

Updated May 7, 2024

BPS Portfolio Reviews – 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.

What to Include?

Building Data:

- Building ID#s for reference: your company ID, BPS program ID, Energy Star Portfolio Manager ID
- Gross Floor Area
- Year Built & Year of most recent renovation or major upgrade
- Primary use type and additional use types, with floor areas for each
- Total number of meters: electric, gas, other for main building & tenants
- Baseline EUI and/or GHGI metrics (baseline year of 2019 for Denver, 2021 for Colorado)
- Current / most recent year EUI / GHGI metrics

Progress Tracking:

- Which BPS programs apply: [Energize Denver](#) and/or [Building Performance Colorado](#), and/or other?
- Benchmarking data in Energy Star Portfolio Manager has been set up and is initially complete.
- Auto-upload from utilities is set up where possible to minimize future work.
- Benchmark reporting submittals are up to date for Denver, Colorado, and/or other.
- 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.
- 3rd Party Data Verification (for Denver) – Needed? Completed?
- Tracking of completion / approval of various requests: Target Adjustments, Timeline Adjustments, etc.
OBA Bldg Decarb blog -

Performance Metrics and Risk Summary:

- EUI and/or GHGI targets for 2030 final year, and for interim years (**2025 for Denver is the next one**)
- % Reduction to get from Baseline to Targets with visual ranking to help prioritize by level-of-effort.
- Potential risk of fines: interim year penalties, final year penalties; NPV of all potential penalties based on hold through 2040 or beyond, assuming no changes to current operations (probable worst case).

What can you do with this information?

Prioritize resources for immediately correcting benchmarking data. For the Colorado Building Performance program, this is due **July 1, 2024**. Corrected data, along with a 3rd Party Data Verification form, is required to submit for an Energize Denver **Target Adjustment, which is due December 31, 2024**.

Prioritize resources, procure contractors, develop a timeline to:

Perform Retro-commissioning to ensure current systems are running as efficiently as possible; it's a quick payback!

Complete an ASHRAE Level 2 Energy Audit. The EA is key to developing a full Retrofit Plan needed for a **Timeline**

Adjustment for Denver and/or Colorado. This deadline is **December 2025**, and these take time to complete.

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

Contact Kye Holtan-Brown at Kye@OakvilleAdv.com