



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



Portfolio Manager Commercial Building Rating/Labeling	
Mandatory Requirements	Voluntary Campaigns
<ul style="list-style-type: none">▪ District of Columbia▪ New York City, NY▪ Austin, TX▪ Denver, CO▪ Seattle, WA▪ Borough of West Chester, PA▪ California▪ Ohio▪ Washington	<ul style="list-style-type: none">▪ Chicago, IL▪ Louisville, KY▪ Portland, OR▪ San Francisco, CA▪ Seattle, WA▪ New Jersey▪ Pennsylvania▪ Wisconsin▪ New England

Full list of states and local governments leveraging ENERGY STAR at www.energystar.gov/government.



The ENERGY STAR Energy Performance Scale for Senior Care Communities

Comparative Metrics



Fuel Efficiency:
MPG



ENERGY STAR STATEMENT OF ENERGY PERFORMANCE Sample Facility

Building ID: 1273016
Plan 12-months Period Ending: April 30, 2009
Date SEP becomes Ineligible: August 28, 2009
Date SEP Generated: May 29, 2009
ONE No: 2060-0347

Facility Sample Facility 123 ABC Street Arlington, VA 22221	Facility Owner Test Building Owner 789 ABC Street Fairfax, VA 22031 310-361-1234	Primary Contact for this Facility A.B. 789 ABC Street Fairfax, VA 22031 310-361-1234 kharshad@gmail.com
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Year Built: 1990
Gross Floor Area (GFA): 20,000

Energy Performance Rating¹: (1-100) 100

Site Energy Use Summary ²	
Electricity (kBtu)	238,840
Natural Gas (kBtu) ³	0
Total Energy (kBtu)	238,840

Energy Intensity ⁴	
Site (kBtu/sqft)	12
Source (kBtu/sqft)	40

Emissions (based on the energy use)
Greenhouse Gas Emissions (MTC/yr)

Electric Distribution Utility	36
Virginia Electric & Power Co	

National Average Comparison	
National Average Site EUI	83
National Average Source EUI	166
% Difference from National Average Source EUI	-74%
Building Type	Office

Meets Industry Standards for Indoor Environmental Conditions

Ventilation for Acceptable Indoor Air Quality	Yes
Acceptable Thermal Environmental Conditions	Yes
Acceptable Illumination	Yes

