



# Energy Data Access: Helping Building Owners Obtain Whole-Building Energy Data to Drive Performance Assessment and Improvements

May 8, 2014

1:30 – 3:00 PM

# Overview and Agenda

- Welcome and Overview
- Utility Data Access: U.S. Overview
  - Andrew Burr, Institute for Market Transformation
- The Commercial Sector's Need for Streamlined Data Access
  - Will Teichman, Kimco Realty Corporation
- Benchmarking in Seattle: Data Access Helps Make it Happen!
  - Nicole Ballinger, City of Seattle Office of Sustainability & Environment
- Facilitated Discussion
- Additional Resources
- Adjourn

# Today's Speakers



- Andrew Burr, Director of Building Energy Performance Policy, Institute for Market Transformation



- Will Teichman, Director of Sustainability, Kimco Realty Corporation



- Nicole Ballinger, Outreach Advisor and Benchmarking Data Manager, City of Seattle, Office of Sustainability & Environment

**Andrew Burr**  
**Director, Building Energy Performance Policy**  
**Institute for Market Transformation**

# Utilities Offering Data Aggregation or Automated Upload



## Account Aggregation

Utility Company (State)	Account Aggregation Threshold	Automated Upload
<b>Avista</b> (Washington)	2	Y
<b>Consolidated Edison</b> (New York)	2	--
<b>Seattle City Light</b> (Washington)	2	Y
<b>Commonwealth Edison</b> (Illinois)	4	Y
<b>National Grid</b> (Massachusetts)	4	--
<b>NSTAR</b> (Massachusetts)	4	--
<b>Austin Energy</b> (Texas)	4/80	--
<b>Puget Sound Energy</b> (Washington)	5	Y
<b>Pepco</b> (District of Columbia)	5	2014

# Trends and Outlook

- **Progress is real, but happening slowly**
  - *Drivers include EE regulations, federal agencies, NARUC and NASUCA resolutions*
- **Property owners can be effective advocates**
  - *Advocacy for data access is not advocacy for benchmarking rules*
- **Major challenges remain**
  - *Customer confidentiality/liability, lack of value proposition for utilities*

