



Washington State
DEPARTMENT OF
ENTERPRISE SERVICES

How to Get from “Energy?” To Compliance

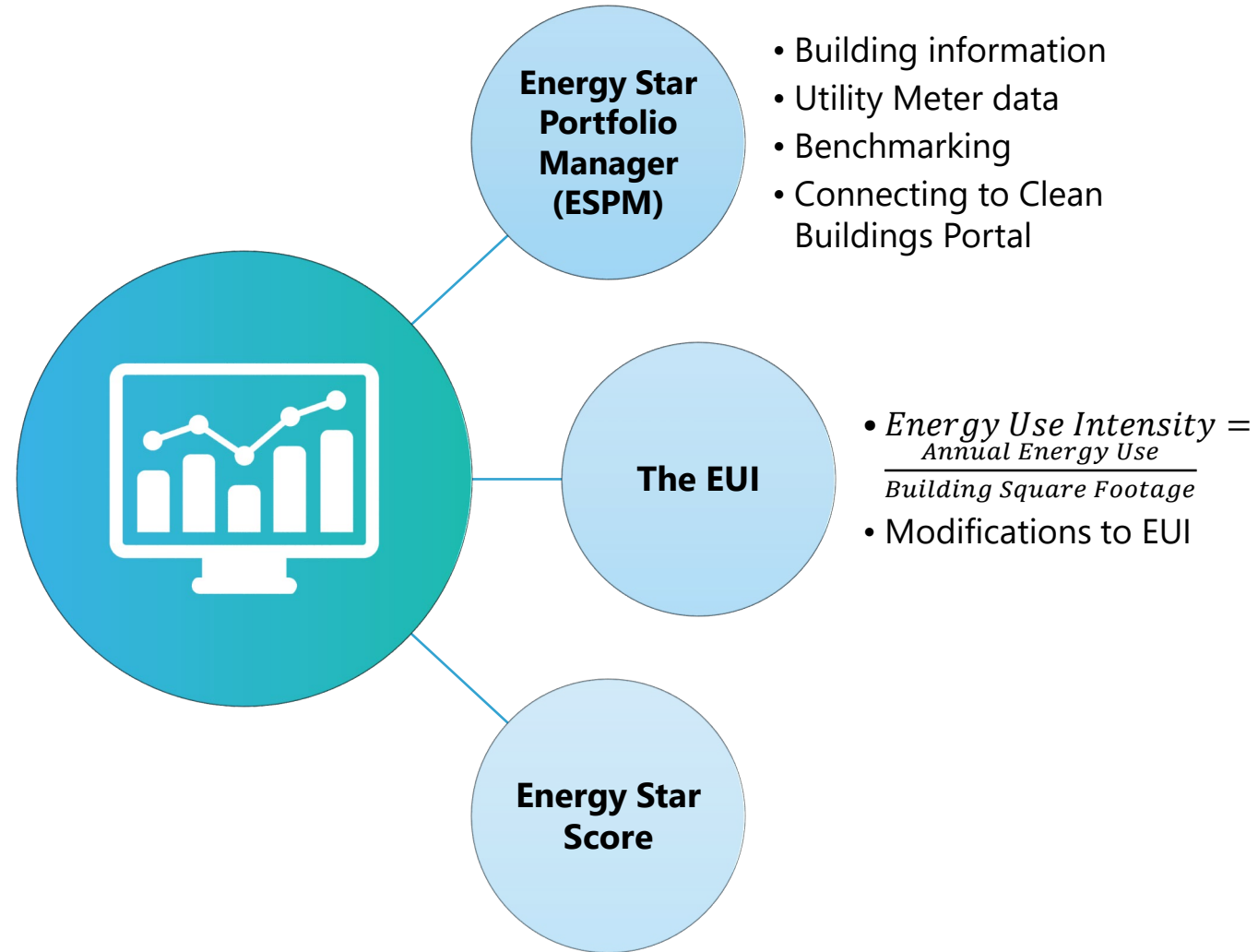
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OVERVIEW



WHAT'S AN EUI?



