Better Buildings Challenge & PACE

Better Buildings CHALLENGE
U.S. DEPARTMENT OF ENERGY
WEST PALM BEACH

CITY OF WEST PALM BEACH
SUSTAINABLE INITIATIVES

Better Buildings CHALLENGE
U.S. DEPARTMENT OF ENERGY
WEST PALM BEACH

CITY OF WEST PALM BEACH SUSTAINABLE INITIATIVES

Why PACE? A Financing Option for Better Buildings Challenge Parteners

- Legislation provides authority for a local government to create a stand-alone special district to levy assessment or partner with other local governments to create a program.
- Access to low interest financing to defray upfront costs of energy efficiency retrofits.
- Financed retrofits are paid through property tax assessment that run with the land.
- Provides a *voluntary* service to commercial property owners at no cost to the City.
- Reduces energy costs, stimulates the economy through local job creation, assists in a property's competitiveness in the market.

Better Buildings CHALLENGE
U.S. DEPARTMENT OF ENERGY
WEST PALM BEACH

CITY OF WEST PALM BEACH SUSTAINABLE INITIATIVES

Our Program Selection

Data and Information:

- Collected from municipalities & existing programs in FL
- WPB Sustainability Advisory Committee supports the establishment of a PACE Program; addresses implementation of goals of the Sustainability Action Plan
- City Created vs. Interlocal Opt –in
- Opt-in to existing program is not a procurement, it is the establishment of a program through Interlocal Agreement.

City Created program: Not viable

- Program start-up costs/ Staff resources to run program
- Limited access to financing; smaller pool of participants
- Limited commercial property owners available to create a successful program
- Substantial start up period

Better Buildings CHALLENGE
U.S. DEPARTMENT OF ENERGY
WEST PALM BEACH

CITY OF WEST PALM BEACH
SUSTAINABLE INITIATIVES

Our Choice: Florida Green Energy Works

Existing Viable Program:

- No cost to the City; Third Party Administrator to run program
- Conglomerate of businesses, larger geographic & participant area
- Access to larger pool of financing, lower administrative fees
- Applications/processing available now, minimal start up time

Open Market Approach:

