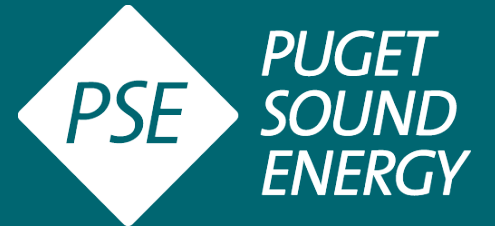


PSE Energy Efficiency & Rebates

Beth Gilbertson, Major Accounts Executive
Business Energy Management

Beth.Gilbertson@pse.com; 253-867-7965

September 2024

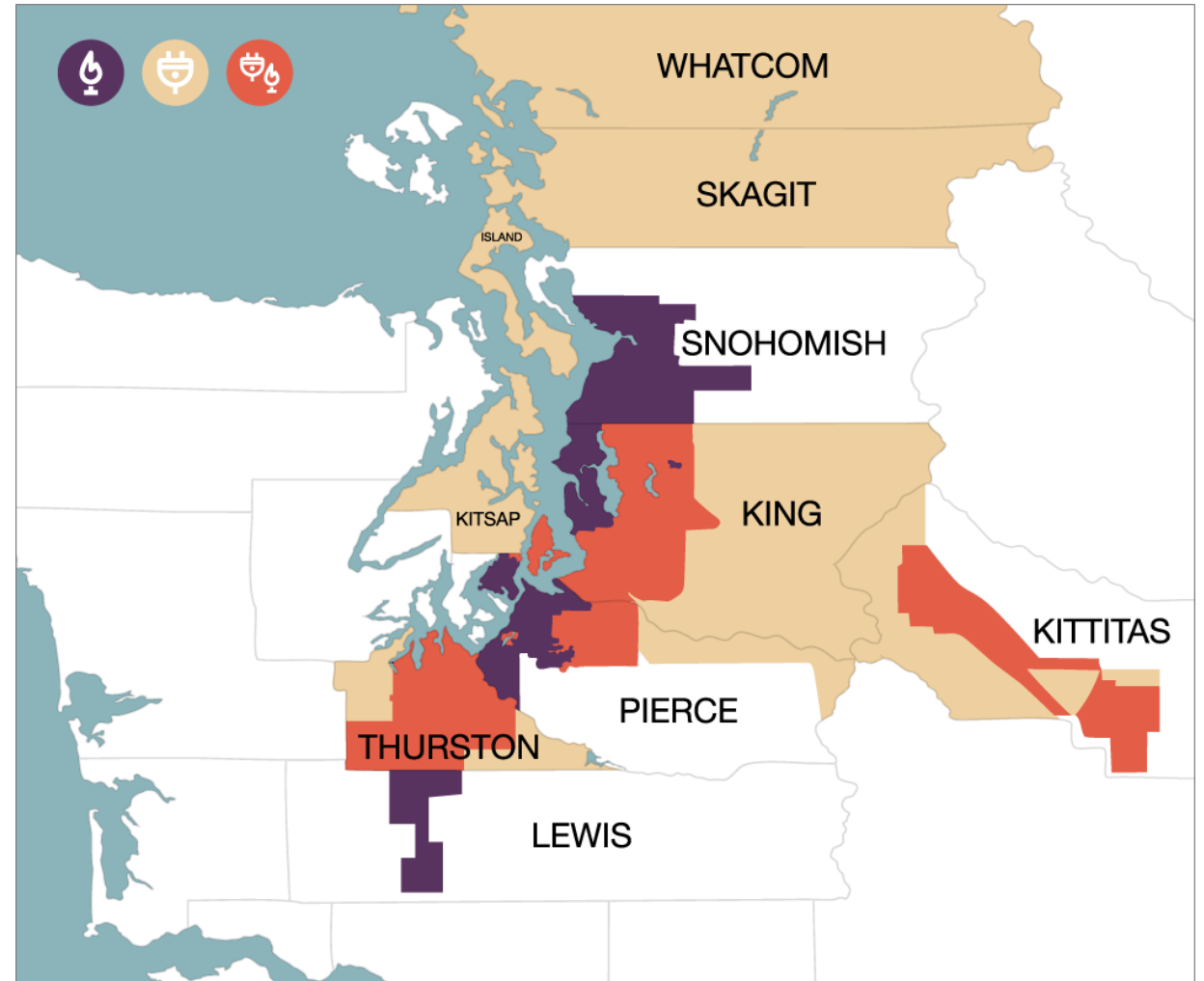


AGENDA

- ◆ Clean Buildings Performance Standard (CBPS)
- ◆ PSE's Incentives
 - ◇ Building Energy Audit
 - ◇ Commercial Strategic Energy Management (CSEM)
 - ◇ Building Commissioning
 - ◇ Lighting
- ◆ Community solar program
- ◆ EV Charging incentive programs

Puget Sound Energy

- Service area: 6,000 square miles, primarily in Western Washington
- Over 1.2 million electric customers
- Nearly 900,000 natural gas customers
- 3,300 employees
- 6,656 MW of generation capacity (owned, operated, or under long-term contract)¹
- 23,700 miles electric distribution system; 2,900 miles electric transmission² system
- 12,955 miles natural gas pipeline; 13,351 miles natural gas service lines



Data as of December 2022

¹ Puget Energy Form 10K, Annual Report for the fiscal year ended December 31, 2022, page 15. <https://www.pugetenergy.com/pages/filings.html>

² Includes jointly owned transmission



Clean Building Performance Standard

HB1257 – Clean Buildings Law

Clean Buildings



Compliance is a building owner obligation

- Applies to all existing commercial buildings 50,000 sq ft+
- Adopts a mandatory, performance-based efficiency requirement based on ASHRAE 100-2018
- Buildings establish an **EUI target** (EUI_t) & implement cost effective measures
- Early Adoption Incentive Program began July 2021
- Compliance required beginning 2026-2028, and every 5 years after
- Penalty of up to \$1/sq ft per year for noncompliance

Deadlines & penalties



Buildings over 220,000 GSF, June 1, 2026

June 1, 2025



Buildings between 90,001 - 220,000 GSF, June 1, 2027

June 1, 2026



Buildings between 50,000 - 90,000 GSF, June 1, 2028

June 1, 2027

*GSF- Gross Square Feet

- ◆ Compliance required by **June 1** of each year below with 5 year review cycles

- ◆ EMP and O&M program must be operationalized **one year prior to deadline**
- ◆ **1 year of energy data required** and EUI must be at or better than target

