



Takoma Park City Council Meeting – November 28, 2018 Agenda Item 7 – REVISED INFORMATION

Voting Session

Single Reading Ordinance Approving a Contract for Multifamily Energy Efficiency Services

Recommended Council Action

Approve the ordinance.

Context with Key Issues

Takoma Park has a deep commitment to reducing greenhouse gas emissions city wide. The City has worked with multifamily buildings to reduce energy usage through a variety of programs since 2014. These projects have included voluntary residential engagement pilot projects, neighborhood energy challenge, and grants for energy efficiency improvement projects.

Many of the multifamily buildings in the city have a centralized heating and/or hot water system, otherwise known as a central hydronic system. Central hydronic systems can be extremely costly to replace. When they are replaced with new systems they often do not maintain their energy savings due to improper conditions and operations. Through monitoring to establish a baseline of use, optimization of systems, and continued monitoring and adjustments, existing and new central hydronic systems can be tuned to maximize energy efficiency.

This project is designed to address several issues in addition to energy efficiency - comfort, durability, resiliency, and financial savings. A boiler system that is not operating consistently and efficiently will most likely run more often, causing more mechanical noise, and provide less than optimal hot water and heat to the units, either running too hot or not hot enough. Servicing central hydronic systems this way will also increase the longevity of the system. The utility and maintenance cost savings over time will add up, freeing capital for other sorely needed improvements.

The City Sustainability Manager released an RFP to identify a contracting firm to offer monitoring and optimization services for up to six medium to large multifamily rental buildings in Takoma Park. The RFP was sent to all of the Energy Saving Companies (ESCOs) on the state approved list, which includes New Ecology, Johnson Controls, ABM, Schneider-Electric, and more.

One response to the RFP was received, from New Ecology, Inc. New Ecology is a non-profit corporation dedicated to improving the design, rehabilitation, and operation of multifamily housing to make it more affordable, sustainable, and healthy. New Ecology has been working in this area since 1999. They are considered national leaders having worked with the City of Boston and the Massachusetts Clean Energy Center. In a similar monitoring and optimization project the average energy savings across 55 buildings was 10.9%. It is expected that Takoma Park will achieve a similar average of 10.9% energy efficiency improvement.

New Ecology will be an ideal partner in this project. They have expertise, experience, and a proven track record of results. The project will consist of identification, outreach and coordination with up to six properties; energy audits of each participating property; installation of monitoring equipment; 20 months of monitoring and adjustments; and technical advisement.

Council Priority

Sustainable Community – Ensure a Takoma Park that is fiscally, environmentally, and economically sustainable.

Environmental Considerations

Greenhouse gas emission reductions, carbon and pollution reductions from multifamily buildings.

Fiscal Considerations

\$70,000. This amount is in the Sustainability Budget for multifamily energy efficiency projects for FY19. The contract will span 20 months from execution. The contract amount of \$70,000 will cover the cost of the entire project from start to finish, providing service for six buildings. \$70,000. This amount is in the Sustainability Budget for FY19. The contract will span 20 months from execution.

Racial Equity Considerations

This project is designed to create more durable, comfortable, and efficient rental properties in Takoma Park. While optimizing central hydronic systems may not have a direct impact on residents, increasing the efficiency and comfort of these systems over time will contribute to an improved rental community in the City.

Attachments and Links

- Revised draft single reading ordinance

Introduced by:

Single Reading

CITY OF TAKOMA PARK, MARYLAND

**ORDINANCE NO. 2018-
CONTRACT FOR MULTIFAMILY ENERGY EFFICIENCY SERVICES**

WHEREAS, the City of Takoma Park has prioritized creating an environmentally sustainable community, and to continue to be a leader in community sustainability; and

WHEREAS, the City has committed to reducing greenhouse gas emissions city wide and residential and commercial buildings in the city make up 80% of the city's greenhouse gas emissions; and

WHEREAS, many multifamily buildings in Takoma Park have central hydronic systems that are inefficient and not operating at optimal levels, resulting in higher greenhouse gas emissions; and

WHEREAS, \$70,000 is included in the FY 2019 budget for multifamily energy efficiency improvements; and

WHEREAS, New Ecology submitted a response to the request for proposals to supply monitoring and optimization of central hydronic system services for multifamily buildings in Takoma Park, working closely with the Sustainability Manager on development of the project; and

WHEREAS, the total cost for the monitoring and optimization of central hydronic systems in multifamily buildings project will be completed at a total cost of \$70,000; and

WHEREAS, New Ecology was selected for their overall expertise, experience in providing monitoring and optimization services to private and municipal customers, offer support of the outreach efforts in Takoma Park, offered fair and reasonable contract terms, and offered fair and reasonable pricing for each portion of the project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THAT:

SECTION 1. The City Manager is authorized to enter into a contract with New Ecology for Multifamily Energy Efficiency Services.

SECTION 2. This Ordinance shall become effective immediately.

ADOPTED this _____ day of November, 2018 by roll-call vote as follows:

AYE:

NAY:

ABSTAIN:

ABSENT: