



DATE: December 20, 2017

TO: Energy Council

FROM: Wendy Sommer, Executive Director

BY: Karen Kho, Senior Program Manager

SUBJECT: 2018 BayREN Contract

SUMMARY

Since 2013, StopWaste has represented Alameda County jurisdictions in the Bay Area Regional Energy Network (BayREN) regional partnership and has implemented its programs. In order to ensure continuity of BayREN services in 2018, the Energy Council needs to authorize the Executive Director to enter into a contract with ABAG to accept up to \$6,023,966.

DISCUSSION

On October 28, 2015 the California Public Utilities Commission issued a Decision authorizing the continuation of energy efficiency programs, including an annualized \$13.3 million budget for BayREN. The 2018 portfolio will continue to include three programs (single-family, multifamily, codes and standards) and three financing pilots (Commercial Property Assessed Clean Energy (PACE), Pay As You Save (PAYS), and Multifamily Capital Advance).

In August 2017, BayREN (ABAG and nine public agencies representing the Bay Area counties), held elections for the leadership of various programs and re-elected Energy Council staff into the leadership role for the multifamily program. On November 16, 2017, the ABAG Executive Board authorized its Executive Director to negotiate and enter into a contract with Energy Council for 2018 BayREN services.

A summary of the 2018 budget and scope for the Energy Council is described in Attachment A. The largest portion of the budget is \$5.7 million for implementing the regional BayREN multifamily rebate program, which incentivizes 5,000 units annually in the Bay Area. In addition, Energy Council will offer the Department of Energy's Home Energy Score in the Bay Area, lead the Multifamily Capital Advance pilot program, and provide support to ABAG in policy and regulatory tracking. The scope of work also includes local outreach for BayREN's single-family, codes and standards and PACE and PAYS financing programs within Alameda County.

The Energy Council Technical Advisory Group (TAG) receives monthly updates on the implementation of BayREN programs, provides input on priorities for regional programs and services, and assists staff in targeting local outreach activities throughout the County.

RECOMMENDATION

Adopt the attached Resolution authorizing the Executive Director to enter into a 2018 contract with ABAG for Bay Area Regional Energy Network (BayREN) services and other related actions.

Attachment A: Summary of Energy Council Scope of Work

Attachment B: Summary of ABAG Executive Board Approval

**ENERGY COUNCIL
RESOLUTION #EC 2017 –**

**MOVED:
SECONDED:**

AT THE MEETING HELD DECEMBER 20, 2017

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO 2018 CONTRACT FOR BAY AREA REGIONAL ENERGY NETWORK (BayREN) SERVICES AND OTHER RELATED ACTIONS

WHEREAS, the Energy Council recognizes that it is in the interest of the local, regional, state, and federal agencies to stimulate the economy; create and retain jobs; reduce fossil fuel emissions; and reduce total energy usage and improve energy efficiency; and

WHEREAS, the Energy Council was formed to seek funding to develop and implement programs and policies that reduce energy demand, increase energy efficiency, advance the use of clean, efficient and renewable resources, and help create climate resilient communities; and

WHEREAS, the California Public Utilities Commission (CPUC) has recognized the need for expanded collaboration with and participation by local governments to achieve market transformation toward energy efficiency as part of its Long Term Energy Efficiency Strategic Plan; and

WHEREAS, in its Decision 15-10-028, the CPUC authorized funding for Regional Energy Networks (RENs) to continue their existing programs with an annualized budget; and

WHEREAS, the Energy Council partnered with the Association of Bay Area Governments (ABAG) and 8 other county representatives to implement the Bay Area Regional Energy Network (BayREN); and

WHEREAS, with ongoing input from the Energy Council Technical Advisory Group (TAG), the Energy Council represents Alameda County jurisdictions within BayREN; and

WHEREAS, the Energy Council has been designated as the lead regional implementer for the multifamily program and multifamily financing pilot, and to conduct local outreach for other programs, and

WHEREAS, the ABAG Executive Board authorized a scope of work for Energy Council with a budget not to exceed \$6,023,966 for services related to the BayREN as described in Attachment A;

NOW THEREFORE, BE IT RESOLVED, that the Energy Council hereby authorizes the Executive Director to:

1. Enter into all necessary contracts and agreements with ABAG in order to accept funds up to \$6,023,966, and make any necessary changes to the FY 2017/18 budget for Project 1347: BayREN.
2. Approve any required time extensions, modifications, or amendments thereto.
3. Allocate the necessary resources to implement and carry out the 2018 scope of work.

ADOPTED this 20th day of December 2017, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAINED:

I certify that under the penalty of perjury that the foregoing is a full, true and correct copy of Resolution #EC 2017 –

WENDY SOMMER
Executive Director

Attachment A
Summary of Energy Council Scope of Work
2018 BayREN Services

Single Family – Local Outreach and Home Energy Score (\$206,966)

The Single Family program will continue to implement the Energy Updated California Home Upgrade program in the nine Bay Area counties. It offers audit incentives, the Home Upgrade Advisor service, Home Upgrade rebates and contractor support.