Path to Compliance

CLEAN BUILDINGS REQUIREMENTS

Designated Energy Manager

ESPM Benchmarking and Reporting

Develop & Execute Energy Management Plan

Develop Operations and Maintenance Program

Determine & Comply with EUI



Energy Manager tools and guidance



Hands-on ESPM Bootcamp and Support



Energy Management Plan Practicum with Templates



O&M Program Tools and Ongoing Elevation Seminars



Guided EUI assistance using ESPM

PSE's TRAINING PROGRAM DELIVERY AREAS

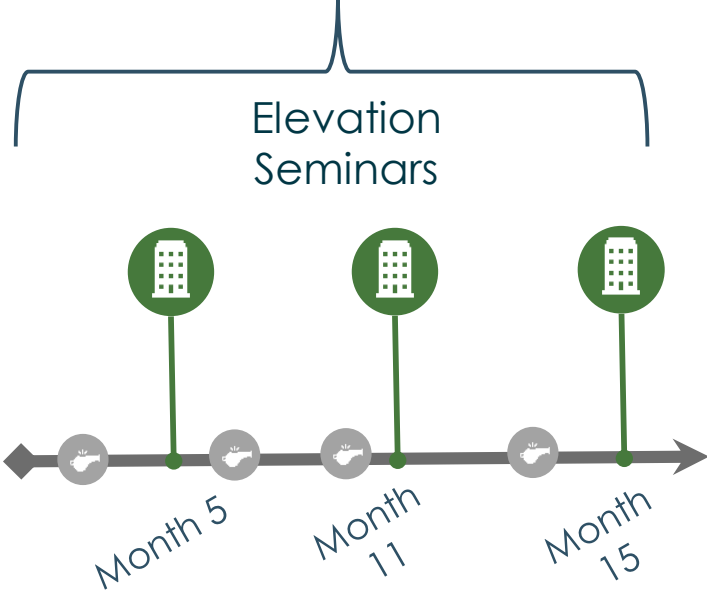
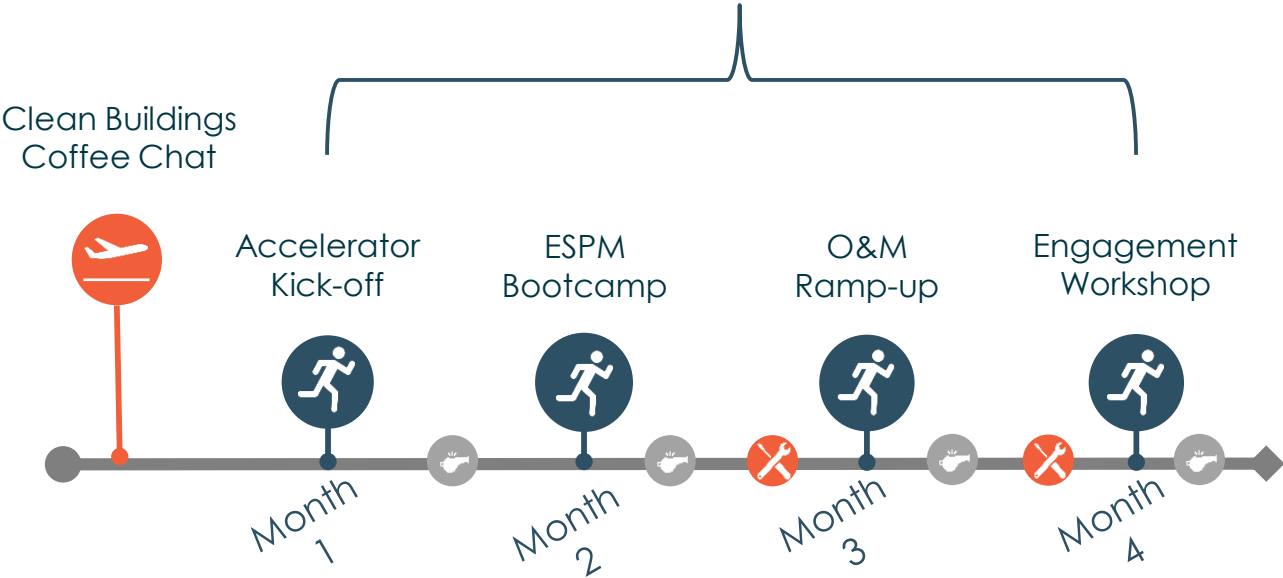
PSE Workshop Timeline

4-Month Sprint

- Monthly Workshops
- Virtual Energy Scan
- Tailored Coaching

On-going Engagement

- Quarterly Trainings
- Quarterly Newsletter
- Continued Support



Monthly Coaching Calls



1 Energy scan per building

Sign up for Orientations and Cohorts:

pse.com/CleanBuildings

Bookmark this page
to find other valuable
info you will need
along the way

Info Sessions:

- ◆ Tuesday Oct. 15, 11 a.m. - noon

Next Cohort (group training start date):

- ◆ Tuesday, Oct.29th 2024, 9-11 AM

Watch our 3 minute video at www.pse.com/cleanbuildings

Commerce Grants and Incentives

Current Opportunities

- [Tier 1 Early Adopter Incentive Program](#)
 - \$75 million available
 - \$2.00/SF + \$0.05 per kBTU of energy saved over 15 EUI
- [Energy Audit for Public Buildings Grant](#)
 - \$20 million available
 - \$0.50/SF

Email buildings@commerce.wa.gov- if you're interested in applying

Future Opportunities

- Clean Buildings Performance Grants*
 - \$25 million- Tier 1 buildings
 - \$15,427,000- Tier 1 & Tier 2 (public buildings only)
 - Launches early 2025
- [Tier 2 Incentive Program](#)
 - \$150 million available
 - \$0.30/SF + potential enhanced incentives
 - Launches July 1, 2025

* If the climate commitment account is repealed as of Dec. 30, 2024, then these funds are null and void on Dec. 31, 2024.

