



Takoma Park City Council Meeting – June 16, 2021 Agenda Item 6

Voting Session

Single Reading Ordinance Authorizing the Purchase of Energy Efficiency Services for Multifamily Buildings

Recommended Council Action

Approve the ordinance.

Context with Key Issues

The Fiscal Year 2021 budget contains \$125,000 for energy efficiency and sustainability projects in multifamily buildings.

In Fiscal Year 2019 the City issued a Request for Proposals and selected New Ecology for a contract to provide monitoring and optimization of central systems in multifamily buildings (Ordinance No. 2018-48). New Ecology conducted outreach to 28 multifamily buildings in Takoma Park in 2019 and after screening buildings for interest and viability selected four large multifamily buildings for participation in the monitoring and optimization project. The four buildings were Marlene Apartments, Franklin Apartments, Parkview Tower, and Edinburgh House. Each building received an equivalent ASHRAE Level 1 energy audit including an assessment of their heating and hot water systems. Three of the four buildings subsequently had remote monitoring equipment installed followed by a full year of monitoring and optimization improvements. Marlene Apartments did not receive the monitoring equipment after the energy audit as it was deemed doing so would not yield significant energy savings.

Results of the monitoring and optimization project:

- Parkview Tower – \$1,200 – \$3,300 per year in energy and water savings
 - Added a summer / winter switch, implemented outdoor air reset, relocated system supply sensor, relocated outdoor air sensor and solar shield, reduced domestic hot water recirculation setpoint
- Edinburgh House – \$800 - \$2,000 per year in energy and water savings
 - Added domestic hot water tank sensor, relocated system supply sensor, brought solar thermal system back online, balanced domestic hot water mixing valve and recirculation, effectively controlled system pump variable frequency drive
- The Franklin- \$4,000 - \$6,000 per year in energy and water savings
 - Separated water heating and space heating loads, water heater heat exchanger settings completed

In early 2021 New Ecology completed an assessment of all the data collected and made detailed recommendations for each of the three buildings that were monitored. Completing the recommended improvements in each of the buildings would serve as a comprehensive demonstration on how multifamily buildings in Takoma Park can use an evidence based, phased approach to identify cost effective opportunities for improving efficiency, safety, and reliability. The

relationships New Ecology has formed with each of the building owners is key to encouraging each owner to trust that an investment and change will actually yield the estimated energy and cost savings and be worthwhile. This program will help these building owners meet Montgomery County's proposed Building Energy Performance Standards law if passed, and serve as an important step in Takoma Park reaching its net zero emissions by 2035 goal.

The recommendations are as follows, implementation costs include the utility incentives that will be utilized:

- Parkview Tower- Estimated annual cost savings \$16,300
 - Annual water and energy reduction: 53,653 kWh; 2,085 therms; and 550,140 gallons water
 - Common area lighting, showerheads
 - Implementation cost \$29,300
 - Simple payback 1.79 years
- Edinburgh House – Estimated annual cost savings \$8,850
 - Annual water and energy reduction: 21,329 kWh; 824 therms; and 405,531 gallons water
 - Common area lighting, exterior lighting, faucet aerators, showerheads, system pump variable frequency drive
 - Implementation cost \$25,045
 - Simple payback 2.8 years
- The Franklin – Estimate annual cost savings \$46,000
 - Annual water and energy reduction: 15,659 kWh; 6,782 therms; and 1,837,907 gallons water
 - Exterior lighting, faucet aerators, showerheads
 - Implementation cost \$10,800

Anne Arundel County issued an RFP for energy efficiency services for multifamily buildings in early 2021 and awarded New Ecology the contract after a competitive process. Given New Ecology's existing relationship with Takoma Park, their extensive knowledge of each building's systems and expertise, it is recommended that the City utilize a Cooperative Purchase Agreement to contract with New Ecology in the amount of \$75,000 to complete the multifamily building energy efficiency project as described above.

Council Priority

Environmentally Sustainable Community

Environmental Considerations

Greenhouse gas emissions, sustainability, energy efficiency

Fiscal Considerations

This item authorizes total spending in the amount of \$75,000.

Racial Equity Considerations

The improvements to heating, cooling, hot water delivery, system reliability, system safety, and efficiency will positively impact residents living in these multifamily buildings.

Attachments and Links

- Draft Single Reading Ordinance

Introduced by:

**CITY OF TAKOMA PARK, MARYLAND
ORDINANCE NO. 2021-**

AUTHORIZING THE PURCHASE OF ENERGY EFFICIENCY SERVICES

WHEREAS, the Fiscal Year 2021 budget includes funding for energy efficiency projects in multifamily buildings; and

WHEREAS, City staff has identified a competitively bid contract for energy efficiency services in multifamily buildings; and

WHEREAS, this is a cooperative purchase and competitive bidding by the City is not required; and

WHEREAS, the response provided by New Ecology to the Anne Arundel County RFP is both responsive and responsible; and

WHEREAS, staff recommends that the City contract with New Ecology to complete energy efficiency services in multifamily buildings because of their extensive knowledge, experience, and skill improving energy efficiency in multifamily buildings.

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 in the amount of SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00) with New Ecology for energy efficiency services in multifamily buildings.

SECTION 2. Funds to cover this purchase shall be charged to Special Revenue budget 3600-61040.

SECTION 3. This Ordinance shall become effective upon adoption.

Adopted this ___ day of June, 2021 by roll-call vote as follows:

Ayes:

Nays:

Abstain:

Absent: