Commonwealth Facility Fund for Energy Efficiency

Project Contact:
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Webinar February 17th, 2015 11:00am

Division of Capital Asset Management and Maintenance
D·C·A·M·M

DOER
Massachusetts Department of Energy Resources

Recording and Presentation

- The webinar is being recorded and will be available on the DCAMM website
  - www.mass.gov/dcamm/coffee

- The slide presentation and Questions and Answers will be posted DCAMM website www.mass.gov/dcamm/coffee

- Contact information:
  - Ryan Harold, Program Manager, ryan.harold@state.ma.us 857-204-1449

Webinar Overview

- Background
- Timeline and deadlines
- Screening and Selection Criteria Overview
- Application Review Process
- How to fill out and submit the application
- Financials
- Questions

CoFFEE Background

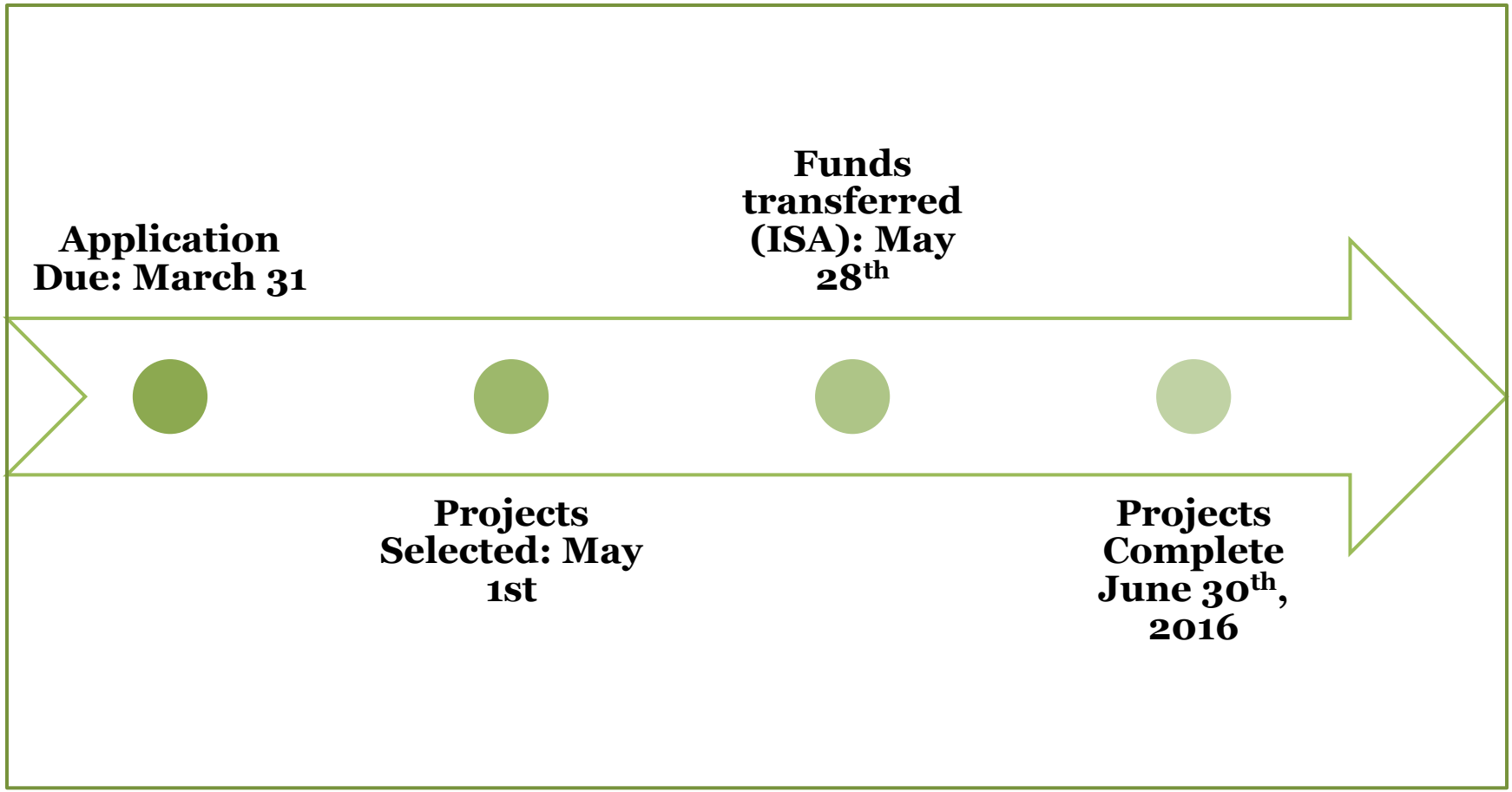
- EDF Climate Corps fellowship at DCAMM – Summer 2013
- Goal: How a state revolving loan fund concept could be applied to the State's buildings energy efficiency projects
- Problem Statement:
  - Need to identify a appropriate and cost-efficient way to finance **short term and small projects**
  - Small scale projects can be **implemented quickly** and result in immediate savings that can then be **re-invested in additional efficiency** projects
- DCAMM/DOER awarded Dept. of Energy federal grant

