

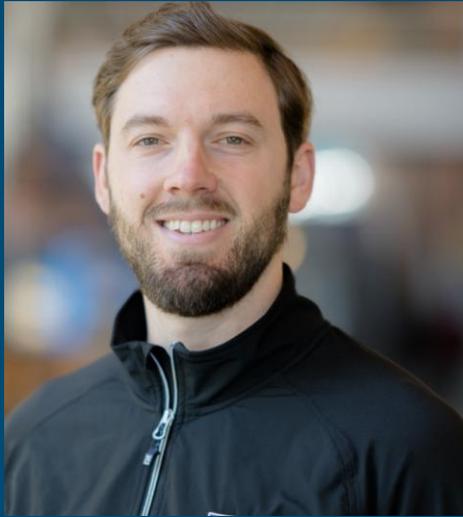


Eastside Clean Buildings Technical Support Program City of Bellevue

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May 6, 2025



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Agenda

1. Webinar participation tips
2. RFQ intent
3. Qualifications sought
4. Procurement process timeline
5. Projects overview
 1. Clean Buildings Incentive Program
 2. EVSE TA & Affordable Multi-Family Incentives
 3. Green Building Design & Certification TA
 4. General Technical Assistance
6. Q&A

Webinar Participation

- Please submit your name, firm/affiliation, and email
- Participants will be muted
- Type questions into the chat
- Questions will be answered live or held until end
- Spoken questions are welcome after presentation

Slides Disclaimer

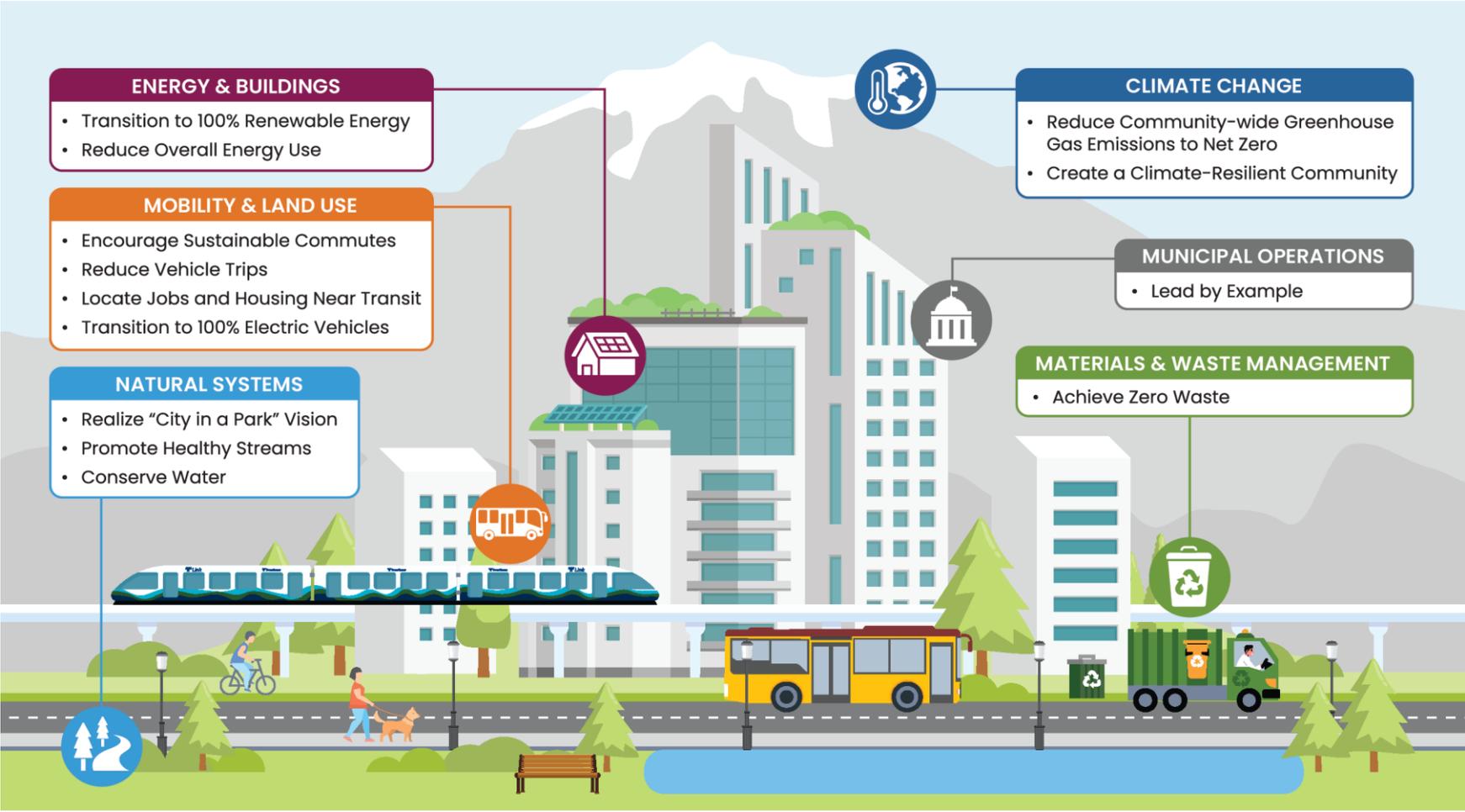
This slide deck does not replace thorough and complete review of the RFQ document. Instead, the presentation materials are meant to highlight some of the key information in the RFQ, including background information about City priorities and past work.

