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Portfolio Reviews for Building Performance Standards – Prioritizing Your Efforts

For owners or managers of multiple buildings, trying to proactively address the new Building Performance Standards (BPS) requirements may seem daunting, whether Energize Denver, Building Performance Colorado, and/or others.

A preliminary **BPS PORTFOLIO REVIEW** can help sort out which assets need immediate attention, can track progress already made, and can highlight potential costs and deadlines.

Which of the following would you want for every building in a summary document for easy review?

- Building Data:
 - o Building ID#s for reference: your company ID, BPS program ID, Energy Star Portfolio Manager ID
 - o Gross Floor Area
 - o Year Built & Year of most recent renovation or major upgrade
 - o Primary use type and additional use types, with floor areas for each
 - o Total number of meters: electric, gas, other for main building & tenants
 - o Baseline EUI and/or GHGI metrics (baseline year of 2019 for Denver, 2021 for Colorado)
 - o Current / most recent year EUI / GHGI metrics
- Progress Tracking:
 - o Which BPS programs apply: [Energize Denver](#) and/or [Building Performance Colorado](#), and/or other?
 - o Benchmarking data in Energy Star Portfolio Manager has been set up and is initially complete.
 - o Auto-upload from utilities is set up where possible to minimize future work.
 - o Benchmark reporting submittals are up to date for Denver, Colorado, and/or other.
 - o Data review is done to ensure gross floor area, use types, energy use and tenant meters are all correct, and that offsets have been addressed for special conditions such as garages, EV chargers, pools, etc.
 - o 3rd Party Data Verification (for Denver) – Needed? Completed?
 - o Tracking of completion / approval of various requests: Target Adjustments, Timeline Adjustments, etc. OBA Bldg Decarb blog -
- Performance Metrics and Risk Summary:
 - o Target EUI and/or GHGI metrics for 2030 final year, and for interim years (**2025 for Denver is next one**)
 - o % Reduction to get from Baseline to Targets with visual ranking to help prioritize by level-of-effort.
 - o Current penalty risks: interim year penalties, final year penalties; NPV of all potential penalties based on hold through 2040 and no changes to current operations (probable worst case).

What can you do with this information?

Prioritize resources for immediately correcting benchmarking data. If needed for the Colorado Building Performance program, this is due **July 1 2024**; to submit with an Energize Denver **Target Adjustment, it is due December 31 2024**.

Prioritize resources, procure contractors, and develop a timeline to complete Retro-commissioning to ensure current systems are running as efficiently as possible, and and ASHRAE Level 2 Energy Audit. The Energy Audit is a key item in **Timeline Adjustment submittals due by December 2025**, and they take time to do. **Don't wait!**



Oakville Building Advisors provides construction management and owner advisory services for energy efficiency upgrades and retrofits for commercial, multi-family, and multi-use buildings.

Regulatory: energy-use & emissions benchmarking setup, regulatory compliance strategies & management
Strategy: energy audits, risk analysis, budgeting, program planning

Financial: cost-benefit, ROI, LCA, and pro-forma analysis; funding options

Implementation: program management, contract management, design, construction, and commissioning

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