Signature: _____
Professional Engineer Stamp

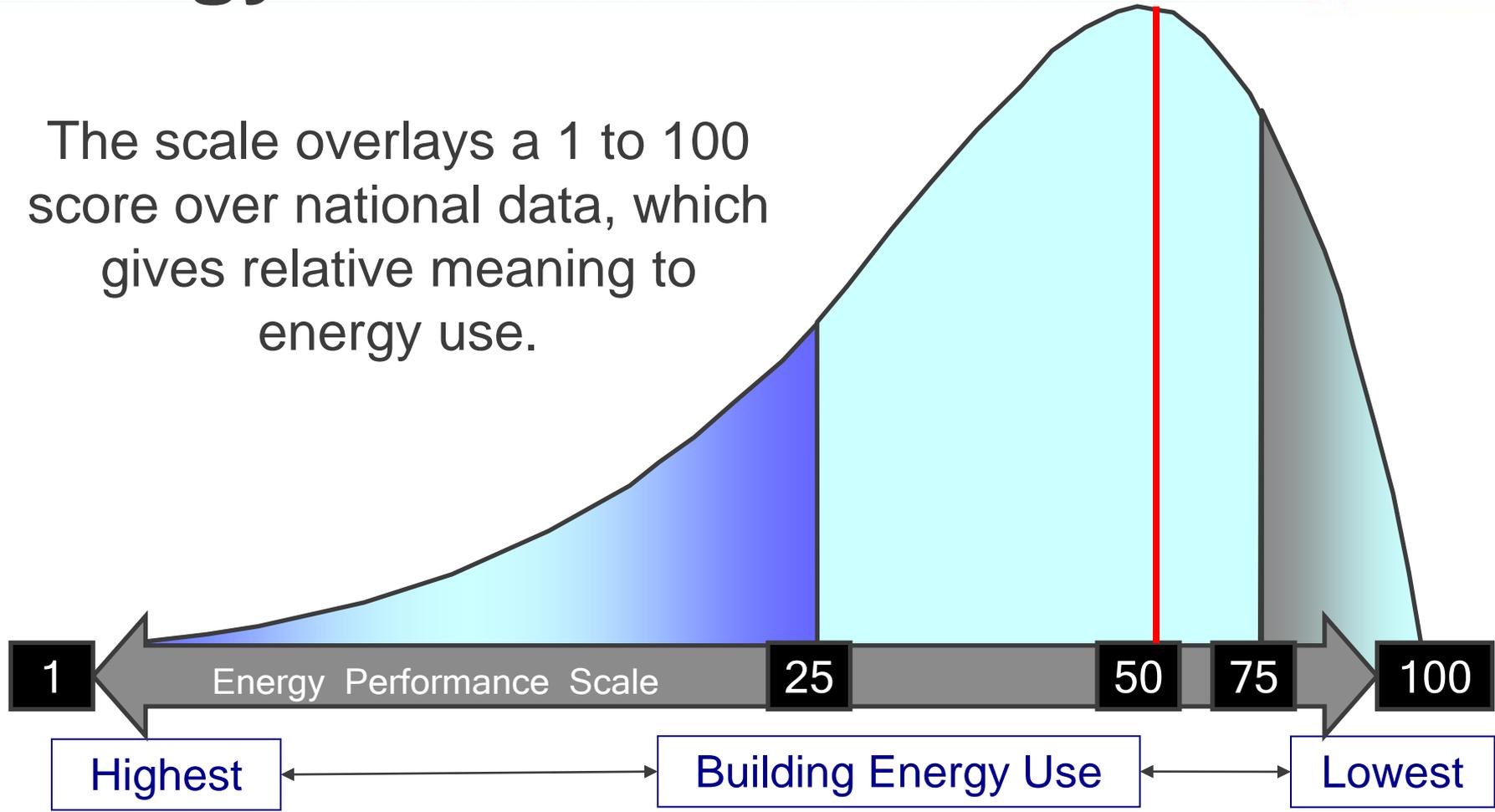
Based on the conditions observed at the time of my visit to this building, I certify that the information contained herein is accurate and in accordance with the PE Guidelines.

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



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.

