Commonwealth Facility Fund for Energy Efficiency

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
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<tbody>
<tr>
<td>Jenna Ide</td>
<td>Deputy Director Energy, DCAMM</td>
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<tr>
<td>Ryan Harold</td>
<td>CoFFEE Program Manager, DCAMM</td>
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<tr>
<td>Mike Reinhardt</td>
<td>Project Manager, DCAMM</td>
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<td>Tom Tagan</td>
<td>Regional Director, DCAMM</td>
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<td>Jillian DiMedio</td>
<td>Program Coordinator, DOER</td>
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<td>Paul Antoniewicz</td>
<td>Court Management, Office of the Trial Courts</td>
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<td>James Doucett</td>
<td>Clean Energy Results Program Director, MassDEP</td>
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<td>Navigant Consulting, Inc.</td>
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**Internal Advisors:** Advice from DCAMM Legal and Finance offices, Comptroller, Office of Administration and Finance
Key Target Dates

Application Due: March 31

Funds transferred (ISA): May 28\textsuperscript{th}

Projects Selected: May 1\textsuperscript{st}

Projects Complete June 30\textsuperscript{th}, 2016
## CoFFEE Benefits

| Affordability       | • 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  |
| Sustainability      | • Self-replenishing through savings  
|                     | • Reinvestment of the repayments in new efficiency projects  
|                     | • Leverage best practices to identify methods.  |
| Accountability      | • Reduce costs, utility usage and environmental impacts.  
|                     | • Accountable with checks and balance  
|                     | • Provides educational value and easily replicable  |
CoFFEE Process

CoFFEE

Applications submitted for funding

ECMs Installed through CoFFEE

Energy Reduction Cost Savings

Savings replenish fund
## 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

1. Pool of Projects

Does Project Meet Screening Criteria?

- Yes
  - Pool of Projects Meeting Screening Criteria
  - Weight Projects Using Project Selection Criteria
  - Coordinate internally (DCAMM) to identify ongoing/related activities at applicant site
  - Review projects for diversity (by agency and region); adjust selection if necessary
  - Selected Projects
  - CoFFEE Funding Confirmed

- No
  - No CoFFEE Loan Issued
  - Facilitate rework on application as appropriate
Screening Criteria

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

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