**Will Teichman**  
**Director of Sustainability**  
**Kimco Realty Corporation**



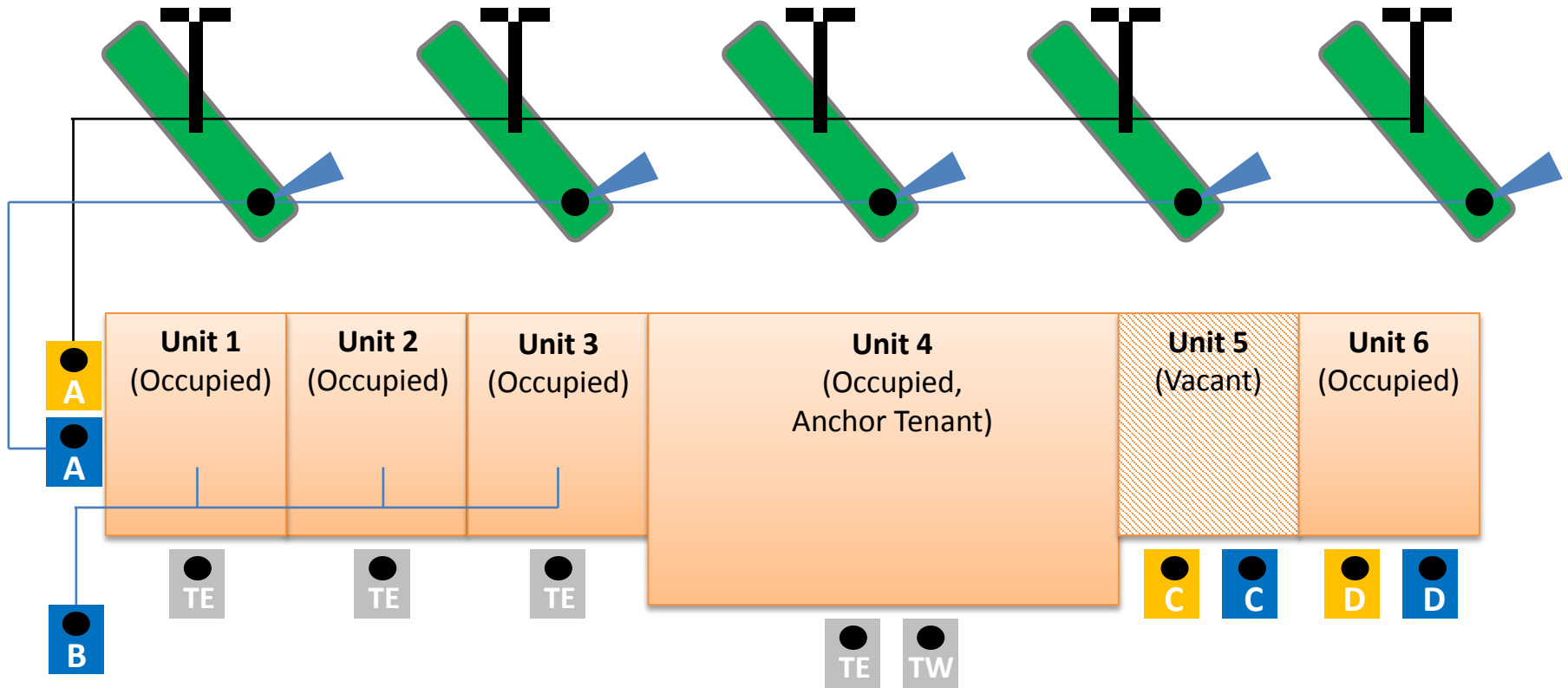
- Over 50 years old, publically-traded Real Estate Investment Trust (REIT) since 1991
- Largest owner of neighborhood and community shopping centers in North America
- NYSE: KIM, S&P 500 Index

## By the Numbers

- 852 Retail properties, 125M sq ft of GLA
- 8,400 Tenants
- 8,000 LL Utility Accounts
- ??? TT Utility Accounts

## Largest Tenants





## Kimco Controlled Meters

- Common Area, Electric and Water**  
 (Exterior Lighting, Irrigation, etc.)
- Master Meter\*, Tenant Water**  
 (Interior Tenant Consumption)

- Vacant Tenant, Electric and Water**  
 (Interior Tenant Consumption)
- Gross Lease Tenant, Electric and Water**  
 (Interior Tenant Consumption)

\*Master Meters can serve both tenants and the common area, and generally provide water service (rarely electric)

	Tenant-Specific Electric Utility Meter	Shared Electric Utility Meter
Gross Lease	<ul style="list-style-type: none"> <li>• LL pays utility bill</li> <li>• LL has direct access to utility data, can elect to share with TT</li> </ul> <p>Most Common Space Types: Office</p>	<ul style="list-style-type: none"> <li>• LL pays utility bill, possibly performs an expense allocation for accounting purposes</li> <li>• LL has direct access to utility data, can elect to share with TT</li> </ul> <p>Most Common Space Types: Office, Multi-Family, Hotel, University</p>
Net Lease	<ul style="list-style-type: none"> <li>• TT pays utility bill</li> <li>• TT has direct access to utility data, can elect or choose not to share with LL</li> </ul> <p>Most Common Space Types: Retail – Open Air, Industrial, Medical, Senior Housing, Multi-Family</p>	<ul style="list-style-type: none"> <li>• LL pays utility bill, allocates and re-bills tenants for their share of expenses based on GLA, sub-meter, or other method</li> <li>• LL has direct access to utility data, can elect to share with TT</li> </ul> <p>Most Common Space Types: Office, Multi-Family, Retail - Enclosed Mall</p>