What is CSEM?



- ◆ Commercial Strategic Energy Management (CSEM) program targets **energy savings** at commercial buildings through **no/low-cost measures**.

Examples:

- Match operating schedules to occupancy
- Verify set-points
- Occupant engagement campaigns
- Energy Audits

- ◆ A no-penalty **3-year program** provides **incentives, training, support** from PSE engineers and access to building energy use **data**.

- ◆ Customer supported to **reduce energy** by **3%** in the first year, **3%** in the second year, and **3%** in the third year. (Targets)

Who is a CSEM Customer?

Commercial buildings

- ◆ Examples - School districts, government facilities, office buildings, universities

Eligibility: 1,000,000 kWh or 135,000 therms (annually)

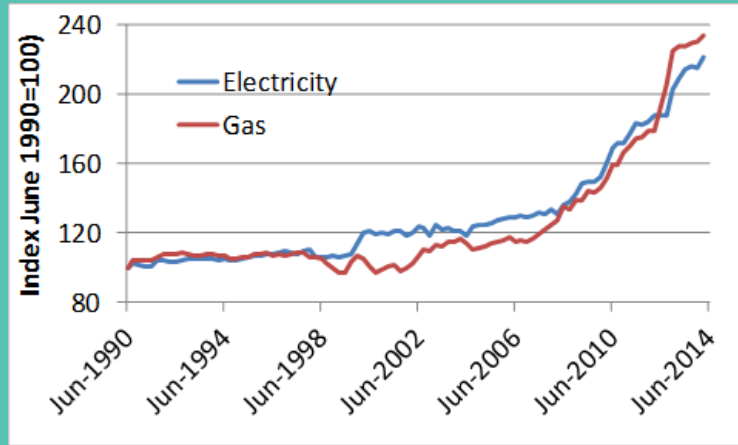
Designate point of contact (energy champion)

- ◆ New/existing employee, third party implementer
- ◆ Suggest: administration employee, custodian, HVAC/ Building technician, property manager, consultant
- ◆ PSE contact - energy saving actions performed through the year
- ◆ Can reassign as needed



CSEM

Commercial Strategic Energy Management



Grant incentives - annually

- ◆ Target Incentive: \$0.04/kWh and \$.40/therm reduced
- ◆ Performance Incentive: \$0.04/kWh & \$0.40/therm
- ◆ Milestone Incentive: CSEM program implementation
- ◆ Training allowance: reimbursement for training, software, & software upgrades

Energy use software – track energy use

Professional trainings & workshops



(3) building assessments – “treasure hunts” identify no-cost & low-cost energy saving actions

Dedicated PSE Energy Engineer

Comprehensive Plan: achieve sustainability goals

CSEM supports CBPS Compliance

Benefits:

- ❑ Incentive \$\$\$
- ❑ Sustainability Goals
- ❑ CBPS Compliance

- ◆ Energy Management Engineer – PSE expert
- ◆ Energy Star Portfolio Manager – technical support
- ◆ EnergyCap – PSE energy data tracking software
- ◆ EMP Plans and O&M Plan templates
- ◆ Clean Buildings Performance Standard experts
 - ◆ Law interpretations
 - ◆ Compliance tips
 - ◆ DoC grants



PSE - ASHRAE Building Energy Audit opportunity



Program Summary

- For larger buildings & campuses with complex systems only
- Intended to support deeper energy retrofits
- Can assist with meeting CBPS EUI

Qualified Customers/Conditions/Requirements

- Sites must exceed 50,000SF (rule of thumb)
- Sites must receive PSE electric service

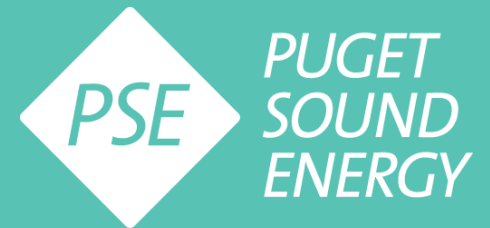
PSE ASHRAE Audit Report includes:



- ◆ Mechanical drawings, as-builts, past energy studies, data logging, metering and pictures
- ◆ EUI_t (energy use intensity target), compliance requirements, building characteristics, bill history analysis
- ◆ Lighting & HVAC system details
- ◆ Recommended energy efficiency measures (EEM)
- ◆ Proposed commissioning plan for EEMs
- ◆ Summary of changes completed while on-site, tune-up checklist
- ◆ Cost estimates for EEM recommendations
- ◆ PSE Incentive opportunities

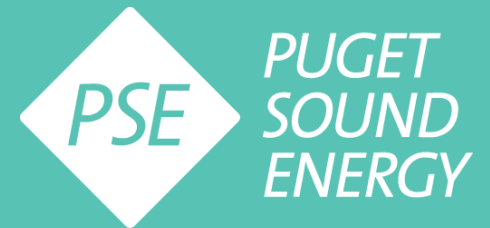
Tenant Improvement (BLti)

- Tenant Improvement incentives: new construction projects in existing buildings and for projects that were recently upgraded to more efficient lighting but had not applied for an incentive prior to work beginning and PSE was not able to verify the existing lighting.
- Incentive based on 2015 Washington State Energy Code and square footage is required for each area.
- Covers both interior and exterior lighting installations.
- Apply: www.pse.com/businesslighting
- Email: businesslighting@pse.com
- Questions: diane.manzini@pse.com



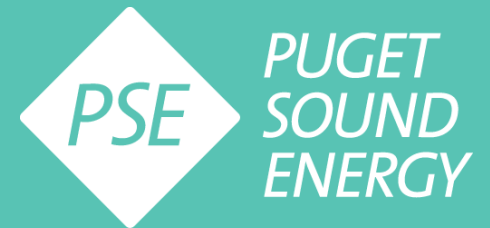
New Construction (BLnc) – Lighting Only

- New Construction incentives using the Business Lighting Application are designed for lighting only projects. All other new construction projects (EUI performance, post-occupancy commissioning, energy modeling) apply through the PSE New Construction Program.
- Incentive based on 2018 Washington State Energy Code and square footage is required for each area.
- Covers both interior and exterior lighting installations.
- Apply : www.pse.com/businesslighting
- Email: businesslighting@pse.com
- Questions: diane.manzini@pse.com
- All other NC projects: www.pse.com/newconstruction



Express (BLx)

- Express incentives are targeted towards companies who regularly provide lighting maintenance work. These companies usually apply for the incentive on a monthly or quarterly basis for small scale projects.
- Email: businesslighting@pse.com
- Questions: karla.petersen@pse.com



Business Lighting - pse.com/businesslighting

Incentive	2024
New LED fixtures and retrofit kits	\$0.30 per kWh
New LED fixtures and controls bundle*	\$0.50 per kWh
LLLC fixture bonus (within the daylight zones) High end trim/ Daylight / Occupancy	Bonus: \$100.00 / fixture (all daylighted spaces)
LLLC fixture bonus (outside the daylight zones)	Bonus: \$50.00 / fixture
NLC fixture bonus (all interior spaces)	Bonus: \$50.00 / fixture
New LED fixture with exterior AELC control	Bonus: \$75.00 / fixture

