers
4.4 Chiller - Air Cooled
4.5 Coils & Radiators.....
4.6 Control Systems
4.7 Fans.....
4.8 Fan Coils.....
4.9 HVAC Water Distribution
4.10 Ductless Mini Split
4.11 Pumps
4.12 Lighting
4.13 Domestic Hot Water
5.0 Envelope
5.1 Aluminum/Wood Frame Windows
5.2 Doors
5.3 Roofing.....
5.4 Exterior Walls.....
6.0 Maintenance Log
7.0 Appendices

Hidden Value

Energy Benchmark

Asset Inventory

Capital Expenditure Plan

Voice for Engineers

Central Point for Data

Maintenance Recommendations

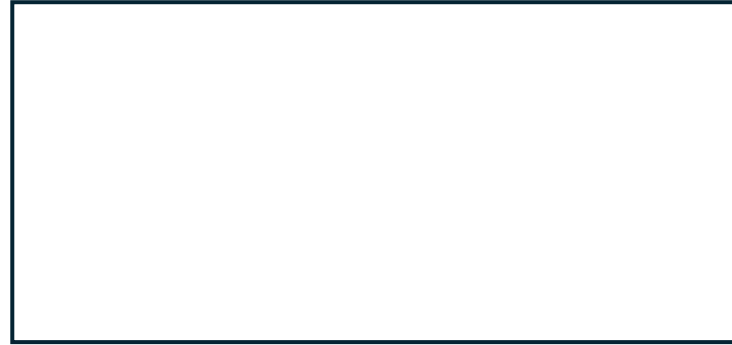
Lighting Audits and Surveys


Review Work Orders and PM Schedules

Access to Energy Based Grant Funding



Energy Benchmark



 **Apply for Recognition**
[Not currently eligible for ENERGY STAR certification.](#)
[Not currently eligible for NextGen Certification](#)

Weather Normalized Site EUI (kBtu/ft²)

Current:	174.5
(27.73% lower than median.)	
Baseline:	188.3
(27.41% lower than median.)	

- Summary
- Details
- Energy**
- Emissions
- Water
- Waste & Materials
- Goals
- Design

Meter Summary

3 Energy Meters Total

3 - Used to Compute Metrics

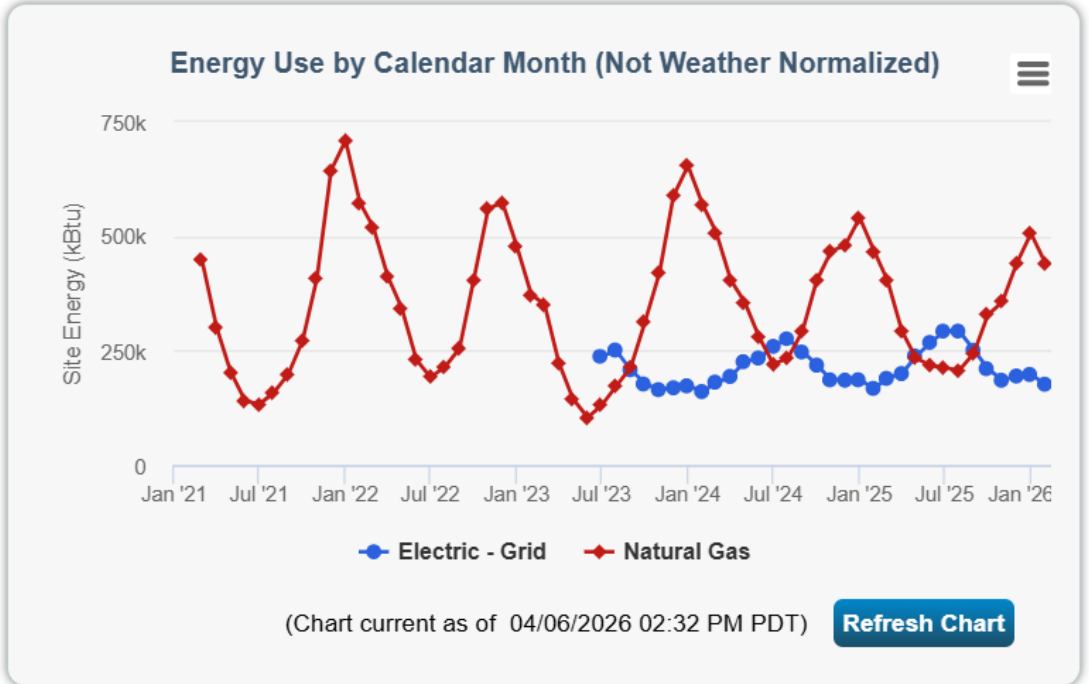
[Add A Meter](#)