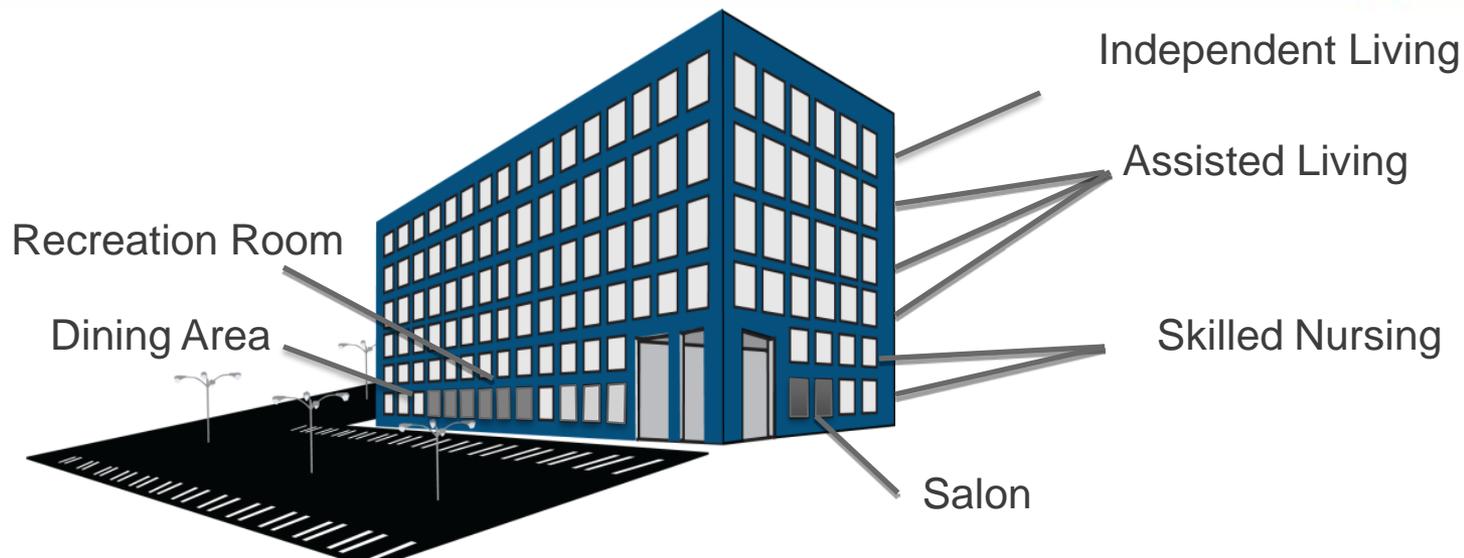


Independent Living

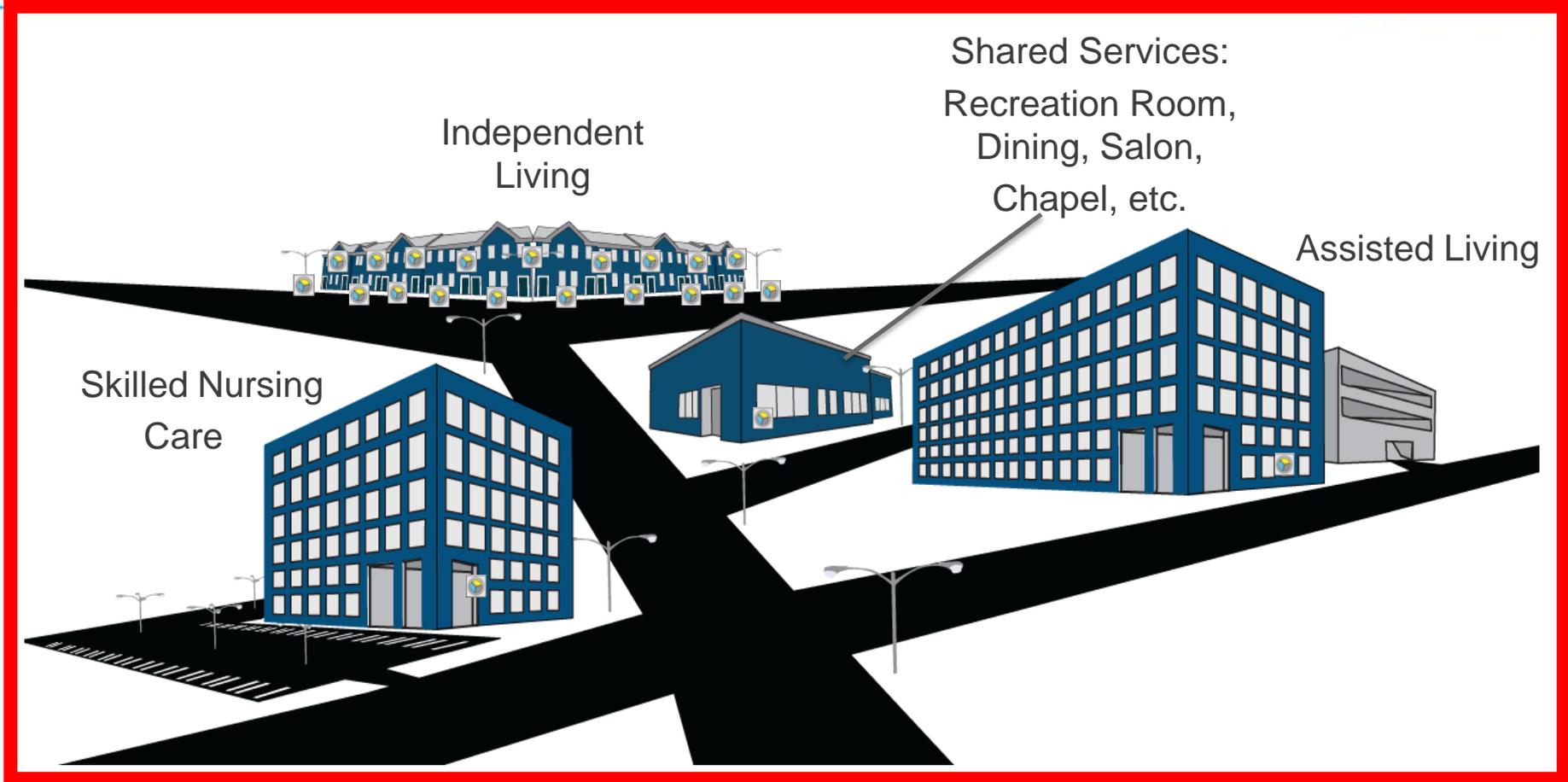
- Independent Senior Living
- Active Community
- Retirement Community or Home
- Adult Active Community
- Age Restricted Community

