ELEVATE

Understanding High Performance Buildings (HPB)

Abby Francisco, Jenna Grygier, and Maria Cecilia Quiñones Peña

What is a High Performance Building (HPB)?

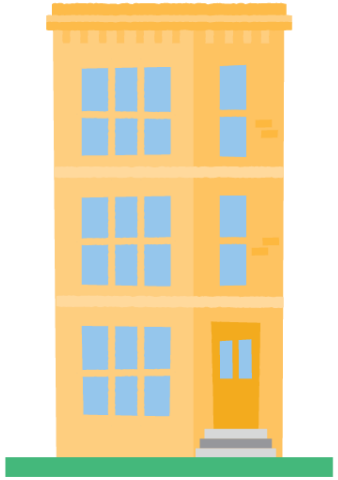
A High Performance Buildings (HPB) is new or existing building that has:

- Low energy and water bills
- Efficient and all-electric building systems
- Renewable energy (rooftop solar)

As a result, High Performance Buildings (HPB):

- Are comfortable, healthy, resilient, and affordable
- Benefit occupants and local communities
- Reduced pollution and CO2 emissions

How Do We Create High Performing Buildings?



We center equity by providing personalized services for **affordable multi-family** and **nonprofit property** owners, managers, and developers to meet their performance and sustainability goals, and include:

Portfolio Performance Strategy
Develop roadmap to achieve decarbonization goals over time

Design Review
Ensure integration of energy, water, health, and resiliency attributes

Benchmarking
Track energy and water use in ENERGY STAR® Portfolio Manager®

Property Assessments
Identify and analyze energy, water, solar, and electrification opportunities

Energy Modeling
Model energy usage to meet high-performance building requirements

Financing
Identify predevelopment and implementation financing, including utility rebates

Construction Management
Support the implementation of energy, water, and solar upgrades

Green Certifications
Complete feasibility checklist and manage green certification process

Industry Research
Performance monitoring and analytics of innovative technologies

We're a Team of Engineers & Technical Experts

Abby Francisco
Senior Project Manager, High Performance Buildings

Ellen Bell
Director, High Performance Buildings

Honnie Leinartas
Senior Energy Engineer

Jake Archbell
Senior Project Manager, Solar Programs

Jenna Grygier
Senior Program Manager, High Performance Buildings

Keith Swartz
Associate Director, National Strategic Engagement

Kris Kiszynski
Associate Director, Engineering

Maria Cecilia Quiñones Peña
Associate Director, High Performance Building

Maria Milan
Energy Engineer

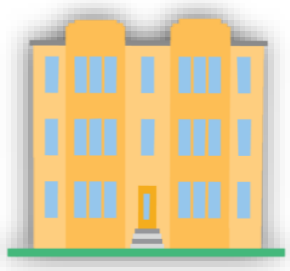
Matt Anderson
Project Manager, Solar Programs