  Federal grant: $254,000 DCAMM seed money: $500,000

CoFFEE PMO

Jenna Ide, Deputy Director Energy, DCAMM
Ryan Harold, CoFFEE Program Manager DCAMM
Mike Reinhardt, Project Manager, DCAMM
Tom Tagan, Regional Director, DCAMM
Jillian DiMedio, Program Coordinator, DOER
Paul Antoniewicz, Court Management, Office of the Trial Courts
James Doucett, Clean Energy Results Program Director, MassDEP
Navigant Consulting, Inc.
Internal Advisors: Advice from DCAMM Legal and Finance offices, Comptroller, Office of Administration and Finance

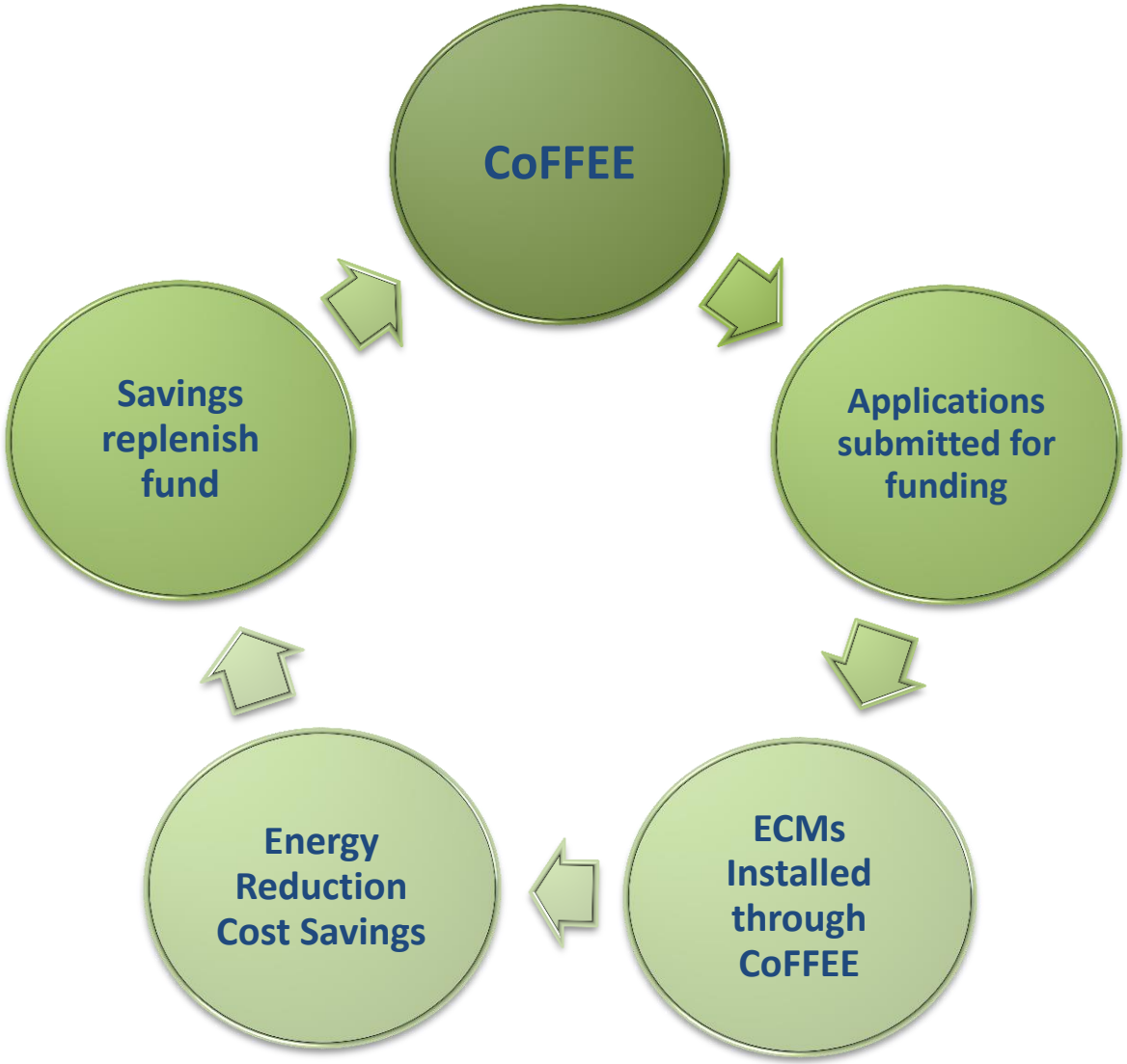
Key Target Dates



CoFFEE Benefits

Affordable	• Provide funds to state facilities to finance efficiency projects • Small administration fee to sustain management of the fund • Savings to exceed debt: 15% of savings staying with facility
Flexible	• Varied repayment terms based on specific project paybacks • Program can be used on an ongoing basis • Fosters energy and water efficiency and innovative projects
Sustainable	• Self-replenishing through savings • Reinvestment of the repayments in new efficiency projects • Leverage best practices to identify methods.
Accountable	• Reduce costs, utility usage and environmental impacts. • Accountable with checks and balance • Provides educational value and easily replicable

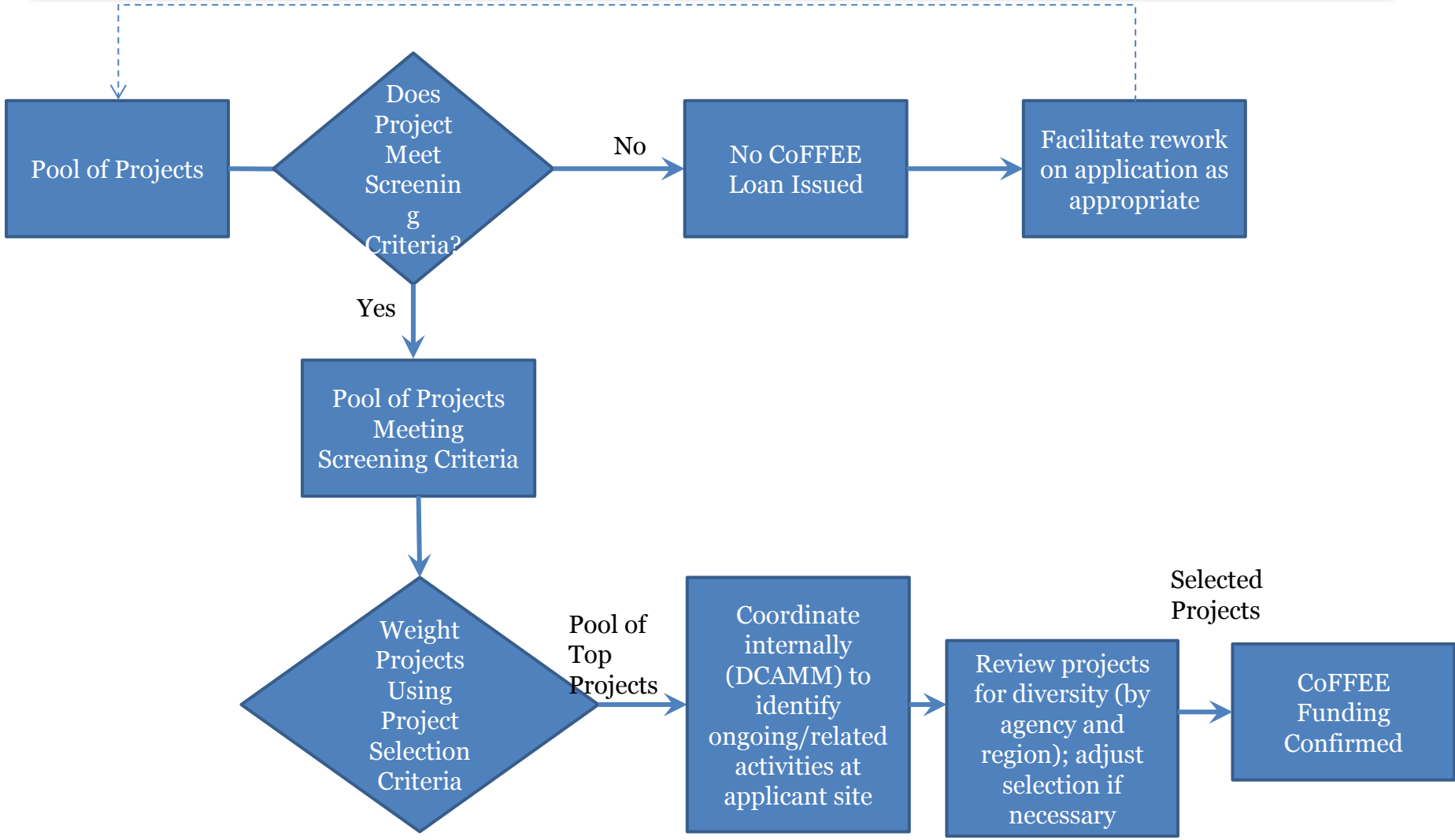
CoFFEE Process



CoFFEE Eligible Projects

Energy Conservation Measures
Lighting Upgrades and delamping
Building Envelop Improvement
Heating, Ventilation and Air Conditioning replacements and upgrades
Energy Management Systems Upgrades
Retro-Commissioning
Renewables
Insulation
Domestic Water
Other energy and water efficiency projects

Project Selection Process Map



Screening Criteria

- Project Champion
- Economics
- Baseline Energy Data
- Existing Condition & Savings Potential
- Supporting Documentation

Project Selection Criteria

Criteria	Description	Weighting
Payback Period	Time it takes saving to cover project costs	35%
Total Resource Benefit	Monetary value of energy savings	20%
Confidence/Timing	Feasibility and likelihood of success	20%
Non-energy Benefits	Reduced lifecycle costs, productivity benefits, improve aesthetics	15%
Education Value & Innovation	Project exposure, education benefits innovative measures	10%

How to fill out and submit the application

- Excel-based application
- White cells require inputs
- Green cells automatically calculate
- Back-up documentation can be attached to the application and submitted via e-mail
- CoFFEE Signature Page