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



CCRC is Eligible to Benchmark as Senior Care Community ONLY IF



Independent Living is less than 50% of the units

If CCRC has 50% or more of the units as Independent Living, then eligibility depends on metering...

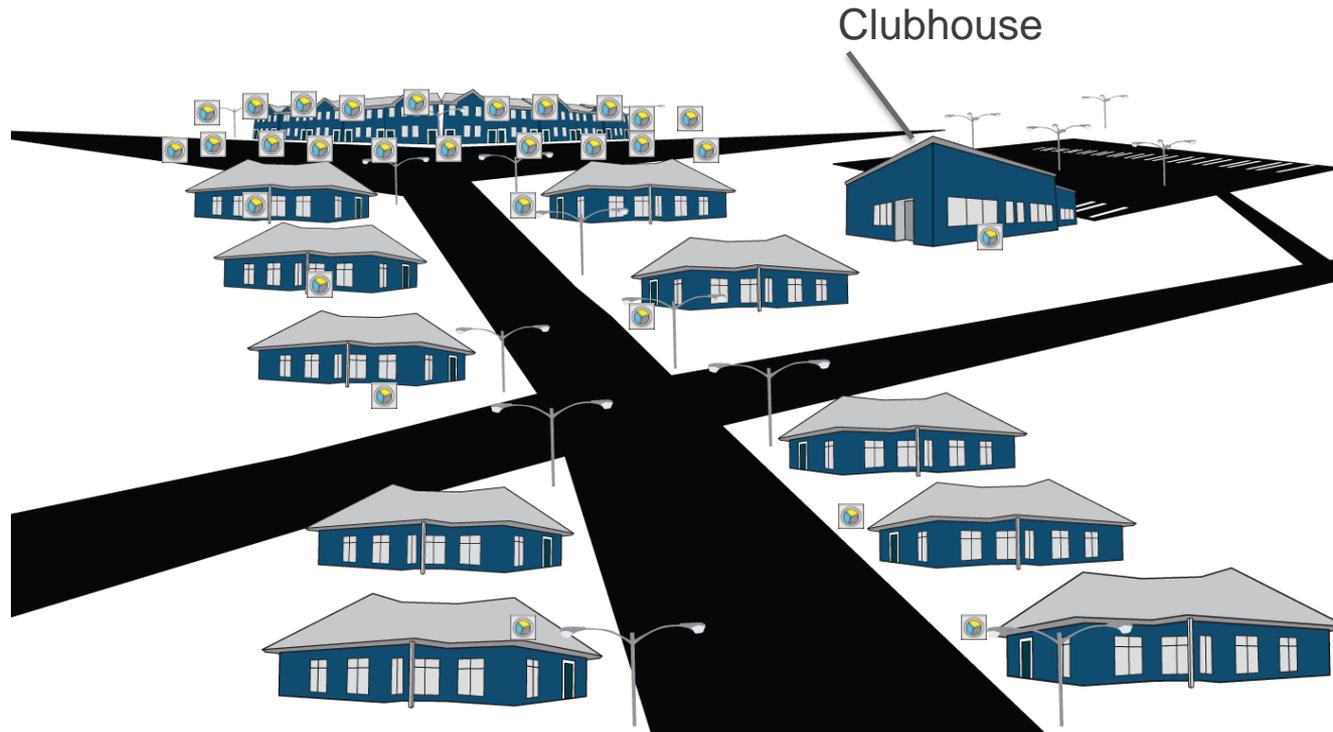


Independent Living



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



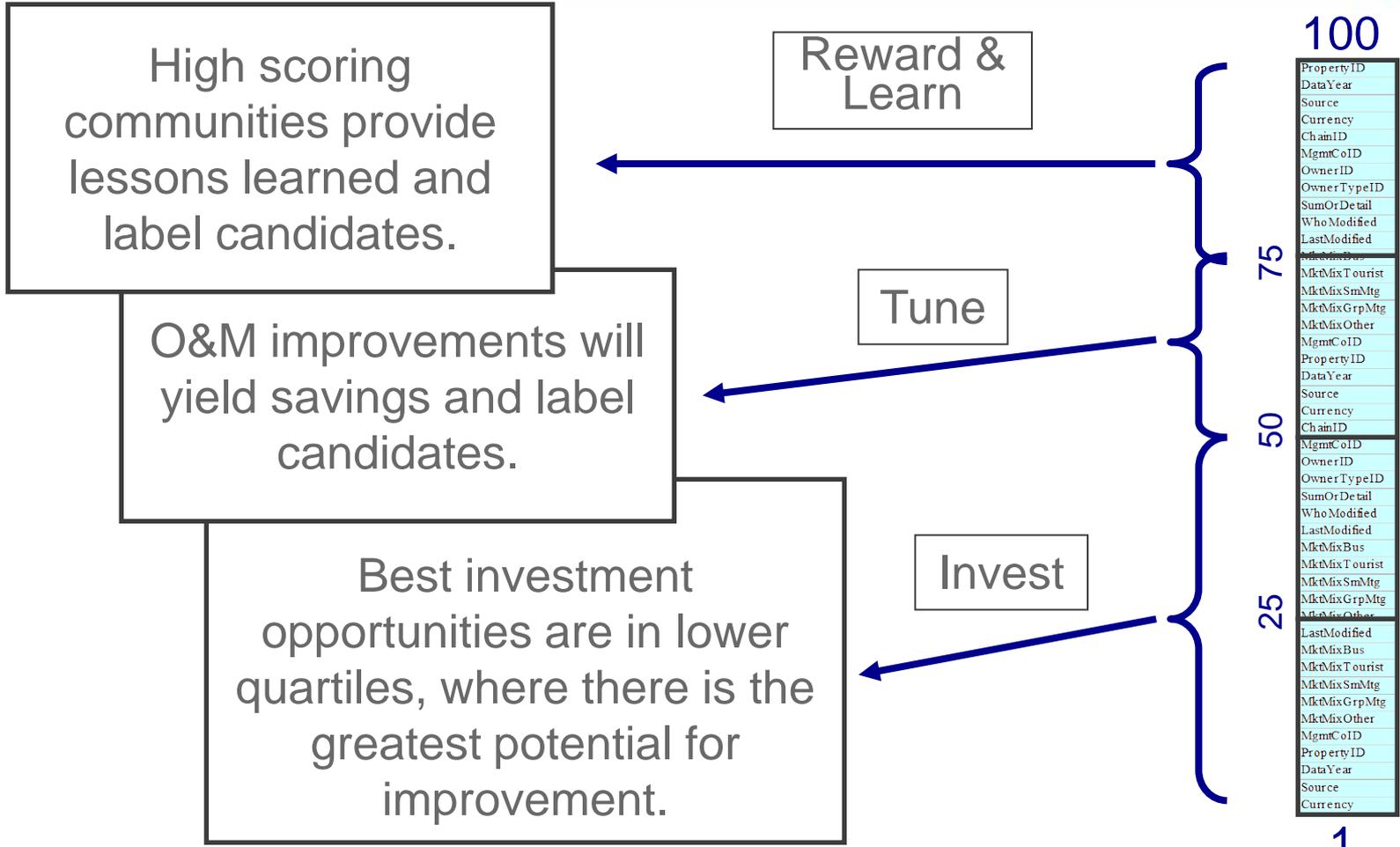
Creating Your Account and Benchmarking Your Community in Portfolio Manager

