

2019

EIC ACTION PLAN

Phasing Summary

This is a quick reference supplement to the 2019 Energy Integration Committee (EIC) Action Plan that summarizes the intent and sequence of all key EIC actions from 2019 through 2025. For a comprehensive overview of action sequencing and tactics opportunities for overcoming barriers, see the full Action Plan.



PHASE I | 2019

Phase I Actions: Actions are listed in the order in which they are to be initiated or completed by the EIC.

Complete by January through March (2019)

1. Create an EIC commitment/charter document—**by end of March 2019**
2. Support Building Benchmarking roll-out through recruitment and recognition—**ongoing**
3. Gather input from future District Energy subcommittee reps on consulting services—**by April 2019**

Complete by April through July (2019)

4. (a) Get informed about RPU’s pending Resource (Infrastructure) Plan via presentation—**by April 2019**
(b) Evaluate misalignment between City and DMC environmental goals and Resource Plan; Members will provide input to RPU Board—**by May/June 2019**
5. Respond to pending RPU “White Paper” findings on long-term clean energy and carbon benefits and further consideration of innovative technology integration—**by end of April/May 2019**
6. Begin procurement of local or on-site renewable energy—**by end of 2019 and beyond**

Initiate or Complete by August through March (Q1 2020)

7. Participating organizations to fund an EIC member electric vehicle (EV) fleet conversion study—**begin by end of May 2019**
8. Provide input on DMC Mobility Hub decision-making criteria and design—**by end of 2019**
9. Integrate life cycle costing analysis (LCCA) into member capital improvement plans to evaluate decisions against City/DMC environmental goals—**begin by end of 2019**
10. Evaluate the possibility of formal joint commercial design assistance program (RPU + MERC)—**begin by end of 2019**

Strategies	2019				2020			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
EIC Charter	Codify before April							
LCCA to Inform Capital Planning				Initiate before March 2019; Complete by Q2 2020				
New Construction Incentive Program						6 projects complete before 2021		
Benchmarking Support	Recruit through May			Support recruitment through May				
Resource Planning	Presentation to EIC April/May; comment on plan in summer							
Procure Renewables		Add large scale, on-site solar before 2020			Expanded procurement to meet growing building and EV loads			
Discovery Walk District	Scope & Initiate Study							
“White Paper” Input		Supply input April						
Mobility Hub Criteria			Provide input by March					
EV Fleet Study	Procure provider before August							



Phase I Action Summary Table

	Objective	Ask	Approach
EIC Commitment & Charter Document	Strengthen the EIC's action capacity and accountability through collective commitment and buy-in at the leadership-level	Member organizations commit to advancing goals through the advising, studying or implementation of priority actions	Formal commitment document with 1 or 2 tiers of commitment; Initial commitment through 2025, with reoccurring renewal
Integrate LCCA into Capital Improvement Plan decision-making	Create reoccurring opportunities to align investments with goals, at the department budget level	Identify and adopt one or more investment decision-making criteria that help align decision-making with goals	Make "life-cycle costs" a decision metric instead of "first costs"; Expand consideration for options with longer ROI
Streamline Joint Commercial Design Assistance Program	Increase access to and use of energy design assistance program offerings	Utility collaboration (RPU, MERC, and SMMPA) to build one of the most impactful conservation programs in Rochester	Review pilot outcomes to streamline program process, increase user friendliness expand the marketing breadth
Support Benchmarking Recruitment and Recognition	Increase building operator awareness and accountability of facility performance through benchmarking participation	Help increase benchmarking participation through joint and individual program championing and sharing of participation benefits	Help increase public and building operator awareness about building performance through speaking, hosting events, and recognizing leaders
RPU Infrastructure/ Resource Plan Input	Reduce City carbon emissions as cost-effectively as possible	Ensure that achievable, high-penetration renewable scenarios are considered in RPU's resource plan	Review and comment on proposed resource plan recommendations which align with City/DMC environmental goals or require further analysis
Local Member Renewable Energy Procurement	Increase installed capacity of local renewable energy and help reduce carbon emissions	Work collaboratively with RPU to lay out renewable options; Members determine solar individual capacity needs in order to meet City/DMC environmental goals	Harness the scale and buying power of EIC members to evaluate models such as a buy-thru, green tariffs, or large-scale on-site solar
Input on Scope of District Energy Study	Avoid missed opportunities for near-term district energy integration at Discovery Walk	Ahead of forming a District Energy Subcommittee, get key EIC reps to provide insight on what info is vital for studying <i>Discovery Walk</i> options	Prepare technical and financial analysis to evaluate district energy opportunities at Discovery Walk in prep for the Dist. Energy Subcommittee
Respond to RPU Innovative Tech White Paper	Communicate with RPU about supply-side, demand-side, and grid technologies that align with City/DMC goals to avoid missed integration opportunities	Collaborate with RPU to understand findings, ensure appropriate assumptions were evaluated, and how to take a long-term benefit approach to technology options and pilots	Request early presentation of white paper findings and start a conversation with RPU about which options could further advance goals, particularly under deep electrification and high-performance scenarios.
Provide Input in Transit Hub planning	Ensure that City/DMC environmental goals are represented in Mobility Hub development criteria to maximize carbon reduction	Promptly supply EIC input regarding Mobility Hub criteria	Offer energy expert insights to align Mobility Hub criteria with electric distribution capacity and renewable opportunities