* does not apply to all BLi sub-programs



pse.com/businesslighting

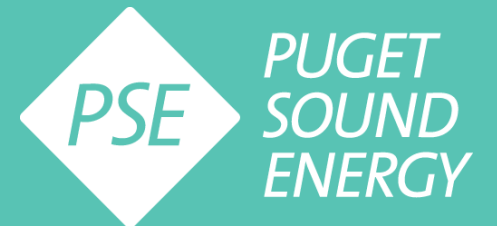
Get started

APPLICATION

FAQS >

QUICK REFERENCE GUIDE >

APPLICATION HELP >



Rebates & web links

- **Full window replacement** (\$9 - \$20 sq. ft.)- [PSE | Commercial Windows](#)
- **Secondary windows** (\$0.45/kwh & \$15/therm) - [PSE | Commercial-Secondary-Windows](#)
- **Attic & wall insulation** (\$0.75 - \$1.50/sq. ft.) - [PSE | Insulation for Commercial Buildings](#)
- **Horticultural Lighting** (\$0.20/kwh) - [PSE | Commercial Horticultural Lighting](#)
- **Commercial connected thermostats** (\$200/unit) - [PSE | Commercial Smart Thermostat Rebate](#)
- **Advanced Rooftop Controls** (\$1,500-\$4,500/unit) - [PSE | Advanced Rooftop Controls Rebates](#)
- **Electric resistance heating to DHP conversions (\$2,000/ton)** - [PSE | Ductless heat pumps for electric resistance conversion](#)
- **Occupancy based thermostats** (\$500/unit) - [PSE | Occupancy based thermostat controls](#)
- **Electric resistance to PTHP conversions** (\$2,000/unit) - [PSE | Packaged terminal heat pump](#)
- **Heat pump water heater** (\$650/unit) - [PSE | Commercial Heat Pump Water Heater Rebate](#)
- **Commercial food service/sanitation/refrigeration** (\$500-\$10,500) - [PSE | Commercial Foodservice Equipment Incentives](#)

New Construction, Energy Management & Transportation Electrification

- **Commercial New Construction** - [PSE | Commercial New Construction Incentives](#)
- **Multi-Family New Construction** - [PSE | Multifamily New Construction Grants](#)
- **Clean Buildings Accelerator** - [PSE | Clean Buildings](#)
- **Commercial Strategic Energy Management** - [PSE | Commercial Strategic Energy Management](#)
- **Industrial System Optimization** - [PSE | Industrial System Optimization Program](#)
- **Industrial Strategic Energy Management** - [PSE | Industrial Strategic Energy Management](#)
- **Utility Energy Services Contracting** - [PSE | Utility Energy Service Contract \(UESC\)](#)
- **Business Energy Demand** - [PSE | Business Demand Response](#)
- **Transportation Electrification** - [PSE | Transportation Electrification](#)
 - Electric vehicle charging programs - [Fleet](#), [Multi-Family](#), [Work Place](#)
- **Battery Storage** - [PSE | Battery Storage](#)
- **Renewables** - [PSE | Renewable Energy Options for Your Business](#)
- [PSE | Host an energy project](#) – Solar or Battery storage

Managed by
others – Ask
for a deep
dive

Custom grants

This program covers up to 70% of costs for non-lighting custom measures that are cost effective and can be quantified.

- For Commercial, Industrial, and Small Business customers
- Incentives up to **\$0.45 per kilowatt-hour (kWh)** or **\$8.00 per therm** of verified annual energy savings. For example:
 - Space heat or process load boiler upgrades
 - Variable frequency drives (VFDs) on fans or pumps
 - Energy recovery
 - Air compressor/dryer/receiver upgrades
 - Data center cooling, refrigeration, chillers
 - Building envelop not meeting other PSE program requirements
- You must be pre-approved by PSE prior to the installation of all energy-efficiency improvement measures.
- [PSE | Custom Retrofit Grants](#)

Did you know?

PSE will provide an incentive for ANY measure that is cost effective, based on the incremental savings and cost.

What we need:

- ✓ Project description
- ✓ Project cost – Contractor or official cost estimate
- ✓ Any existing savings calculations
- ✓ Pre-approval before work starts (Contract)

Commissioning: (Done by a Cx professional)

A systematic process to improve building system operations and building controls with little to no capital investment



- ◆ **Tune-up:** Simplified low/no cost prescriptive process, like preventive maintenance on a car.
- ◆ **Existing Building - EBCx:** Full, manual process, like buying a new used car from a credible dealer.
- ◆ **Monitoring-Based - MBCx:** software overlay monitoring process. Use alone or with the others, like having updatable diagnostic equipment on your new electric car full time.
- ◆ Simple payback usually in less than a year.
Questions? Ask at Commissioning@pse.com
- ◆ **Industrial Program (ISOP):** optimizes processes, motors, pumps, lighting, air compressors, controls...