Questions about the RFQ are due Thursday, May 8, at 2:00pm PST. The City of Bellevue will issue responses within several business days to offer additional information and clarifications.



Why Clean Buildings?

Clean Buildings & Sustainable Bellevue Plan





RFQ Overview

About the RFQ

- Seeking proposals to address one or more of the three service programs (Projects 1-3)
- Sub-contracts or partnerships allowed

Project	Participating Cities
1. Clean Buildings Incentive Program	Bellevue, Issaquah, Redmond
2. EVSE Technical Assistance and Affordable Multifamily Incentives	Bellevue
3. Green Building Design and Certification Technical Assistance	Bellevue
4. General Technical Assistance	Bellevue

Qualifications

Demonstrated experience, expertise, & capacity related to...

- **Municipal entities**
- Written, verbal, and interpersonal **communication**
- **Program design and administration**
- **Outreach, education, and training**
- **WA Clean Buildings Performance Standard** compliance requirements
- **Commercial and multi-family buildings:** energy and engineering services, incentives, financing, grants
- **Technical assistance services**
- **Multi-family building electric vehicle supply equipment design & management**
- **Green buildings** engineering, design practices, and certifications
- **Consistent and available team**
- Meet **required deadlines**
- **Engineer qualifications** or similar

Evaluation Criteria

- Expertise of key project **personnel** (30%)
- Experience working on **similar projects** (30%)
- Project understanding and **approach** (20%)
- Ability to meet required **deadlines** (20%)

