

Co-op Coalition Survey: BEPs Requirements and Cost (7-2023)

13 co-ops responded.

Sent: Monday, July 3, 2023 at 10:57:47 AM EDT

Subject: CO-OP SURVEY-BEPS REQUIREMENTS AND COSTS (DUE 7-21)

A Coalition member wants to know about the experience of other cooperatives in responding to the requirements and dealing with the associated expense of the District of Columbia's Building Energy Performance Standards (BEPS). The information from this survey will also be a source of information for the Board of the District of Columbia Cooperative Housing Coalition (DC CHC) regarding how member coops are dealing with this issue. Please reply by Friday, July 21, 2023.

Thanks in advance for helping another Coalition member and generating information for the DC CHC Board. The questions follow:

In order to bring our cooperative into compliance with BEPS requirements and avoid the substantial penalty that could be imposed, our cooperative engaged a consultant to provide us with recommendations for improving our score. Implementing these recommendations carry a very high price tag over the years ahead. We are interested in learning how other coops found in non-compliance are addressing BEPS.

1. How many units are in your co-op? What is your building's square footage?
2. Have you had an energy audit performed in accordance with the BEPS requirements? Are you in compliance in accordance with BEPS requirements or does the audit require you to undertake improvements via new Energy Efficiency Measures (EEMs)?
3. If you contracted for an audit, were you satisfied with its quality and thoroughness? If not satisfied with the audit, what were your specific concerns?
4. Have you assessed the nature of the EEMs required? How extensive are the improvements required? Have you obtained cost estimates of measures required to achieve compliance? If yes, how much do you or your contractors estimate it will cost to achieve BEPS compliance by 2026?
5. If you are willing, please share your baseline score from that initial audit, the nature of the improvements required, and what they will cost.

Who may we contact to discuss this information? The name and contact information will remain confidential. It will not be included in any reports to the membership.

6. Have you submitted a pathway (performance or prescriptive) towards improving your score? If yes and you are willing, please share your pathway.
7. What level of confidence (high/low) do you have that your coop will achieve the mandated reduction in energy use by December 2025 and why?
8. Are you operating under the assumption that the DC Department of Energy and Environment (DCDOEE) will NOT extend its current deadlines or do you assume that the deadline will be extended and/or that waivers will be available?