The “Penalty Box”, a place for landlords who don’t control tenant energy data



**Nicole Ballinger**  
**Outreach Advisor, Benchmarking Data Manager**  
**City of Seattle Office of Sustainability &**  
**Environment**

# Seattle Policy Requirements

Commercial and multifamily buildings 20,000 SF or larger must annually:

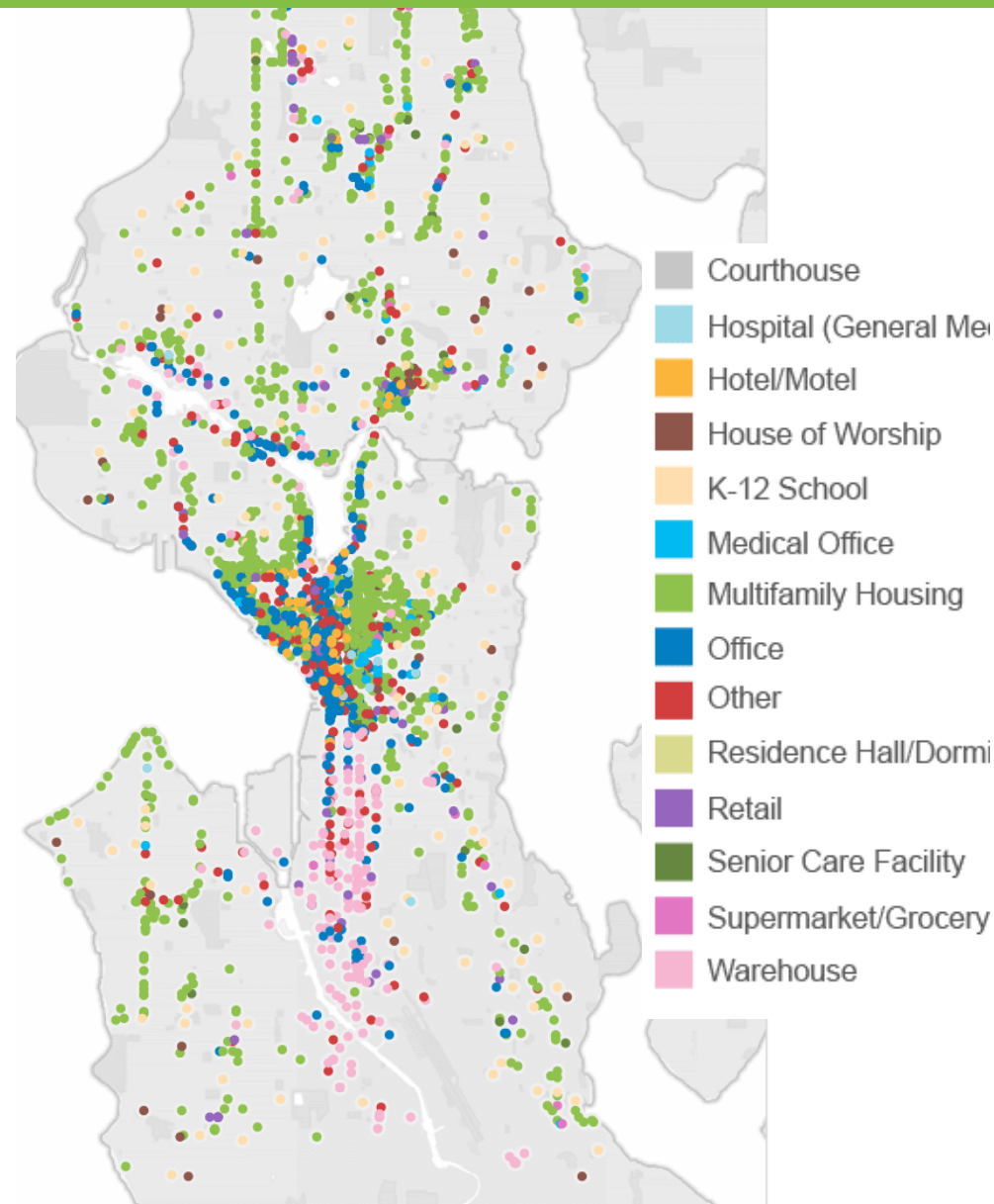
- Benchmark** Energy Use with EPA's Portfolio Manager
- Annually Report** Building Energy Use (EUI and/or ENERGY STAR score)
- Disclose** Upon Request