APPROACH

ESPC – Energy Savings Performance Contracting

Work with single entity - ESCO

Integrated delivery

Procuring solutions not widgets

Provides guarantees

Non ESPC

Work with multiple entities

Useful if Tier 2 or Tier 1 and meets EUIt

Full design of improvements prior to construction contracting

No guarantees

THE AUDIT

Determine the EUI_t

- This is where you want to be at the end of the process

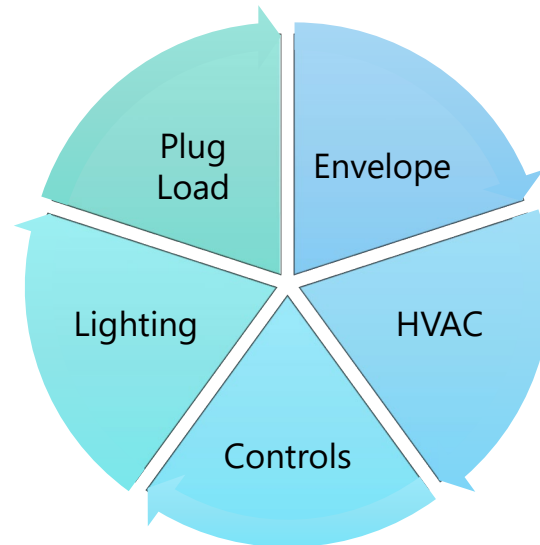
Preliminary Effort

- If the building is at or below target
 - Congrats you have 1/3rd of the effort complete
- If the building is above target
 - Identify the areas of potential savings
 - Bring on your qualified energy auditor
- What flavor of audit to do?
 - Compliance pathways

THE AUDIT

ASRHA Level 2 audit

- Looks at everything in the building



- Includes measurements
- Detailed energy analysis
- Detailed financial analysis – Life Cycle Cost Tool

THE AUDIT

Targeted Audit

- Looks at selected systems only
- Same rigor as Level 2

Deliverables

- Investment Grade Audit (IGA) report
 - Provides narrative around all investigated improvements
 - Identifies which improvements are necessary for compliance
- Energy Services Proposal(s)
 - Includes scope, GMAX cost, guaranteed minimum energy savings

BUILDING UPGRADES

ESPC

Negotiate with ESCO for

- Scope, Schedule, Cost

Construction can occur prior to design completion

Includes Measurement and Verification (M&V) of implemented improvements

Non ESPC

Will need to hire A/E team to design recommended improvements

Will need to procure construction after design is complete

Will need to determine phasing of work with A/E team

M&V can be done by QEA

EMP AND O&M PROGRAM

Done in tandem to audit and building improvements.