Best regards,

Janet Sten, Director

DC Cooperative Housing Coalition

www.CoopsDC.org

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<p><40 units</p>	<p>1. How many units are in your co-op? What is your building's square footage? 11 units. We are below 10,000 square feet (I think around 9700 SF) so we are exempt.</p> <p>2. Have you had an energy audit performed in accordance with the BEPS requirements? Are you in compliance in accordance with BEPS requirements or does the audit require you to undertake improvements via new Energy Efficiency Measures (EEMs)? No. We are exempt therefore the regulations do not apply to us.</p> <p>3. If you contracted for an audit, were you satisfied with its quality and thoroughness? If not satisfied with the audit, what were your specific concerns? N/A</p> <p>4. Have you assessed the nature of the EEMs required? How extensive are the improvements required? Have you obtained cost estimates of measures required to achieve compliance? If yes, how much do you or your contractors estimate it will cost to achieve BEPS compliance by 2026? Although we are not required to comply, we share the District's efforts with building energy and climate goals. We monitor our common utilities such as water and common area gas and electricity. We monitor by reviewing our bills.</p> <p>5. If you are willing, please share your baseline score from that initial audit, the nature of the improvements required, and what they will cost. N/A</p> <p>Who may we contact to discuss this information? The name and contact information will remain confidential. It will not be included in any reports to the membership. Provided</p> <p>6. Have you submitted a pathway (performance or prescriptive) towards improving your score? If yes and you are willing, please share your pathway. N/A</p> <p>7. What level of confidence (high/low) do you have that your coop will achieve the</p>
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	<p>mandated reduction in energy use by December 2025 and why? N/A</p> <p>8. Are you operating under the assumption that the DC Department of Energy and Environment (DCDOEE) will NOT extend its current deadlines or do you assume that the deadline will be extended and/or that waivers will be available? DC DOEE will likely extend deadlines once businesses start bellyaching.</p>
<40 units	<p>1. Our building is 37,180 sq. ft. with 20 apartments.</p> <p>2. & 5. We submitted benchmarking data for two years and received a 98 energy score.</p> <p>3. We use an engineering firm to submit the data for the benchmarking which we contracted at a specific cost. However, DOEE questioned our data and required us to resubmit the data. The score did not change, but we had to pay the firm the additional cost of reviewing and resubmitting our score.</p>
<40 units	<p>I've not done this for a coop yet but all the condos we manage over a certain size we have Julian at honeydew compile all of our data and submit it the city, based on the score they then can recommend an energy audit but its best to get a score from the city first. Julian Belilty <jb@honeydewadvisors.com></p>
<40 units	<p>1. 21 units. 39,000 square feet of heated space.</p> <p>2. - 7. Not applicable, as our scoring does not indicate the need for EEMs at this time.</p> <p>8. We are starting to look beyond the current requirements, on the assumption that all multi-family buildings will eventually be required to convert to 100% electric systems.</p>
<40 units	<p>1. How many units are in your co-op? What is your building's square footage? 39 Units</p> <p>2. Have you had an energy audit performed in accordance with the BEPS requirements? Are you in compliance in accordance with BEPS requirements or does the audit require you to undertake improvements via new Energy Efficiency Measures (EEMs)? No audit. But waiting for the latest utility data from our management company ... to again become in (expected) compliance,</p> <p>3. If you contracted for an audit, were you satisfied with its quality and thoroughness? If not satisfied with the audit, what were your specific concerns? N/A</p> <p>4. Have you assessed the nature of the EEMs required? How extensive are the improvements required? Have you obtained cost estimates of measures required to achieve compliance? If yes, how much do you or your contractors estimate it will cost to achieve BEPS compliance by 2026? N/A</p> <p>5. If you are willing, please share your baseline score from that initial audit, the nature of the improvements required, and what they will cost.</p> <p>Who may we contact to discuss this information? The name and contact information will remain confidential. It will not be included in any reports to the membership. N/A</p> <p>6. Have you submitted a pathway (performance or prescriptive) towards improving your score? If yes and you are willing, please share your pathway. N/A</p> <p>7. What level of confidence (high/low) do you have that your coop will achieve the mandated reduction in energy use by December 2025 and why?</p>

	<p>N/A</p> <p>8. Are you operating under the assumption that the DC Department of Energy and Environment (DCDOEE) will NOT extend its current deadlines or do you assume that the deadline will be extended and/or that waivers will be available?</p> <p>N/A</p>
40-60 units	<p>1. How many units are in your co-op? What is your building's square footage?</p> <p>40 units, 59,544 square feet. Board has verified this square footage as correct, but we have been told that it must be professionally verified at a cost of \$4000. We have not yet done this.</p> <p>2. Have you had an energy audit performed in accordance with the BEPS requirements? Are you in compliance in accordance with BEPS requirements or does the audit require you to undertake improvements via new Energy Efficiency Measures (EEMs)?</p> <p>We have just received an estimate to perform an energy audit at a cost of \$26,500. This is in addition to the \$2500 that we pay our management company to complete and file the required BEPS paperwork each year.</p> <p>3. If you contracted for an audit, were you satisfied with its quality and thoroughness? If not satisfied with the audit, what were your specific concerns?</p> <p>4. Have you assessed the nature of the EEMs required? How extensive are the improvements required? Have you obtained cost estimates of measures required to achieve compliance? If yes, how much do you or your contractors estimate it will cost to achieve BEPS compliance by 2026?</p> <p>5. If you are willing, please share your baseline score from that initial audit, the nature of the improvements required, and what they will cost.</p> <p>Who may we contact to discuss this information? The name and contact information will remain confidential. It will not be included in any reports to the membership.</p> <p>6. Have you submitted a pathway (performance or prescriptive) towards improving your score? If yes and you are willing, please share your pathway.</p> <p>We selected the standard pathway.</p> <p>7. What level of confidence (high/low) do you have that your coop will achieve the mandated reduction in energy use by December 2025 and why?</p> <p>We are highly confident that we will be able to meet the 2025 requirements; our current score of 63.5 will require only 4% reduction of energy use. We are far less confident that we will be able to meet future mandated reductions.</p> <p>8. Are you operating under the assumption that the DC Department of Energy and Environment (DCDOEE) will NOT extend its current deadlines or do you assume that the deadline will be extended and/or that waivers will be available?</p> <p>We have made no assumption about actions by DCDOEE.</p>
40-60 units	<p>Our cooperative didn't have a problem.</p>
40-60 units	<p>1. How many units are in your co-op? What is your building's square footage?</p> <p>52 Units; 101,000 SQ FT</p> <p>2. Have you had an energy audit performed in accordance with the BEPS</p>