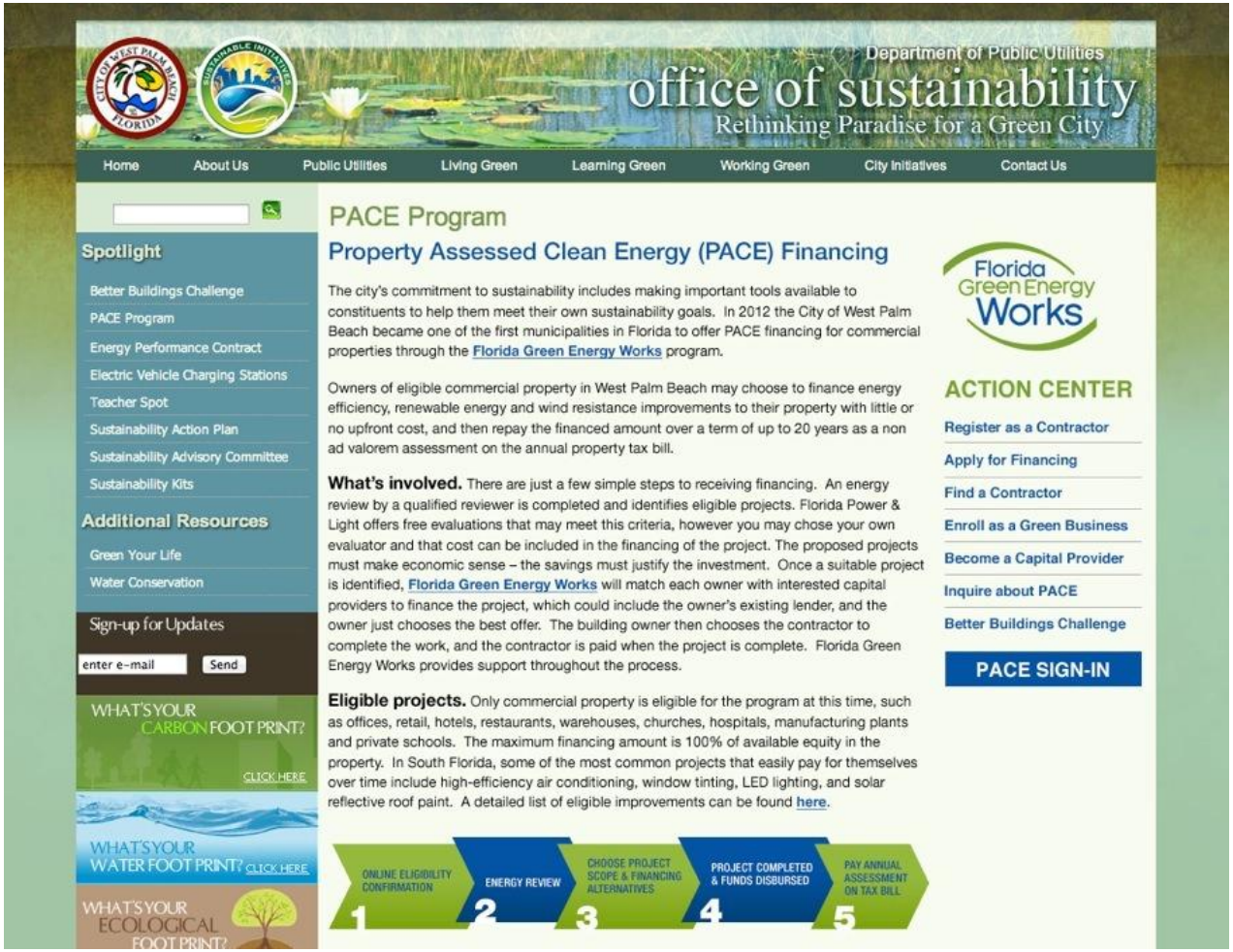
- Multiple Financing Sources (promotes market competition for lower interest rates for participating businesses)
- Promotes Multiple Contractors/Vendors
- Local Jobs creation stimulates economy

Geographic Proximity to WPB:

- Work with local Cities to accomplish similar goals
- Authority is established in PBC, understands our community

Better Buildings CHALLENGE
U.S. DEPARTMENT OF ENERGY
WEST PALM BEACH

CITY OF WEST PALM BEACH SUSTAINABLE INITIATIVES



Better Buildings CHALLENGE
U.S. DEPARTMENT OF ENERGY
WEST PALM BEACH

CITY OF WEST PALM BEACH
SUSTAINABLE INITIATIVES

Better Buildings Challenge & PACE

Lessons Learned

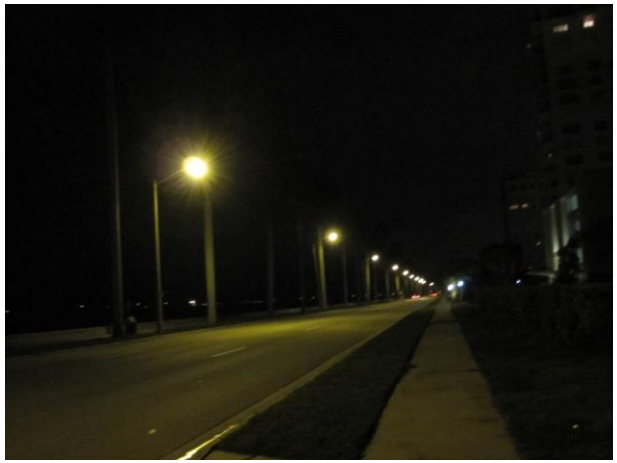
- PACE participants are potential Better Buildings Challenge partners
- PACE provides a financing option
- Approx. $300,000 and up to develop a PACE program
- Open market approach is key
- Local approach is advantageous (creates local jobs, understand local businesses and municipalities)
- Reduction in community wide GHGEs
- More cities opt-in creates a larger funding/participant pool to ensure a successful program
- Recognition is key – State of the City, websites, TV PSA, presentations