PHASE II | 2020–2023

Phase II Actions: Actions are listed in the order in which they should be initiated or completed by the EIC.

Initiated in 2020

1. Leverage PACE financing for conservation and renewable energy projects—**begin promotion early 2020**
2. Study opportunities for innovative financing and ownership of district energy to serve the DMC—**goal: initiate a survey of innovative models by summer 2020**

Initiated in 2021 or 2022

3. Investigate expansion of County district energy services for DMC and RMU—**goal: initial technical and economic feasibility study complete by 2021**
4. Develop and pilot an ongoing commissioning program—**goal: initiate pilot offering by 2021**
5. Develop and promote vendor education (e.g. an energy fair)—**goal: start targeted workshops by 2021**
6. Pass City-wide EV ready ordinance to increase charging access (for new public and private parking)—**goal: in place by 2021**
7. Evaluate the use of real-time utility data and rate structures to reduce electric demand and consumption—**evaluate options and path forward by spring 2021**
8. Assess key opportunities for creating and leveraging incentives and financing—**goal: begin to assess funding gaps and financing needs by summer 2021**
9. Centralize building operations within the City—**goal: effort completed by summer 2021**

Phase II Action Timeline

Strategies	2020 (post Q1)	2021	2022
PACE Promotion	Promote PACE starting 2020 (ongoing)		
Incentives/Financing	Assess & design incentives		
Ongoing Commissioning	Design & roll-out by 2021	Expand Roll-Out	
Vendor Education	Develop Education by spring 2021		Deliver on an ongoing basis
Centralize Operations	Initiate by summer 2021		
Study Dist. Energy	Survey of models by fall 2020; recommendations by spring 2021		
Expand Co. Dist. Energy	Study county district energy expansion options; complete by 2022		
EV Ordinance	Adopted by spring 2021		
Real-time Utility Data & Rates	Evaluate options by Spring 2021		