Maya Coyle
Project Manager, High Performance Building

Patrick Foley
Senior Energy Engineer

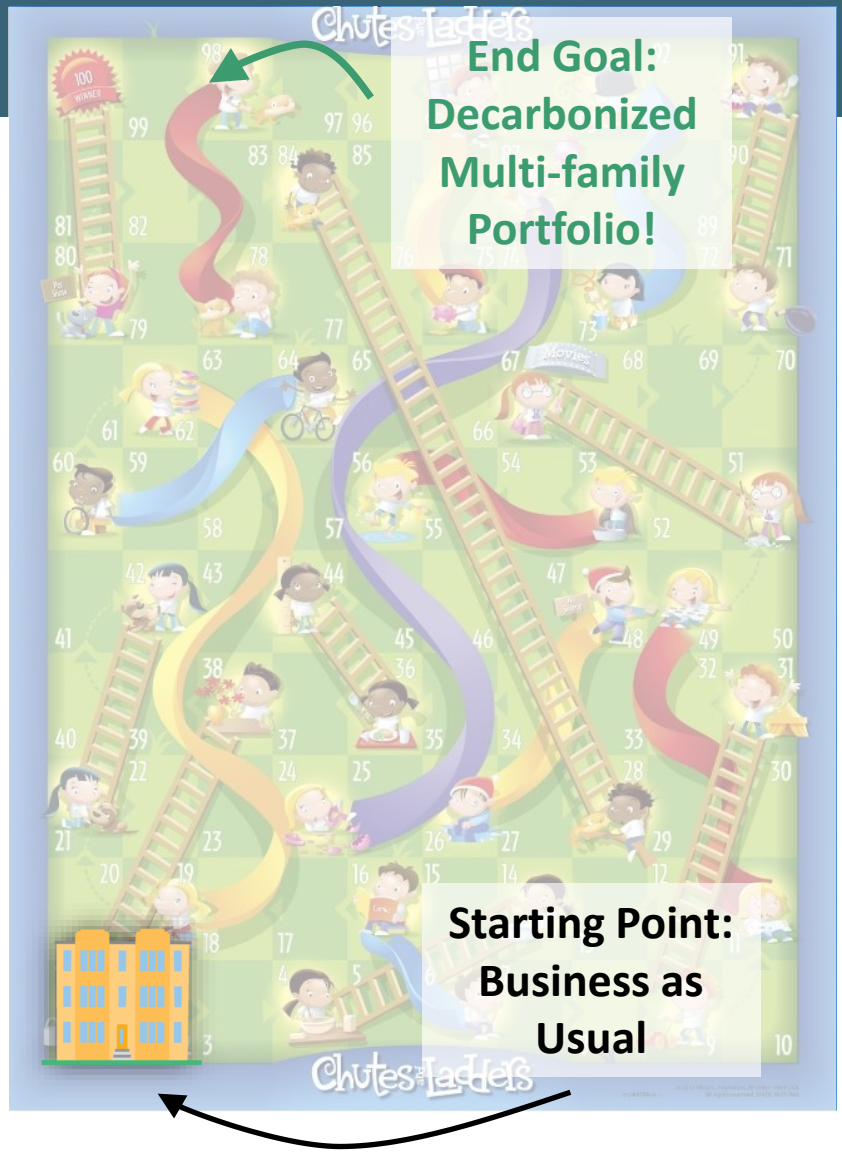
Vito Greco
Director, Solar Programs

Let's Run Through an Example …



Example Owner:
Harold Washington Properties*

- Affordable housing owner
- Owns 500 buildings across the Midwest
- Already implemented basic efficiency projects
- Has goal of decarbonization, but doesn't know how to prioritize properties or what measures are feasible for their building stock
- Heard from a friend about Elevate and reached out



*Not a real property owner

Introduction Call

- **Goal:** Learn about Harold Washington Properties' sustainability goals, existing practices, and building stock
- Harold Washington Properties identifies needing a roadmap to achieve decarbonization of their portfolio over time
- ***Ladder moment***: Harold Washington Properties requests that Elevate develop a proposal to create a tailored portfolio performance strategy

Service 1: Portfolio Performance Strategy

- **Goal**: Prioritize carbon reduction investments to develop a phased strategy for decarbonization across a portfolio
- **Data requirements:**
  - Property characteristics
  - Whole building utility data
- ***Chute moment***: Tenant data requires tenant signature – regroup on how to obtain this data

Service 1: Portfolio Performance Strategy

- **Data analysis:**
  - Prioritizes properties based on energy efficiency, water efficiency, electrification, and solar potential
- **Deliverable:** A succinct report with
  - Property rankings
  - Identified trends where opportunities are clustered and therefore can be replicated
  - Recommendations where to prioritize investments in the short and long term and which measures to prioritize
- ***Ladder moment***: Identify property with best opportunity for efficiency, electrification, and solar

Service 2: Building Energy Assessment

- **Goal:** Assess property onsite, identify opportunities, and quantify utility savings potential of
  - Energy and water efficiency measures
  - Electrification measures
  - Renewable energy measures
- Comprehensive assessment – includes indoor air quality and operations and maintenance recommendations
- **Requirements:**
  - Minimum 12 months of utility data (electric, gas, water)
  - Access to all building areas including a sample of tenant units
  - Plans (floor, mechanical) or prior assessments – as available

