Benchmarking Senior Care Facilities with ENERGY STAR’s New Energy Performance Scale

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Working in Support of ENERGY STAR
Agenda

- ENERGY STAR® Overview
- Why Benchmark?
- The ENERGY STAR Energy Performance Scale for Senior Care Communities
- Creating Your Account and Benchmarking Your Community in Portfolio Manager
- Next Steps
ENERGY STAR Markets

Over 19,000 Partners across a range of sectors…

- Commercial Buildings
- Industrial Plants
- Qualified Products
- Residential
Why Benchmark?
You can’t gauge progress if you don’t know where you started
Benchmarking is Key to a Successful Energy Program

• Heighten awareness of energy use
• Identify billing errors
• Assess effectiveness of current operations, policies, practices
• Set priorities for upgrades and retrofits
• Document environmental stewardship and demonstrate success
• Contribute to more responsible management through more informed decision-making
Portfolio Manager Attributes

Track performance
Energy & water meters for a single facility
Review historical data or before/after major upgrades or O&M

Weather normalized
Source energy and energy intensity (EUI)

Compare
Average EUI for your space category to your performance over time
Group similar buildings together for benchmarking comparison

View percent improvement
Verify and track results ($$ and CO₂)
Policy Trends

• Almost 1,050 Mayors from across the country have signed the U.S. Conference of Mayors’ Climate Protection Agreement

• State and local benchmarking legislation and voluntary initiatives grow across the country
  – 5 states and 7 cities have mandatory ENERGY STAR benchmarking requirements in place
  – 5 states and 9 cities have voluntary “Challenges”
  – More requirements and initiatives under consideration
### ENERGY STAR in Benchmarking Requirements

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<th>Mandatory Requirements</th>
<th>Voluntary Campaigns</th>
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<td>District of Columbia</td>
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Full list of states and local governments leveraging ENERGY STAR at [www.energystar.gov/government](http://www.energystar.gov/government).
The ENERGY STAR Energy Performance Scale for Senior Care Communities
Comparative Metrics

Fuel Efficiency:
MPG

Building Performance:
kBtu/SF/YR
The ENERGY STAR Energy Performance Scale

The scale overlays a 1 to 100 score over national data, which gives relative meaning to energy use.
Eligible for ENERGY STAR Score

Senior Care Communities  Hospital  Medical Office Building

Bank/Financial  Courthouse  Data Centers  Dormitory  Hotel  Houses of Worship

Office Building  Retail  School  Supermarket  Warehouse Waste Water Treatment Plant

NEW!
Senior Care: Definition

Senior Care Facility applies to all buildings in a multi-building campus setting or a stand-alone facility that are designed to house and provide care and assistance for elderly residents.

The total gross floor area of a Senior Care Facility should include all activities such as individual rooms or units, wellness centers, exam rooms, community rooms, small shops or service areas for residents and visitors (e.g. hair salons, convenience stores), staff offices, lobbies, atria, cafeterias, kitchens, storage areas, hallways, basements, stairways, connecting corridors between buildings, and elevator shafts.
Eligibility Criteria

- At least 50% of the units must be assisted living and/or skilled nursing
- Less than 50% of the units can be independent living
- At least 5,000 SF
- Occupied for 11 of the past 12 months
Senior Care Communities

- Assisted Living
- Skilled Nursing
- Nursing Home
- Supportive Care
- Dementia Care
- Continuing Care Retirement Community

Long Term Care Hospitals are not eligible for the senior care ENERGY STAR score.
Independent Living

- Independent Senior Living
- Active Community
- Retirement Community or Home
- Adult Active Community
- Age Restricted Community

Communities in which 50% or more of the units are independent living may not be eligible for the senior care ENERGY STAR score, depending on metering.
Eligible to Benchmark as Senior Care Community

- Recreation Room
- Dining Area
- Salon
- Assisted Living
- Skilled Nursing
- Independent Living
CCRC is Eligible to Benchmark as Senior Care Community ONLY IF

Independent Living is less than 50% of the units

Shared Services: Recreation Room, Dining, Salon, Chapel, etc.
If CCRC has 50% or more of the units as Independent Living, then eligibility depends on metering...

If IL is separately metered and stand alone, then CCRC can exclude IL from benchmark to meet eligibility requirement that AL/SNF > 50% of total units. Score will apply only to that portion of the CCRC that was benchmarked.
Residential Retirement Communities are Ineligible to Benchmark in Portfolio Manager

- Individual Homes
- Existing Homes: Home Energy Yardstick
- New Homes: ENERGY STAR New Homes
Three Ways to Benchmark

- Manual (data entry)
- Bulk Data Transfer and Multi Facility Meter Update (Excel spreadsheet)
- Automated (through Service Provider)
Data Inputs in Portfolio Manager

Operational Parameters:
- ✓ Gross Floor Area
- ✓ Total Number of Units
- ✓ Average Number of Residents
- ✓ Total Resident Capacity
- ✓ Workers on Main Shift
- ✓ # of PCs Owned by the Community
- ✓ # of Commercial Refrigeration/Freezer Units
- ✓ # of Commercial Washing Machines
- ✓ # of Residential Washing Machines
- ✓ # of Residential Electronic Lift Systems
- ✓ % Building that is Cooled, Heated

Energy Data:
- ✓ 12 consecutive months of measured energy data for all fuel types
Creating Your Account and Benchmarking Your Community in Portfolio Manager
Interpreting Your Score

- Benchmark relative to similar buildings nationwide
  - 50 indicates community is performing better than 50% of similar communities (average)
  - 75 means better than 75% (superior performance)
- Compare to similar buildings in your portfolio
  - Create an internal benchmark
- Compare against your own facility
  - Look at historical data
Prioritize Improvements in Your Portfolio of Communities

Best investment opportunities are in lower quartiles, where there is the greatest potential for improvement.

High scoring communities provide lessons learned and label candidates.

O&M improvements will yield savings and label candidates.

Reward & Learn

Tune

Invest

Portfolio in Benchmark Order
The most energy efficient buildings earn the ENERGY STAR

Top 25% of energy-efficient buildings nationwide.
Use 35% less energy and emit 35% less carbon dioxide than their peers, on average.
Become one of the first to earn the ENERGY STAR in senior care
Apply for the ENERGY STAR

Energy Performance Score 75 to 100

Obtain Professional Verification

Submit SEP & Application

Create and Submit Building Profile
Get recognized by your peers at 2011 national conferences

Annual Conference and Expo
Apr. 5-7, Orlando, FL

Annual Conference and Expo
Sept. 18-21, Las Vegas, NV

Annual Meeting
Oct. 16-19, Washington, DC
Get Started

1. Collect space and energy data
2. Set up your free account at www.energystar.gov/benchmark and input data
3. Maintain data in Portfolio Manager
4. Set goals and track progress over time
5. Apply for the ENERGY STAR in eligible communities
Additional Resources

• Trainings: www.energystar.gov/businesstraining

• ENERGY STAR tools for managing energy in senior care communities
  – ENERGY STAR Guidelines for Energy Management
  – Tips on engaging employees and residents
  – National campaigns and recognition opportunities
  – Visit: www.energystar.gov/seniorcare
Questions?

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Thank You!