Timeline

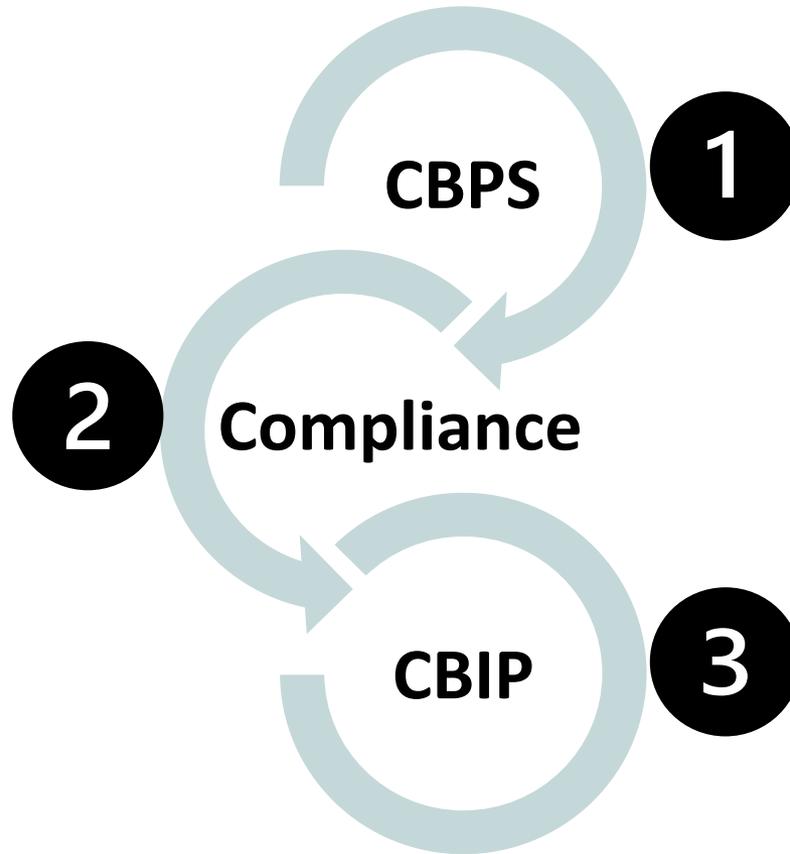


RFQ Schedule	Dates (2025)
RFQ Release	April 24
Consultant Questions Due	Thursday, May 8 2:00pm
Submittals Due	Tuesday, June 3 2:00pm
Interviews	June 9 - 13
New Contract in Place	July



Project 1. Clean Buildings Incentive Program

Project 1. Clean Buildings Incentive Program



About CBPS



- Requires covered buildings to meet energy reporting and performance requirements
- Cuts energy use -> cuts GHG pollution, delivers cost savings

Tier 1	Tier 2
<p>50,000+ sf Excludes multi-family</p> <p>Reporting + performance reqs.</p> <p>Deadlines: 6/1/26: 220,000+ sf 6/1/27: 90-220k sf 6/1/28: 50-90k sf</p>	<p>MF 20,000+ sf Buildings 20-50k sf</p> <p>Reporting requirements</p> <p>Deadlines: 7/1/27</p>

Requirements

Benchmarking (All)

- Uses utility data to calculate building's energy use
- Compares to target set for comparable buildings

Energy Management Plan (All)

- Includes O&M program
- Describes building energy performance and functions to ensure systems operate efficiently with minimal failures across service life

Energy Use Intensity (Tier 1)

- Must meet EUI based on 113 building activity sub-types



WA Incentives & Penalties



Early Adopter Incentive	Penalties
<p>Tier 1 \$2.00/sf + \$0.05 per kBTU saved over 15 EUI</p> <p>Tier 2 Up to \$0.30/sf</p> <p>Example: 150,000sf building $\\$300,000 + (250,000 \text{ kBTU} * .05)$ $\\$300,000 + \\$12,500$ Calculated incentive: \$312,500</p>	<p>Tier 1 Up to \$1.50/sf + \$5,000</p> <p>Tier 2 Up to \$0.30/sf</p> <p>Example: 75,000sf building $\\$5,000 + (\\$1.50 * 75,000)$ $\\$5,000 + \\$112,500$ Maximum penalty: \$117,500</p>



CBIP History

- Purpose: help buildings navigate requirements to comply on-time, achieving cost-savings and reducing GHGs
- First to launch in 2021
- Model for other accelerator programs around statewide



Services & Metrics

	Bellevue	Issaquah
Benchmarks	200	72
Scoping Assessments	26	18
Investment Grade Audits	5	11
MBCx Contracts	27	9
Energy Services Agreements	3	6
Early Adopter Incent. Apps	2	3
CBPS Compliance Apps	0	0
Covered Buildings Served	158	75

Program Scope



Buildings in Scope	Bellevue	Issaquah	Redmond	Deadline to Comply
Covered	880	241	210	
Tier 1	192	66	127	
> 220,000 sq. ft.	64	12	13	6/1/2026
< 220,001 sq. ft., > 90,000 sq. ft.	94	21	38	6/1/2027
< 90,001 sq. ft., > 50,000 sq. ft.	34	33	76	6/1/2028
Tier 2	688	175	83	
> 50,001 sq. ft., < 20,000 sq. ft.	393	90	83	7/1/2027
Multi-Family Buildings > 20,000 sq. ft.	295	85	TBD	7/1/2027
Buildings Above EUIt (approx.)	35 - 45%	35 - 45%	TBD	