- Audit will inform EMP
- Construction will inform O&M Program

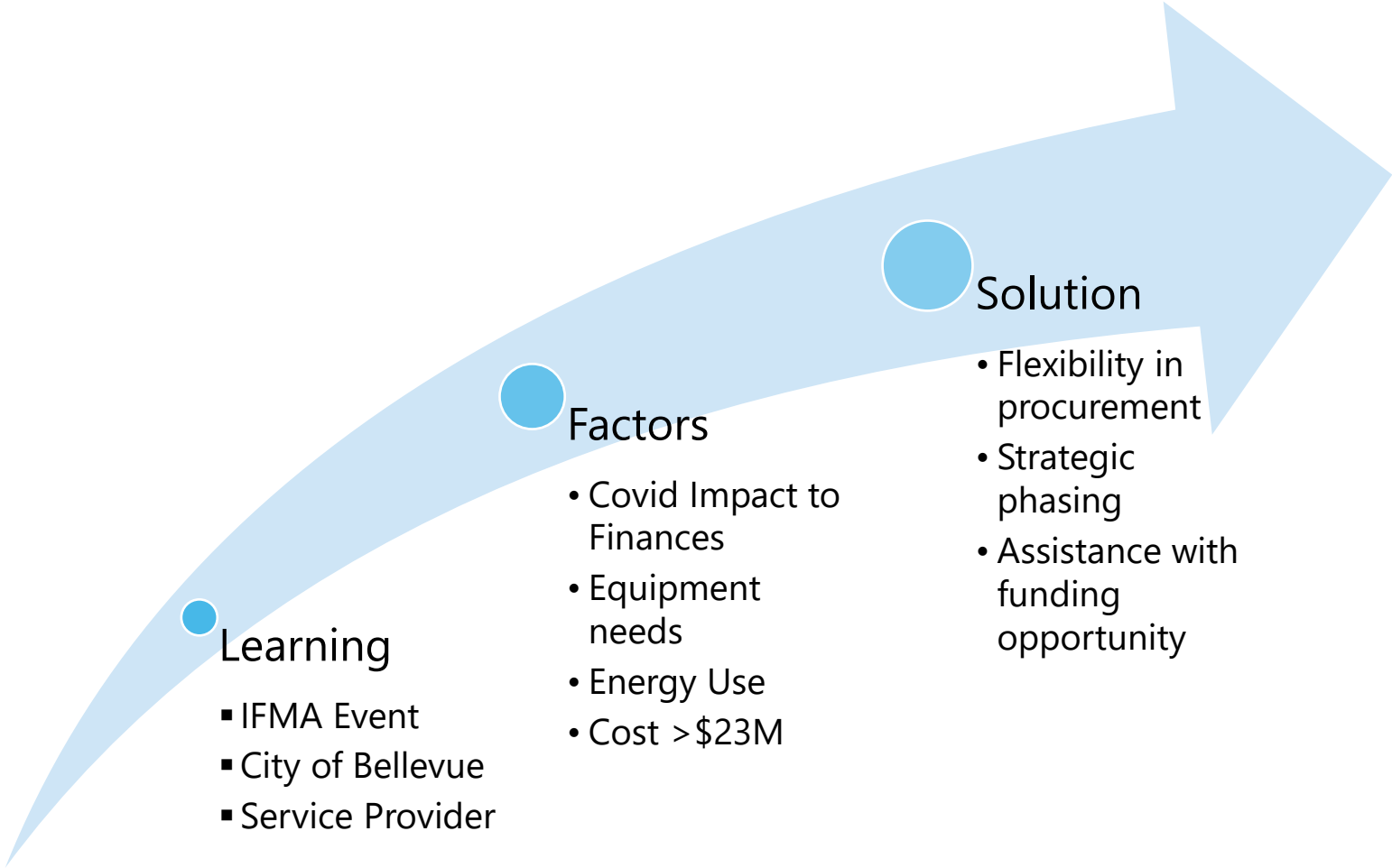
O&M Program is embedded into the energy management plan (EMP).

- EMP – this is how the energy will be efficiently utilized by the building
- O&M Program – this is how the energy systems will continue to utilize energy efficiently

Best done in house when there is staff that can act as qualified person.



MEYDENBAUER CENTER



- Learning**
- IFMA Event
 - City of Bellevue
 - Service Provider

- Factors**
- Covid Impact to Finances
 - Equipment needs
 - Energy Use
 - Cost > \$23M

- Solution**
- Flexibility in procurement
 - Strategic phasing
 - Assistance with funding opportunity



MEYDENBAUER CENTER

Phase 1

- Boiler

Phase 2

- Heat Pumps
- Insulation
- Lighting
- Window Film
- Air Curtains

Phase 3

- Rooftop Heat Pumps (2028)

Phase 4

- Solar (2030)



MEYDENBAUER CENTER

Success

Conditional compliance to CBPS

Replacement of end of life equipment

Improved comfort in front of house areas

Ease of procurement

QUESTIONS?

THANK YOU



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