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



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

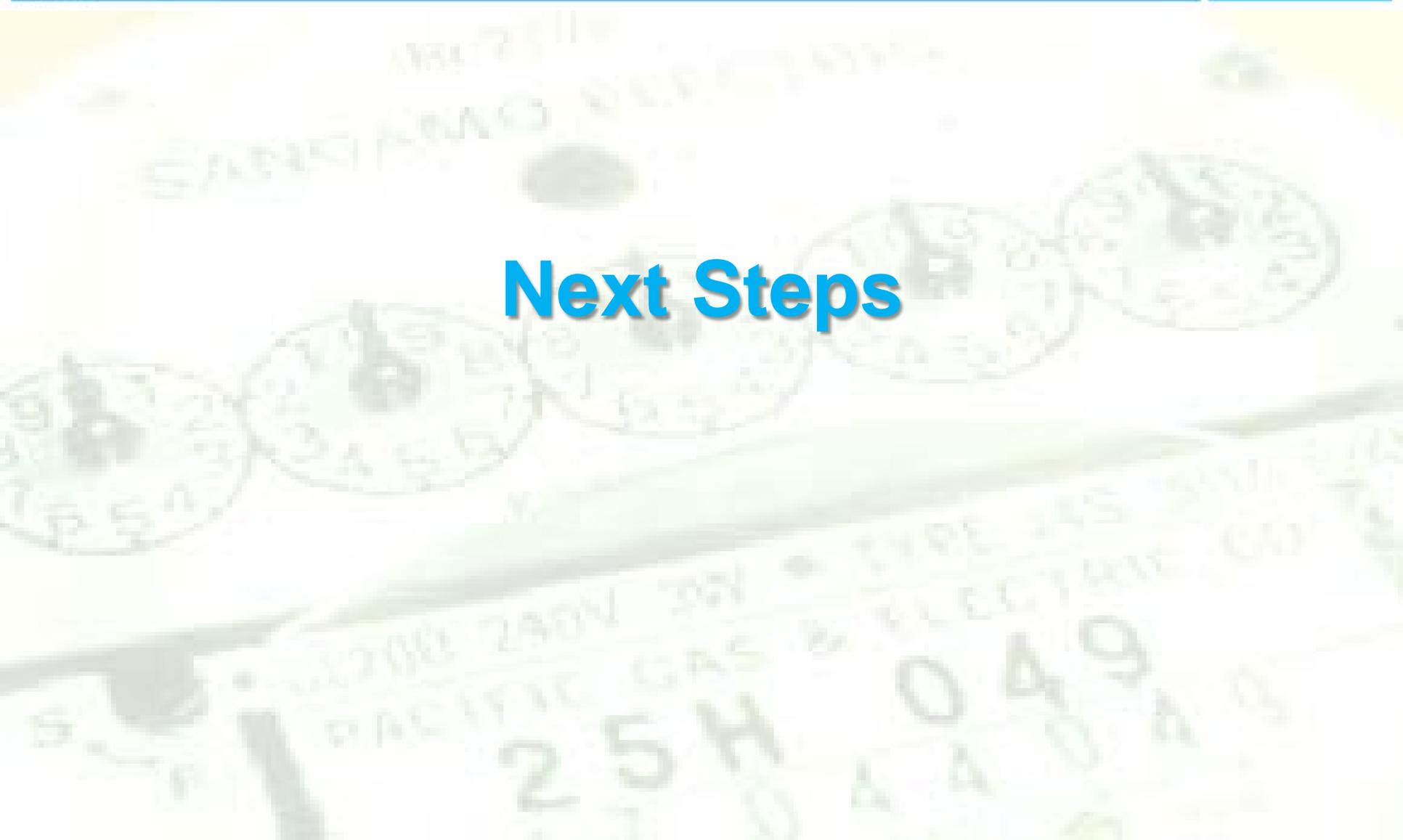


Annual Meeting
Oct. 16-19, Washington, DC





Next Steps



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!