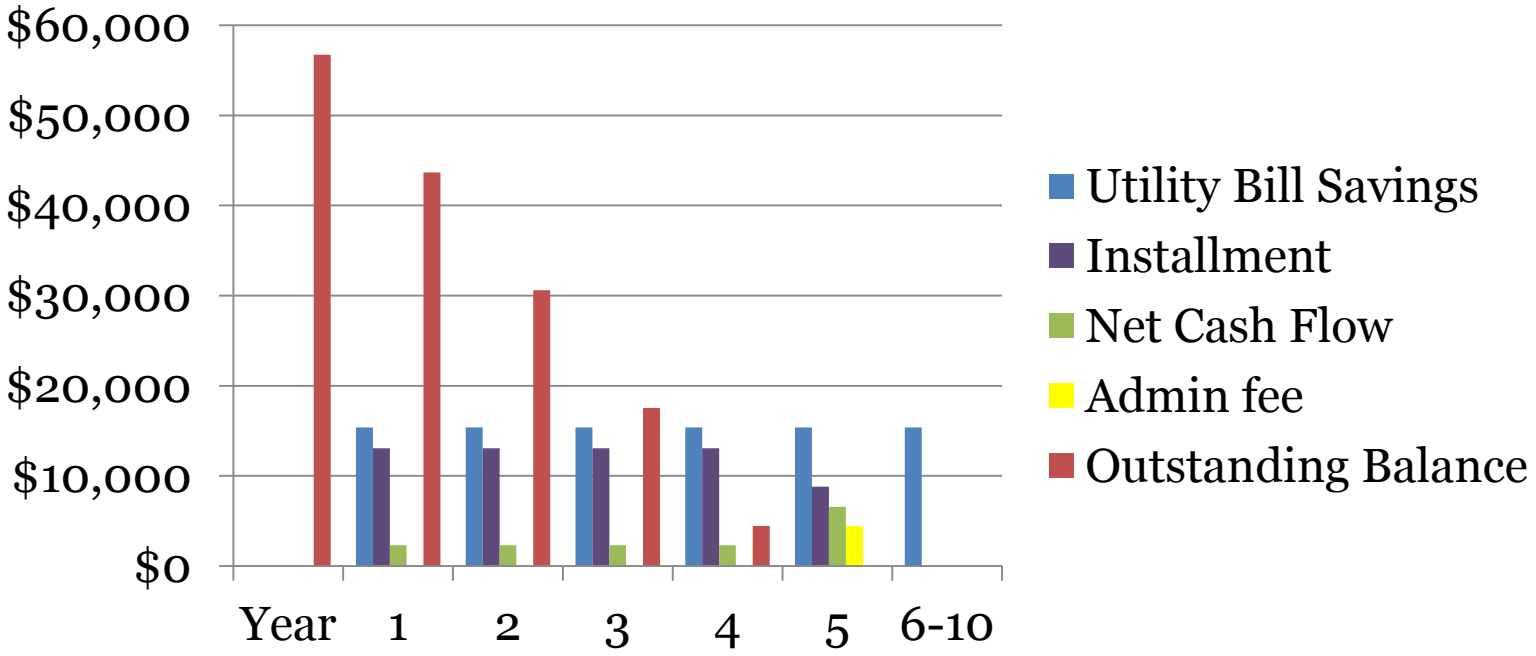
CoFFEE Financial Process

- Awarded project will be notified
- In person/Phone call to discuss repayment schedule
- Repayment plan established and inserted into Interagency Services Agreement (ISA)
- Funds ISA'd to agency and used for implementing project
- Repayments would be ISA'd would start Fiscal Year 2017

Fund Example – Ulin Skating Rink

Project Cost: $71,486
Utility Incentive: $15,214
CoFFEE funded: $56,272
ECMs: Lighting, VFDs & EMS

Annual Utility Savings: $15,375
Annual Repayment: $13,068
Net Savings: $2,307
Payback: 4.00 years



Questions or Feedback?

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