Better Buildings CHALLENGE
U.S. DEPARTMENT OF ENERGY
WEST PALM BEACH

CITY OF WEST PALM BEACH
SUSTAINABLE INITIATIVES

Better Buildings Challenge Partner: West Palm Beach

Invested $6.8M in Energy Performance Contract to replace 7,000 streetlights with induction and LED, retrofit multiple municipal buildings/garages with improved lighting, programmable thermostats, and commissioning HVAC equipment. City committed 1,128,946 Sq. Ft – total with partners is 1,201856 Sq. ft.



Better Buildings CHALLENGE
U.S. DEPARTMENT OF ENERGY
WEST PALM BEACH

CITY OF WEST PALM BEACH SUSTAINABLE INITIATIVES

Better Buildings Challenge Partner: South Florida Science Museum

As the City's first BBC partner, the SFSM has committed to reducing its energy intensity through a major expansion/retrofit project currently underway - including HVAC upgrades, LED and high efficiency lighting, white roof and insulation. The museum is also expanding its footprint to include a new exhibit hall and aquarium that will be constructed keeping energy efficiency at the forefront of the planning and construction process.

Better Buildings CHALLENGE
U.S. DEPARTMENT OF ENERGY
WEST PALM BEACH

CITY OF WEST PALM BEACH
SUSTAINABLE INITIATIVES

Better Buildings Challenge Partner: Schumacher Auto Group

This leader in the automotive industry has taken the initiative to install a 135kW solar array on four of their facility roofs generating $33,000 in energy savings annually. Schumacher was able to take advantage of the federal solar tax credit (30%) in addition to FPL rebates for a net cost of $200,000. Having seen such savings, they are now looking to increase energy efficiency in more areas of their operations.

Better Buildings CHALLENGE
U.S. DEPARTMENT OF ENERGY
WEST PALM BEACH

CITY OF WEST PALM BEACH SUSTAINABLE INITIATIVES

Better Buildings Challenge Partner: Palm Beach Tours and Transportation

Our newest BBC partner; held a ribbon cutting for 26KW of solar last week; was able to pay for 90% of the cost of the solar installation through the FPL Solar Rebate program and Federal Tax credits; expecting to produce more electricity than he needs and add back to the grid through net metering.

Better Buildings CHALLENGE
U.S. DEPARTMENT OF ENERGY
WEST PALM BEACH

CITY OF WEST PALM BEACH SUSTAINABLE INITIATIVES

Energy Efficiency Retrofits

Sustainability Action Plan

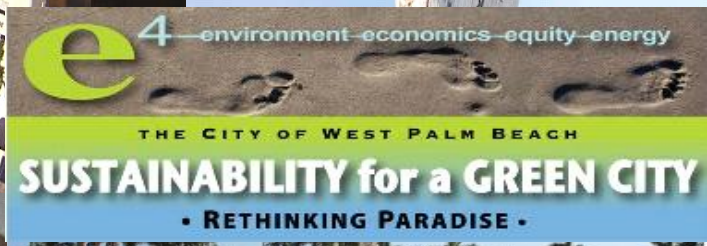
The City's GHG Reduction Target for City Facilities and Operations:

- 19% reduction in GHG emissions by 2018
- 32% reduction in GHG emissions by 2025
- 37% reduction in GHG emissions by 2035

FOCUS AREAS FOR COMMUNITYWIDE GHG REDUCTIONS:

1. Natural Resources & Water Conservation
2. Energy Efficiency & Renewable Energy
3. Land Use, Redevelopment & Transportation
4. Sustainable Buildings & Housing
5. Waste Management & Recycling
6. Growing a Green Economy
7. Urban Agriculture & Community Gardens

Community Education



Water Conservation

Better Buildings CHALLENGE

U.S. DEPARTMENT OF ENERGY

WEST PALM BEACH

CITY OF WEST PALM BEACH SUSTAINABLE INITIATIVES