Typical PSE rebate requirements



- ◆ Applies to existing commercial buildings. Residential, multifamily and new construction are not eligible.
- ◆ Can be applied for after the work is done – but must have photos of existing condition to qualify
- ◆ Must submit application with completed W-9
- ◆ Rebate cannot exceed the pre-tax purchase price of any rebated product
- ◆ Rebate application must be submitted within 60 days of installation
- ◆ Installation must comply with all federal, state and local code requirements
- ◆ Products that are replaced under warranty will not be eligible for second rebate

PSE Community Solar

An aerial photograph of a large, modern commercial building with a flat roof. The roof is covered with numerous solar panels arranged in rows. The building is surrounded by a well-maintained sports field with a red running track and green grass. In the background, there are dense evergreen trees and a residential area with houses. The sky is overcast.

Community Solar Overview

- ◆ **Community Solar** is a way for PSE electric customers to share the benefits of 100% local solar power.
- ◆ Customers **subscribe to shares** of a local solar array and receive credits on their electric bills for energy produced.
- ◆ 30% of shares are reserved for **income eligible** customers to subscribe at no cost.
- ◆ **Partnerships with site hosts** make it possible for PSE to build solar installations in the communities we serve.
- ◆ 3 sites are currently operational in **Olympia, Sammamish, and Bonney Lake**, with 3 additional large arrays in Kittitas County.

Benefits for site hosts

- ◆ Support community sustainability goals for carbon reduction.
- ◆ Generate solar energy at your site at no cost. PSE owns and maintains system.
- ◆ Partner with PSE on promotional opportunities.
- ◆ Compensation for PSE's use of the site in the form of a lease and easement.
- ◆ Total array generation counts towards host site EUI calculation (reduction!)

Site Host Application



- ◆ Application on PSE.com to submit sites for Community Solar, distributed solar, or battery storage projects.
- ◆ Applications will be reviewed on a continuous basis.
- ◆ Public entities interested in Community Solar are welcome to apply.
- ◆ We will also be reviewing other types of properties, including commercial or privately owned.

Site Evaluation Criteria

- ◆ Rooftop or ground space
- ◆ Ideal space/size is 20,000 square feet or above (min. of 10,000 square feet)
- ◆ Southern exposure that is unshaded
- ◆ Rooftop must have a minimum of 25 years of useable life remaining
- ◆ Site must be within 300 feet of PSE's distribution system (utility transformer, pole, vault, etc.)
- ◆ Accessible to PSE equipment and system 24/7
- ◆ More detail will be included on site application website