ENERGY STAR®  
**PortfolioManager®**

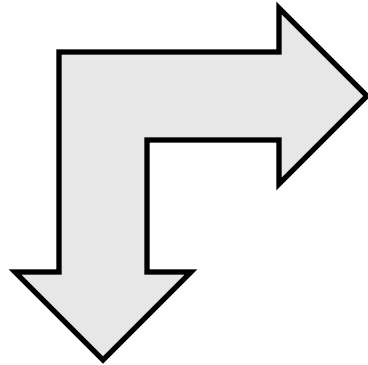


# Seattle Buildings & Barriers

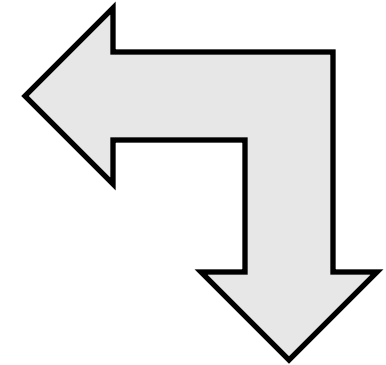
- ❑ About 3,300 buildings  
20,000 sf +
- ❑ 281 million square feet
- ❑ About 50% multifamily.  
Most tenants pay electric  
and many pay gas.
- ❑ Many commercial  
separately metered  
and/or facility manager is  
not one who pays bills.



# Obtaining Whole Building Energy Use



**Owner/manager** enters building square footage & use details and signs up for utility “data exchange”



**Utilities** provide whole building energy data via “data exchange”

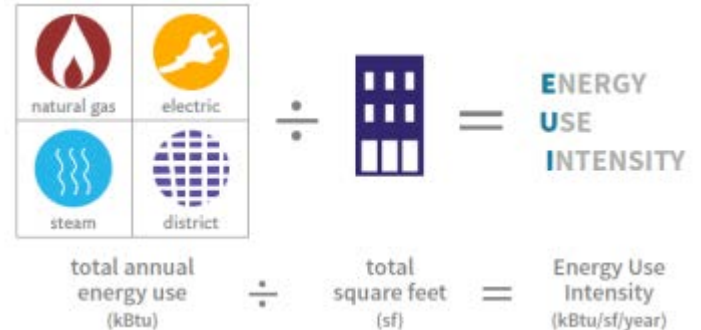


Sustainably Reliable

Tenant energy consumption



Owner reports whole-building energy use/sf & ENERGY STAR scores to **City of Seattle**.



# Facilitated Discussion



# Additional Resources

# For More Information

- [Better Buildings Alliance Case Study: Philadelphia](#)
- [Better Buildings Challenge Implementation Model: Prologis](#)
- State & Local Energy Efficiency Action Network (SEE Action) [Utility Regulator's Guide to Data Access for Commercial Building Energy Performance Benchmarking](#)
- Regulatory Assistance Project (RAP) [Driving Building Efficiency with Aggregated Customer Data](#)
- Energy Efficient Buildings Hub / Institute for Market Transformation [Utilities' Guide to Data Access for Building Benchmarking](#)
- OpenEI [Utility Data Access Map](#)
- [Data Access and Transparency Alliance \(DATA\)](#)
- [Green Button](#)

# Additional Questions? Feel Free to Contact Us

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