Phase II Action Summary Table

	Objective	Ask	Approach
Assess Needs and Develop Incentives/ Financing	Identify and leverage key incentives and financing opportunities to assist achievement of goals	EIC members to survey local businesses and developers to assess what immediate conservation or clean energy options would be utilized if funding were available so EIC can consider & disburse funds	EIC members review local input (applications) regularly (quarterly or monthly) for high-impact opportunities
Promote PACE Financing	Increase the quantity of local conservation and renewable energy projects by leveraging PACE financing	Work with RPU and MERC to promote PACE financing; Collaborate with the St. Paul Port Authority to complete one local example project	Elevate awareness of PACE financing in the community by using it and developing a disseminating a case study or presentation on benefits
Replace and Inform Ongoing Commissioning Pilot	Create a collaborative, ongoing recommissioning and commissioning program that engages commercial customers for continuous impact	RPU and MERC to collaborate to design a joint program optimizing customer convenience and energy savings	EIC members provide input on program design features before and during pilot; EIC promotes the pilot and full-scale offering
Develop and Promote Vendor Education	Communicate to contractors and businesses the benefits and value of utility and City energy services and incentives	EIC members to help establish an ongoing source of education by identifying existing engagement channels or creating anew	Help outline the education needed and find expert speakers; Individually share energy efficiency case studies and lessons learned
Centralize City Building Operations	Increase building operation best practices by centralizing knowledge and decision-making	Advocate for a centralized building operations within the City and educate leaders on the benefits	EIC members who have already centralized operations report to City leaders by quantifying the costs and benefits
Study Financing & Ownership Models for DMC District Energy	Identify a financially viable path forward for expanding Mayo or County district system capacity and delivery infrastructure to serve DMC	Finance and district energy experts form the EIC form a district energy subcommittee to investigate and brainstorm alternative funding and ownership models	Explore innovative financing models, infrastructure synergies, and ownership structures that reduce first costs or life-cycle costs to determine a lowest cost expansion price
Investigate Technical Potential to Expand County District Energy	Determine the technical potential and economic feasibility for the County district system to expand and serve DMC west of Broadway	Start conversations with the County, DMC, and utilities about the right value proposition and costs that could create a path forward	EIC district energy subcommittee and County to outline expansion scenarios (capacity and technologies) that should be investigated
Pass City-Wide EV Ready Ordinance	Increase the opportunity to meet EIC carbon reduction goals through supporting city-wide EV adoption	EIC to advocate for and support drafting of ordinance language in collaboration with City staff and the Energy Commission	Work with RPU and SMMPA to match EV load growth with renewable resources; Help RPU establish make-ready solutions at time of construction
Evaluate the use of real-time utility data and rate structures	Increase use of smart meters so utilities can grow opportunities for lower-cost M&V, dynamic or time-based pricing signals, and rewarding actual energy/demand savings	Ask RPU to design at least one peak-load rate offering for piloting in coordination with AMI to study the benefits for RPU and key customer segments	Learn the current constraints and costs of installing smart meters and work with RPU to collect lessons learned across key use cases during this pilot

PHASE III | 2023—2025

Phase III Actions: Strategies are listed in order of which the EIC will first initiate or launch publicly.