Energy Council will conduct local outreach in Alameda County for the Single-family program, including the following activities:

- Organize workshops and other outreach events
- Refer property owners to the regional Home Upgrade Advisor service
- Serve as a liaison for local contractors and facilitate their participation in Home Upgrade
- Conduct direct mail campaigns
- Develop new homeowner welcome packets
- Collaborate with real estate professionals
- Coordinate with other energy programs operating in Alameda County
- Represent Alameda County context within BayREN

Energy Council will also lead the regional Home Energy Score pilot program, including the following activities:

- Coordinate Home Energy Score activities with single-family program
- Provide quality assurance in compliance with Department of Energy requirements
- Recruitment and mentoring of assessors
- Coordinate with local governments for promotional activities

Multifamily – Regional Lead (\$5,662,800)

The Multifamily program offers cash rebates and no-cost energy consulting for multifamily properties that undertake energy and water upgrades. The program assists in planning energy savings improvements designed to save 15% or more of a building's energy and water usage and provides \$750 per unit in rebates to help pay for the upgrade.

Energy Council will lead the Regional BayREN Multifamily program, including the Capital Advance Financing Pilot, and conduct the following activities:

- Administer and manage program to ensure that total unit goals and energy savings metrics are met or exceeded
- Oversee technical consultants and partners responsible for implementation
- Verify and approve eligible scopes of work and process rebates for property owners
- Review program performance and develop program enhancements or modifications
- Monitor regulatory activities that impact program and represent Program in relevant stakeholder groups, committees and advisory groups
- Process property owner rebates totaling \$3,750,000
- Coordinate with other multifamily programs in the region
- Coordinate reporting and Evaluation, Measurement & Verification (EM&V) activities
- Convene BayREN members to participate in the multifamily committee
- Conduct regional marketing activities and coordinate local outreach activities

Codes and Standards –Local Outreach (\$35,700)

The Codes and Standards program promotes an integrated, measurement-driven management process for enhancing energy code compliance. Its goals include increasing compliance rates with the Energy Code and Green Building standards, developing trainings for Bay Area building professionals, and promoting “reach codes” for local jurisdictions.

Energy Council will conduct local outreach for the Codes and Standards program, including the following activities:

- Conduct outreach to building departments and promote participation in BayREN activities
- Assist in prioritization and development of new BayREN trainings based on local needs
- Provide input on content of regional forums and promote participation to local governments
- Host a regional Codes and Standards forum

Commercial PACE - Local Outreach (\$1,700)

PACE programs allow qualified property owners in a community to obtain affordable, long-term financing for energy efficiency renewable energy and water conversation improvement and repay it through their secured property tax bills.

Energy Council will conduct local outreach for the Commercial PACE program, including the following activities:

- Coordinate local Commercial PACE promotional activities with BayREN Commercial PACE outreach

Pay As You Save (PAYS) - Local Outreach (\$6,800)

The BayREN PAYS program is a unique on-bill program that allows municipal water utility customers to pay for efficiency improvements through a monthly charge attached to their meter with no up-front costs and the assurance that their utility bill savings will exceed the program charge. The City of Hayward and East Bay Municipal Utility District (EBMUD) are partners in the BayREN PAYS program.

Energy Council will conduct local outreach for the PAYS financing pilot, including the following:

- Serve as a local contact for PAYS water utilities in the County for questions about BayREN
- Provide support to the regional lead and promote the program to local stakeholders

Multifamily Capital Advance – Regional Lead (\$110,000)

Multifamily property owners can access zero percent interest capital to make energy efficiency improvements to multifamily buildings located within the Bay Area. Participating lenders match the program’s capital by at least 50%.

Energy Council will manage the Bay Area Multifamily Capital Advance Pilot (BAMCAP), including the following:

- Recruit lenders to participate in the program
- Promote the financing product to property owners
- Manage financing subconsultant
- Offer financing concierge to complement energy advising service
- Adapt program based on market need

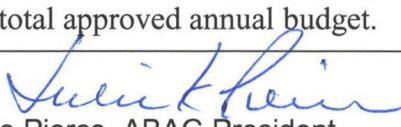
Energy Council will also support ABAG with regulatory and policy tracking support for BayREN.



Attachment B

BayAreaMetro.gov

SUMMARY OF EXECUTIVE BOARD APPROVAL

Work Item No.:	1721 (NFSN 2307 and 2309)
Consultant:	Energy Council
Work Project Title:	BayREN
Purpose of Project:	Implement a portfolio of energy efficiency programs across the region.
Brief Scope of Work:	Responsible for outreach regarding BayREN programs to Alameda County jurisdictions; participate in administrative activities related to BayREN operations; serve as lead for BayREN's multifamily, multifamily capital advance and Home Energy Score program. This amendment is for 2018 activities.
Project Cost Not to Exceed:	\$6,023,966 (includes rebates)
Funding Source:	PG&E (ratepayer funds) as directed by the CPUC
Fiscal Impact:	Funds programmed in FY 2017-18 Budget
Motion by Committee:	That the Executive Director or his designee is authorized to negotiate and enter into a contract amendment with Energy Council for BayREN 2018 services as described above and in the Executive Director's memorandum dated November 1, 2017, and the Chief Financial Officer is authorized to set aside funds up to \$6,023,966 for such amendment. The Executive Director or his designee is also authorized to negotiate and amend this agreement as necessary for the 2018 implementation of BayREN programs up to the total approved annual budget.
Executive Board Approval:	 Julie Pierce, ABAG President
Approval Date:	11/16/17