



BULLITT CENTER METERED ENERGY EFFICIENCY PURCHASE AGREEMENT

ENERGY COMMITTEE
SEPTEMBER 24, 2014

Conservation Resources Division
www.seattle.gov/light/conserve



BULLITT CENTER

The Living Building Challenge:

- Green building certification that defines the most advanced measure of sustainability.
 - Seven performance areas:
 - Site
 - Water
 - Energy
 - Health
 - Materials
 - Equity
 - Beauty

Bullitt Center Energy:

- “Net Zero” energy building
 - Efficiency measures reduce energy consumption to one-quarter that of a typical building.
 - Energy use, on an annual basis, will be entirely offset by on-site photovoltaic electric production.



BULLITT - PAY FOR PERFORMANCE

Pay for Energy Savings Demonstrated at the Meter:

- Savings-based payments occur for twenty years.
 - Bullitt can count on a stream of payments from savings.
 - SCL pays only for measured energy savings.
- Energy consumption baseline:
 - Assumes building constructed to minimum Seattle Building Code.
 - Derived from billing data collected from the existing Seattle building stock.
 - Mathematical function of weather, occupancy, and other key variables.
- Energy savings calculations performed by third party (EnergyRM).
- Energy savings calculations validation performed by SCL and Northwest Energy Efficiency Alliance (NEEA).

METERED ENERGY EFFICIENCY PURCHASE AGREEMENT

- 20-year contract.
 - 3-year pilot phase, during which time the Northwest Energy Efficiency Alliance (NEEA) will provide a review of the methodology used to compute the energy efficiency savings.
- Designed to have similar financial impacts to the utility as existing conservation programs.
- SCL retains all credits associated with Metered Energy Efficiency for I-937 obligations and other future uses.

METERED ENERGY EFFICIENCY TRANSACTION STRUCTURE

Investor (Bullitt):

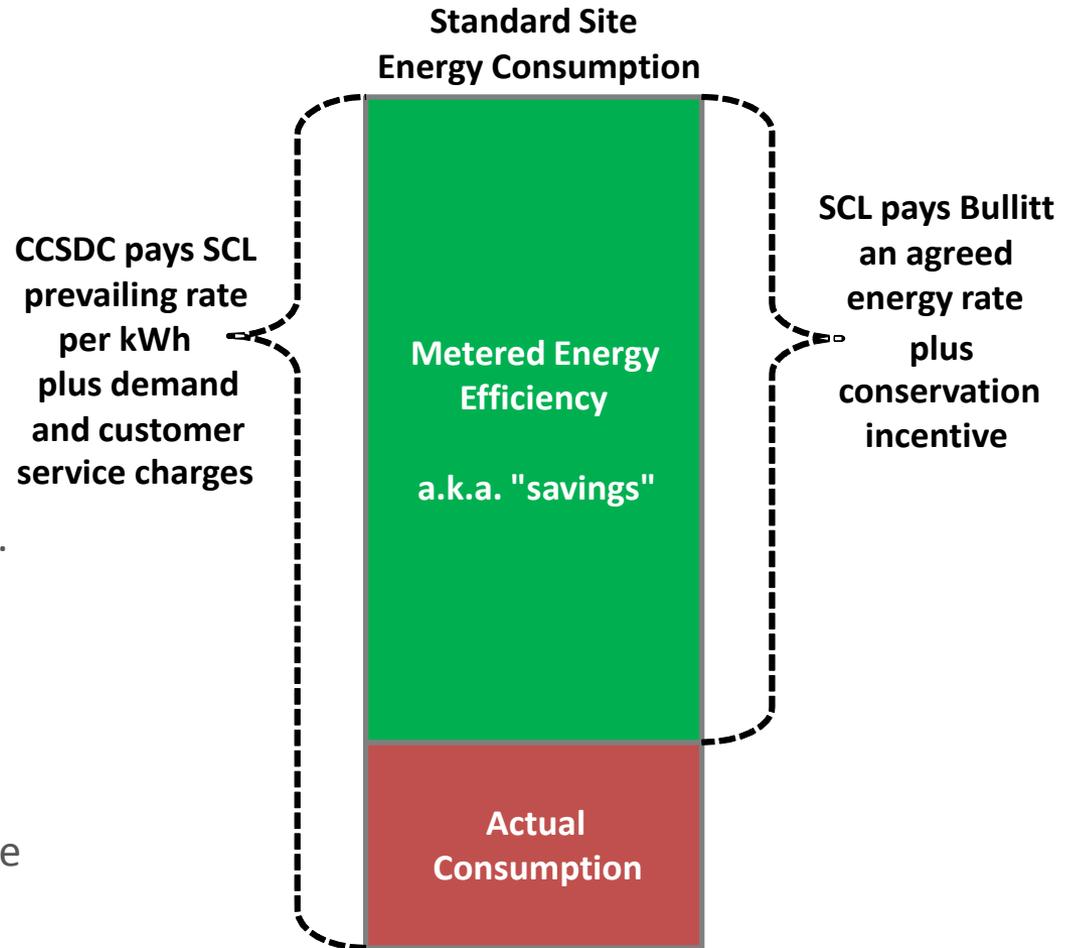
- Paid for energy efficiency improvements to building.
- Receives energy efficiency payments.

Occupant (CCSDC):

- Pays the utility bill as if no improvements have been made.

Utility (SCL):

- Retains payment for energy actually used by the site.
- Pays the investor an agreed price for energy efficiency delivered.



BULLITT SOLAR

Photovoltaic Array:

- 244 kW peak production.
 - Larger than what is covered under our standard net metering agreement.
- Solar production will be allowed to net against the actual metered use of the site.
- Excess solar energy delivered will be paid at average annual wholesale rate.

Bullitt Center Energy Accounting

Example of Billing Structure