Current Energy Date
Feb 28, 2026

[Enter Your Bills](#)

Five Ways to Enter Bill Data

1. Manual ([Instructions here](#))
2. Use our [simple spreadsheet](#) (on



Asset Inventory

Equipment Name	Count	Install Date	End of Life Date	Existing Make/Model	Potential Replacement Equipment Options
Domestic Hot Water	74	2017	2037	Ruud - PROE50 T2 RU95	A. O. Smith Electric Heat Pump Water Heaters
Ductless Mini-Splits	2 1 1 6 4 1	2017 2017 2017 2017 2017 2017	2037 2037 2037 2037 2037 2037	Mitsubishi - MXZ-3C24NA2 - MXZ-5C42NAHZ - PUY-A12NKA7 - MSZ-GL06NA - PLA-A24EA8 - (Branch Box) PAC-MKA51BC	Mitsubishi Electric HVAC US All-Climate Heat Pumps
Fan Coils	198	2017	2047	Cadet - CSC152W	Cadet Fan-Forced Wall Heaters
Lighting	Mult.	Varies	Varies	Varies	
Packaged Terminal Units	74	2017	2037	LG - LT1236HNR	Amana R-410A PTAC Unit

Capital Expenditure Plan

Equipment Name	Condition (New/Good/Poor)	Expected Years Remaining	Expected Replacement Year and Budget						
			2026	2027	2028	2029	2030	2031	2032
Air Distribution	Good	25							
Air Handlers	Good	15							
Coils and Radiators	Good	20							
Condensing Units	Good	9							
Control Systems	New	29							
Domestic Hot Water	Good	16							
Envelope	Good	35							
Fans	New	39							
Furnaces	New	29							
Lighting	Good	20							
Pumps	Good	19							
Rooftop Units	New	29							
TOTAL	-	-							

New	Equipment was installed within the last three years
Good	Equipment is well-maintained and performing as expected
Poor	Equipment is failing or nearing the end of its useful life

Maintenance

Review and Document

- PM Schedules
- Service Contracts
- Work Orders

Compare against Recommended Maintenance

Lighting Audit/Surveys

Access to Energy Based Funding

WA Commerce

- Early Adopter Incentives
- Clean Buildings Performance Grants
- EE-024
- Other

Utility Incentives

Federal Grants/Incentives

Approaches to Clean Buildings

Ignore and pay fines

In house

Outsource

Combination of in
house and outsource

Example Financial Impact

Ignore and pay fines

- \$806,317 (best case)
- \$1,212,225 (worst case)

Consulting Fees

- \$391,250 (\$0.486/SF)
- 95% Incentive Covered

Optimized Bundle Cost

- \$225,000
- 100% Grant Covered

Finding the Right Help

- Verify Approach & Motives
- Seek Funding



Recommended Approach

- In House

- Data Gathering
- Facility Goals
- Interview Teams
- Review Every Deliverable (Trust but Verify)

- Outsource

- Benchmarking
- Auditing
- Compliance Documentation
- Funding Applications

Owner Best Practices



Verify Benchmarking



Get the Right Help!



Engage Commerce

Technical
Funding



Secure Funding (if applicable)

Thank you!!!

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