	<p>requirements? Are you in compliance in accordance with BEPS requirements or does the audit require you to undertake improvements via new Energy Efficiency Measures (EEMs)? We are in compliance.</p> <p>3. If you contracted for an audit, were you satisfied with its quality and thoroughness? If not satisfied with the audit, what were your specific concerns? N/A</p> <p>4. Have you assessed the nature of the EEMs required? How extensive are the improvements required? Have you obtained cost estimates of measures required to achieve compliance? If yes, how much do you or your contractors estimate it will cost to achieve BEPS compliance by 2026? N/A</p> <p>5. If you are willing, please share your baseline score from that initial audit, the nature of the improvements required, and what they will cost. Score 93; remainder of question N/A</p> <p>Who may we contact to discuss this information? The name and contact information will remain confidential. It will not be included in any reports to the membership. Provided</p> <p>6. Have you submitted a pathway (performance or prescriptive) towards improving your score? If yes and you are willing, please share your pathway. N/A</p> <p>7. What level of confidence (high/low) do you have that your coop will achieve the mandated reduction in energy use by December 2025 and why? N/A</p> <p>8. Are you operating under the assumption that the DC Department of Energy and Environment (DCDOEE) will NOT extend its current deadlines or do you assume that the deadline will be extended and/or that waivers will be available? N/A</p>
40-60 units	<p>1. How many units are in your co-op? What is your building's square footage? 60 units 244,160 sf</p> <p>2. Have you had an energy audit performed in accordance with the BEPS requirements? Are you in compliance in accordance with BEPS requirements or does the audit require you to undertake improvements via new Energy Efficiency Measures (EEMs)? Yes we have had the audit (several, actually), and no we are not in compliance.</p> <p>3. If you contracted for an audit, were you satisfied with its quality and thoroughness? If not satisfied with the audit, what were your specific concerns? We were unhappy with the first audits; neither firm understood the building or devoted sufficient effort to understand it; instead, they appeared to come with pre-cooked solutions that were not relevant. We were however very happy with the audit we commissioned in February of this year.</p> <p>4. Have you assessed the nature of the EEMs required? How extensive are the improvements required? Have you obtained cost estimates of measures required to achieve compliance? If yes, how much do you or your contractors estimate it will cost to achieve BEPS compliance by 2026? To achieve compliance by December 2025, Shoreham West will need to spend an estimated \$1 million. This is cutting it tight, with little room for error.</p>