Priority Buildings

- 220,000+ sf buildings (6/1/26 deadline)
- Low-performing buildings (EUI > EUI_t)
- Multi-family buildings
- Publicly-owned or -operated buildings
- Nonprofit-owned or -operated buildings
- Buildings with limited resources

CBIP Tasks

- 1.1 – Perform program management, proposing a Workplan and delivering an Internal Launch Meeting
- 1.2 – Reassess covered buildings and continuously refine program services
- 1.3 – Conduct marketing, outreach, and recruitment activities
- 1.4 – Deliver education, training, and service consultations
- 1.5 – Deliver WA CBPS covered building compliance services
- 1.6 – Deliver reports that track implementation

CBIP Minimum Targets



	Minimum Program Target
Benchmarks	85
Preliminary Scoping Assessments	28
Energy Management Plans (incl. O&M Program)	28
Incentive, Grant, or Financing Applications	10
WA CBPS Compliance Applications	43

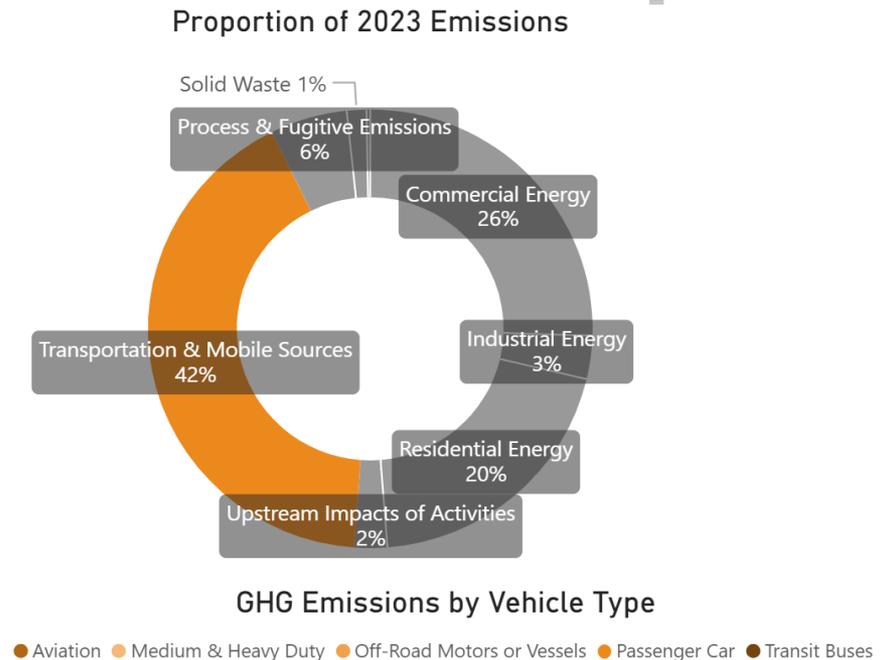


Project 2: EVSE Technical Assistance & Incentives



Background

- Transportation emissions represent 42% of Bellevue’s GHG Inventory
- Adopted Goals:
 - 2030: 25% EV adoption
 - 2050: 100% EV adoption
- People want to charge at home; getting charging in MFH significant barrier



EVSE Project Overview

1. Multifamily EVSE Technical Assistance
 - Existing buildings
2. Affordable Multifamily EV Readiness Incentive Program
 - New buildings



Project Overview

1. Program Design
2. Program Management
3. Marketing/Outreach
4. Provision of Services
5. Performance Reporting



Multifamily EVSE Technical Assistance Overview

- Stand up and provide technical assistance for MF buildings
- Modeled after [Seattle City Light](#)
- In concert with PSE's [Up & Go for Multifamily](#)



Multifamily EVSE Technical Assistance: Expected Services



- Summary of existing conditions
- Summary of potential EV infrastructure and construction considerations
- Available electrical capacity as provided by Puget Sound Energy
- High/low cost estimates
- Next steps for installation
- Financial consultation including discussion of possible funding sources to support installation of EVSE.