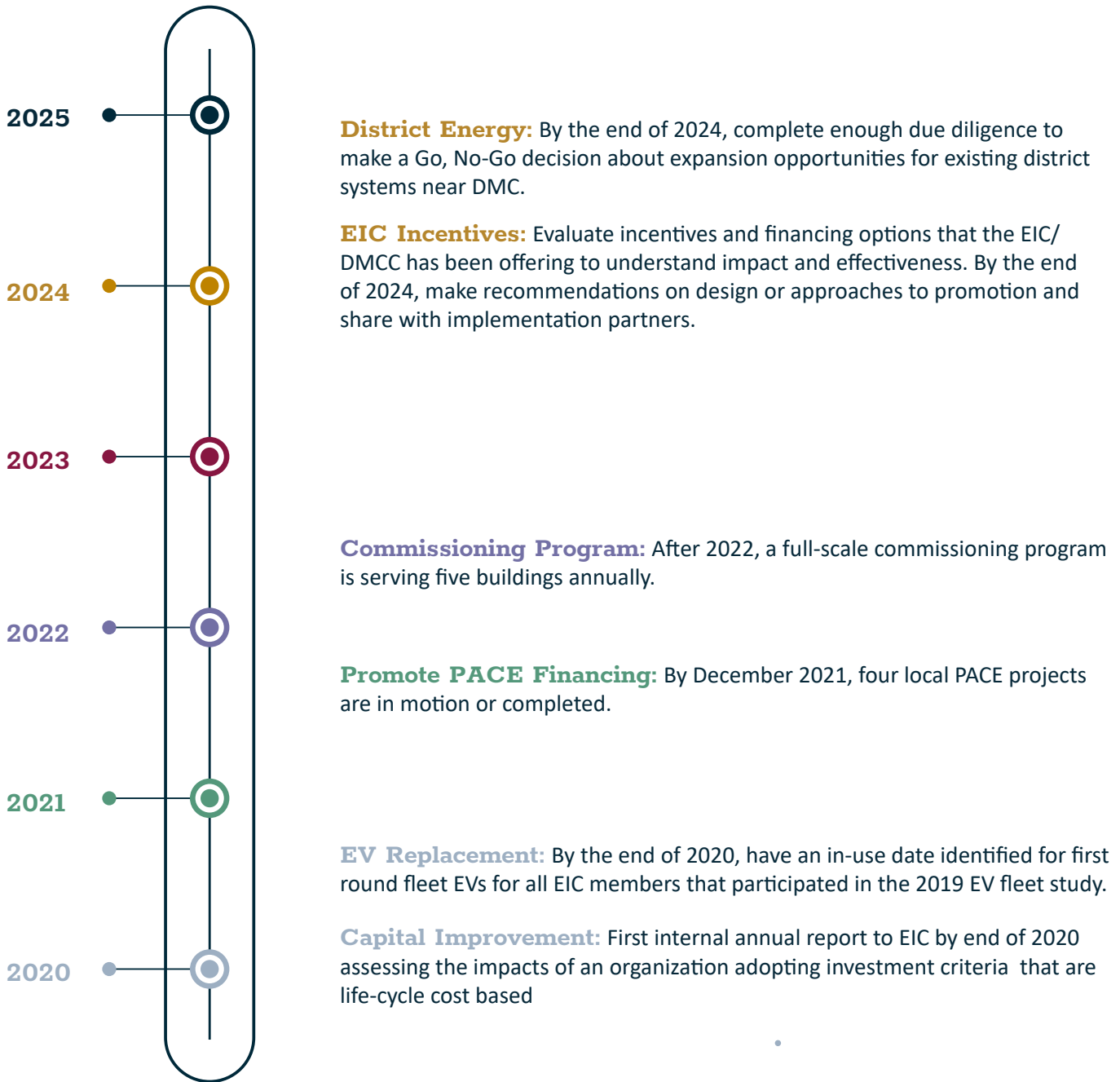
1. Code compliance support program for city plan reviewers and inspectors—**goal: initiate a pilot program by spring 2023**
2. Streamline benchmarking participation through customer data aggregation tool or service—**goal: make operational by spring 2024**
3. One-stop conservation offering for mid-size commercial customers—**goal: pilot this offering before 2024**

Phase II Action Summary Table

	Objective	Ask	Approach
Energy Code Compliance City Support Program	Increase commercial energy code compliance, especially during periods of high growth, to increase energy conservation	The EIC will work together to launch this program with a third-party provider and support by championing the program within the City and development community to provide a project pipeline	Champion the program concept early and help a third-party provider engage local code officials, developers, and utilities early about the benefits and flexibility of the service
Utility Energy Data Aggregation Tool for Benchmarking Participants	Streamline the building benchmarking process for current participants and reduce barriers for new participants	Work with potential benchmarking participants to understand the barriers to participation; Help educate RPU and MERC about the type of tool(s) that would be helpful for participants	Help conduct an engagement event and/or survey to gather feedback from existing and prospective benchmarking participants for utility sharing
Launch One-Stop Conservation Program for Small and Medium Businesses	Support conservation opportunities beyond the largest projects with programs that link audit information to quality contracting	Engage the business community to understand the types of conservation program services and rates that interest customers	Help MERC and RPU collaborate in the development of a one-stop type of program and work with business owners and associations to increase awareness

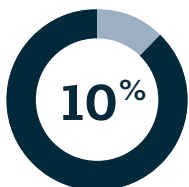


ONGOING STRATEGY GOALS & MILESTONES



PERENNIAL GOALS

Benchmarking Recruitment



Grow program participation 10% annually (by building count)

2 yrs

Establish channels for ongoing learning with offerings at least every two years

Prepared by



Center for Energy and Environment