	<p>5. If you are willing, please share your baseline score from that initial audit, the nature of the improvements required, and what they will cost. Initial Audit Score is 30. Most improvements surround optimization of our heating and cooling systems as well as lighting. We anticipate 1 million to reach BEPS 1 Energy Score of 66. We do not have any bids for work</p> <p>Who may we contact to discuss this information. The name and contact information will remain confidential. It will not be included in any reports to the member Provided</p> <p>6. Have you submitted a pathway (performance or prescriptive) towards improving your score? If yes and you are willing, please share your pathway. Yes; we have submitted a Performance Pathway decision,</p> <p>7. What level of confidence (high/low) do you have that your coop will achieve the mandated reduction in energy use by December 2025 and why? On the one hand, we have confidence in our energy auditors and their recommendations, we have established a BEPS sub-committee of the Board, we have engaged the full coop membership in this debate in some detail, and we have an excellent engineering team and building manager who have been extensively engaged in the analysis and decisions. On the other hand, all we have are projections of the amount of energy that will be saved, and a very tight deadline in which to implement these 14 measures, while there are other important upgrades that also need to be done to the building at the same time. Finally, a million dollars is a lot to find at short notice, and members balked at the initial proposal of doing more so we would have a slightly larger cushion.</p> <p>8. Are you operating under the assumption that the DC Department of Energy and Environment (DCDOEE) will NOT extend its current deadlines or do you assume that the deadline will be extended and/or that waivers will be available? We concluded that we have no choice but to assume the deadline is serious. We are making a strong good faith effort to implement all measures by December 2025, and are documenting every step so we can demonstrate the effort we have made. We have a detailed implementation plan to meet the deadline.</p>
200-550 units	<p>1. How many units are in your co-op? What is your building's square footage? 240 units. 389,352 sf</p> <p>2. Have you had an energy audit performed in accordance with the BEPS requirements? Yes. Are you in compliance in accordance with BEPS requirements or does the audit require you to undertake improvements via new Energy Efficiency Measures (EEMs)? No, not in compliance.</p> <p>3. If you contracted for an audit, were you satisfied with its quality and thoroughness? Yes. If not satisfied with the audit, what were your specific concerns?</p> <p>4. Have you assessed the nature of the EEMs required? Yes. How extensive are the improvements required? Largest is window replacement. Have you obtained cost estimates of measures required to achieve compliance? No. If yes, how much do you or your contractors estimate it will cost to achieve BEPS compliance by 2026?</p> <p>5. If you are willing, please share your baseline score from that initial audit, the nature of the improvements required, and what they will cost. Energy Star score for 2019 was 14. For 2022, it is 25. Still a long way off from 66. There are too many factors to discuss in short answer.</p> <p>Who may we contact to discuss this information? The name and contact information will remain confidential. It will not be included in any reports to the membership. Would prefer not to be contacted.</p>

	<p>6. Have you submitted a pathway (performance or prescriptive) towards improving your score? Yes. If yes and you are willing, please share your pathway. Performance pathway.</p> <p>7. What level of confidence (high/low) do you have that your coop will achieve the mandated reduction in energy use by December 2025 and why? High confidence that we will reduce by 20% as required under the pathway. We are more than halfway there.</p> <p>8. Are you operating under the assumption that the DC Department of Energy and Environment (DCDOEE) will NOT extend its current deadlines or do you assume that the deadline will be extended and/or that waivers will be available? That DC will not extend its deadline</p>
200-550 units	<p>1. How many units are in your co-op? What is your building's square footage? 391 units Structure - 451,151, Underground Garage - 99,564</p> <p>2. Have you had an energy audit performed in accordance with the BEPS requirements? No Are you in compliance in accordance with BEPS requirements or does the audit require you to undertake improvements via new Energy Efficiency Measures (EEMs)? In compliance</p> <p>3. If you contracted for an audit, were you satisfied with its quality and thoroughness? If not satisfied with the audit, what were your specific concerns? N/A</p> <p>4. Have you assessed the nature of the EEMs required? How extensive are the improvements required? Have you obtained cost estimates of measures required to achieve compliance? If yes, how much do you or your contractors estimate it will cost to achieve BEPS compliance by 2026? N/A</p> <p>5. If you are willing, please share your baseline score from that initial audit, the nature of the improvements required, and what they will cost. Baseline 63, Current 78</p> <p>Who may we contact to discuss this information? The name and contact information will remain confidential. It will not be included in any reports to the membership. Provided</p> <p>6. Have you submitted a pathway (performance or prescriptive) towards improving your score? If yes and you are willing, please share your pathway. Since our score is already high we selected the Standard Pathway.</p> <p>7. What level of confidence (high/low) do you have that your coop will achieve the mandated reduction in energy use by December 2025 and why? We have already surpassed the requirement and hope with additional projects our score will go even higher.</p> <p>8. Are you operating under the assumption that the DC Department of Energy and Environment (DCDOEE) will NOT extend its current deadlines or do you assume that the deadline will be extended and/or that waivers will be available? N/A</p>
H200-550 units	<p>1. How many units are in your co-op? What is your building's square footage? 447 units 921,686 SF</p> <p>2. Have you had an energy audit performed in accordance with the BEPS requirements? Yes. Are you in compliance in accordance with BEPS requirements or</p>