Service 2: Building Energy Assessment

- **Engineering analysis:**
  - Calculations provide insight to the post-retrofit utility cost impact for the owner and tenants; energy modeling can be utilized and/or design load metering strategies
- **Deliverable:** a succinct report with
  - A property description of existing conditions, test results, and recommended projects including operations and maintenance recommendations
  - A table summarizing recommended projects, estimated costs, incentives, and payback period (as applicable)
  - A meeting with the property owner and operations staff to provide an overview of findings and recommendations

Service 2: Building Energy Assessment

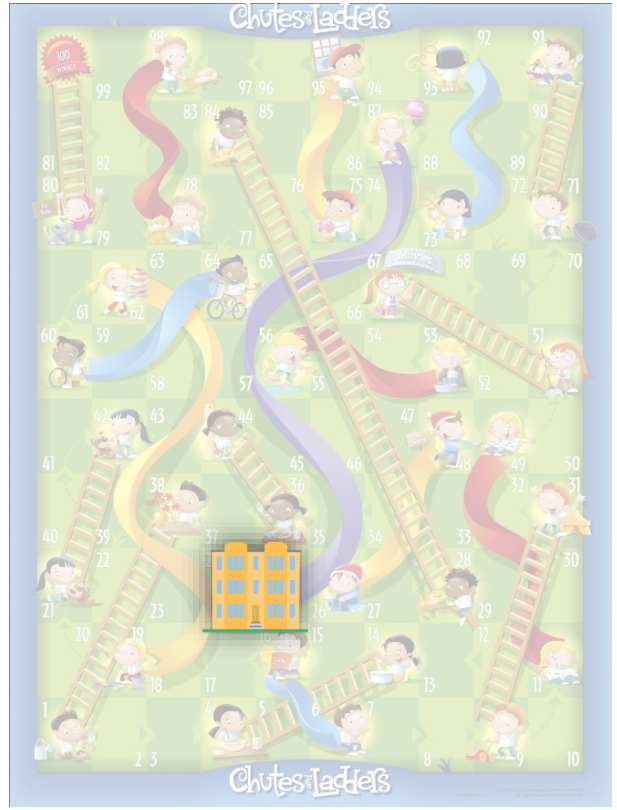
- ***Chute moment***: The roof is found in poor condition and is due for replacement based on maintenance concerns and end of useful life
- ***Ladder moment:*** Owner approves a phased approach to beneficial building electrification. This includes roof replacement through reserved capital funds, allowing the opportunity to pursue both increased roof insulation and a rooftop solar array
- ***Ladder moment*****:** Obtained funding for construction through a combination of owner reserved capital funds, grants, and incentives (utility, state, federal)

Service 3: Construction Management

- **Goal**: Manage the construction process to implement the selected projects identified in Service 2; this includes services such as contractor coordination, bid procurement, bid review, scheduling, and onsite quality assurance oversight
- **Requirements:**
  - Guide specification or request for proposal (RFP) document providing detail for contractors
- ***Chute moment:*** Lack of contractors available to bid selected projects and it's getting close to the winter when it's critical to maintain safety and comfort

Service 3: Construction Management

- ***Ladder moment***: The report from Service 2 streamlined the bid procurement process and 1-2 proposals were obtained for each selected project allowing for a timely construction schedule



Wrap Up

- This first building inspired Harold Washington Properties to pursue efficiency and decarbonization upgrades in more buildings
- Harold Washington Properties can use the portfolio strategy in the years to come to:
  - Equitably electrify buildings
  - Reduce carbon emissions
  - Reduce utility costs
  - Add central cooling
  - Improve indoor air quality

  …and ultimately decarbonize their entire portfolio!

Summary of Services

Portfolio Performance Strategy
Develop roadmap to achieve decarbonization goals over time

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Contact information

- Abby Francisco
  Abby.Francisco@ElevateNP.org
- Jenna Grygier
  Jenna.Grygier@ElevateNP.org
- Maria Cecilia Quiñones Peña
  Maria.Quinones@ElevateNP.org

ELEVATE

ElevateNP.org
info@ElevateNP.org
@ElevateNPOrg
@ElevateNPO
@ElevateNP