PSE Up & Go Electric



UP & GO
ELECTRIC

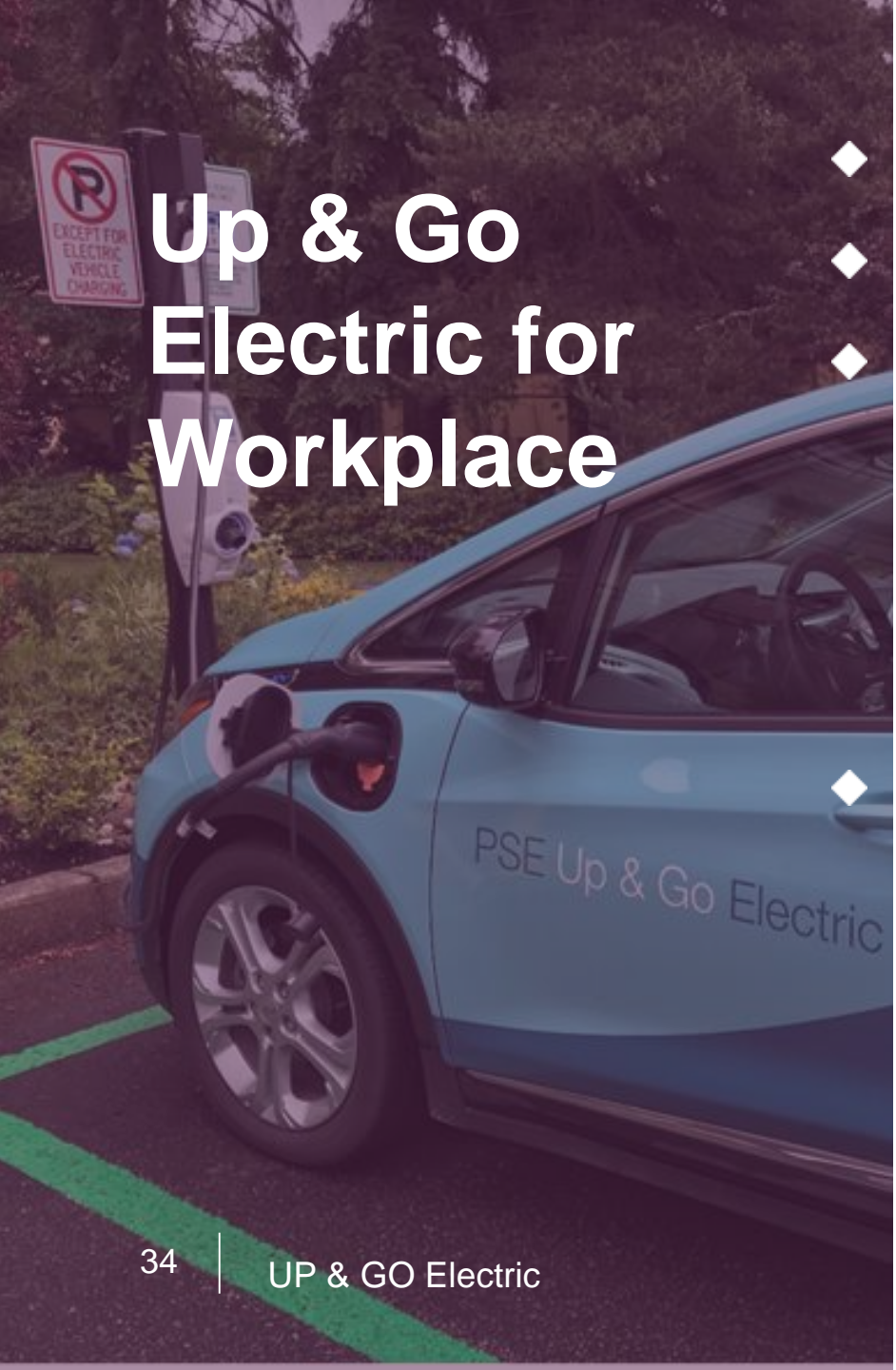


PUGET
SOUND
ENERGY



Up & Go Electric for Fleet

- ◆ **Who:** businesses, municipalities, tribes, community-based service providers and organizations with Fleet operations
- ◆ **How:** Advisory services and incentives to help offset costs of transitioning to an electric fleet
- ◆ **What:** Flexible ownership structure for Level 2 and DCFC smart chargers, with \$250K per site cap including infrastructure-side costs
 - PSE-owned turnkey service
 - Customer-owned/installed with incentives
- ◆ **Why:**
 - Help meet sustainability goals while these significant incentives last.
 - Begin the transition to meet regulations while staying ahead to avoid disruption to operations



Up & Go Electric for Workplace

◆ **Who:** Employer or shared workplace facilities managers/owners

◆ **Why:** To empower more commuters to go electric

◆ **What:** Businesses and commercial properties with shared employee parking can receive incentives for employee EV charging equipment and installation

- PSE-owned turnkey service
- Customer-owned with incentives

◆ **Why:**

- Help meet **sustainability goals** with help from employees; **empower commuters** to go electric
- Maintain a **competitive workplace** with amenities/perks while these significant incentives last

Up & Go Electric for Public – Charging Stations



Where: Community spaces with dedicated, publicly available parking: parks, libraries, shopping centers, and more!



How: Flexible incentives for installing charging stations

- PSE-owned turnkey service
- Customer-owned/installed with incentives



Who: Organizations with authority over dedicated, publicly available parking spaces

- Municipalities, Ports, or other public entities
- Local and independent businesses
- Community centers



Why:

- Reduce EV charging barriers
- Increase patronage and loyalty for local businesses
- Advance sustainability goals

Questions?

- Community Solar site host portal
Renewables@pse.com
- EV programs –
EVprograms@pse.com

Thanks for Considering PSE Programs

Contact us early
and often in your
process and work
with us and your
contractor

Energy Efficiency & Incentives:

Beth.Gilbertson@pse.com

Programs:

www.pse.com/cleanbuildings

www.pse.com/mybusiness (all programs)

www.pse.com/cx

www.pse.com/businesslighting