	<p>does the audit require you to undertake improvements via new Energy Efficiency Measures (EEMs)? Our cooperative is not currently in compliance and the audit does recommend improvements to make us compliant.</p> <p>3. If you contracted for an audit, were you satisfied with its quality and thoroughness? Yes. If not satisfied with the audit, what were your specific concerns?</p> <p>4. Have you assessed the nature of the EEMs required? Yes, Our cooperative worked with their mechanical/engineering contractor to review options available. How extensive are the improvements required? Outrageous – removal of three steam boilers.</p> <p>Have you obtained cost estimates of measures required to achieve compliance? Yes. If yes, how much do you or your contractors estimate it will cost to achieve BEPS compliance by 2026? We are looking at between \$4.5M and \$5.5M.</p> <p>5. If you are willing, please share your baseline score from that initial audit, the nature of the improvements required, and what they will cost. Our baseline score was 43 – but raised to our current score of 66. Again, the replacement of the steam boilers is the project which will move us into the 20+% reduction in usage.</p> <p>Who may we contact to discuss this information? The name and contact information will remain confidential. It will not be included in any reports to the membership. Provided.</p> <p>6. Have you submitted a pathway (performance or prescriptive) towards improving your score? If yes and you are willing, please share your pathway. Performance – standard.</p>
<p>200-550 units</p>	<p>1. How many units are in your co-op? 518 What is your building's square footage? Recalculation in progress</p> <p>2. Have you had an energy audit performed in accordance with the BEPS requirements? In progress Are you in compliance in accordance with BEPS requirements No or does the audit require you to undertake improvements via new Energy Efficiency Measures (EEMs)? Yes</p> <p>3. If you contracted for an audit, were you satisfied with its quality and thoroughness? In progress, satisfied so far. If not satisfied with the audit, what were your specific concerns?</p> <p>4. Have you assessed the nature of the EEMs required? In progress. How extensive are the improvements required? TBD Have you obtained cost estimates of measures required to achieve compliance? TBD If yes, how much do you or your contractors estimate it will cost to achieve BEPS compliance by 2026? TBD</p> <p>5. If you are willing, please share your baseline score from that initial audit, the nature of the improvements required, and what they will cost. Not disclosing</p> <p>Who may we contact to discuss this information? The name and contact information will remain confidential. It will not be included in any reports to the membership. Provided</p> <p>6. Have you submitted a pathway (performance or prescriptive) towards improving your score? Yes. If yes and you are willing, please share your pathway. Not disclosing</p>

	<p>7. What level of confidence (high/low) do you have that your coop will achieve the mandated reduction in energy use by December 2025 and why? Not disclosing</p> <p>8. Are you operating under the assumption that the DC Department of Energy and Environment (DCDOEE) will NOT extend its current deadlines or assume that the deadline will be extended and/or that waivers will be available?</p>
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