Affordable Multifamily Incentive

- Stand up and provide incentives for new affordable MFH developments
 - \$ for exceeding [WAC 51-50-0429](#)

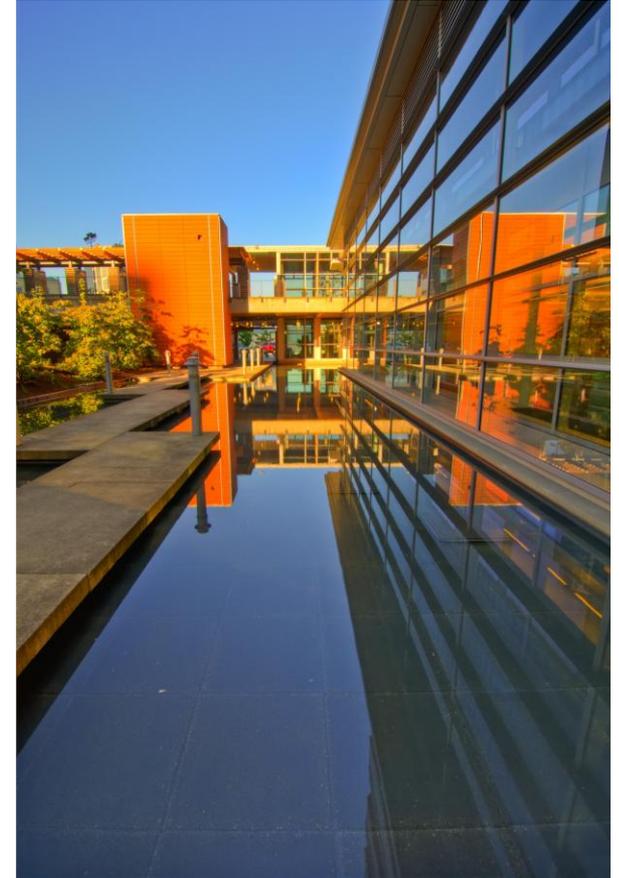
Occupancy	EV Charging Stations	EV Ready	EV Capable	Total EV Parking
Non-Residential	10% of total parking spaces	10% of total parking spaces	10% of total parking spaces	30% of total parking spaces
Single-Family	--	One for each dwelling unit	--	--
Multifamily	10% of total parking spaces	25% of total parking spaces	10% of total parking spaces	45% of total parking spaces



Project 3: Green Building Certification & Design

Project Overview

- Provide technical assistance to qualifying projects
 - Green building design practices
 - Third-party certification systems (LEED, Built Green, Living Building Challenge, etc.)
 - Non-municipal incentive opportunities (utility rebates, tax credits, etc.)



Goals

- Provide resources and capacity to affordable housing or other qualifying projects
- Projects achieve higher environmental performance than code / ESDS requirements



Subtask Overview

1. Finalize Program Design
2. Direct Technical Assistance – Design
3. Direct Technical Assistance – Certification
4. Secure Additional Financial Assistance



Expected Services

- Support city staff in finalizing program design
- Design services, including whole-building energy modeling and facilitating Integrative Design / Integrative Process workshops
- Address capital or operational costs considerations in designing for environmental performance
- Support project teams in identifying rating system costs, prerequisites, and pathways to achieving certification
- Serve as primary point of contact for third-party organizations such as USGBC/GBCI, LFI, MBAKS, etc.
- Identify funding sources and application requirements, and assist projects with applications



Project 4: General On-Call Technical Assistance

General TA Overview

- **Overview:** Misc. analysis and program design on ad hoc basis
- **Anticipated assistance:** Cost analyses, building technical analyses, and engineering studies
- **Domains:** EVSE infrastructure, solar, green buildings, building electrification, other





Thank you!

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May 6, 2025

bellevuewa.gov/cleanbuildings

Acronyms Reference List

- EVSE – Electric Vehicle Supply Equipment
- CBIP – Clean Buildings Incentive Program
- CBPS – Washington State’s Clean Buildings Performance Standard
- LEED – Leadership in Energy and Environmental Design
- ESDS – Evergreen Sustainable Development Standard
- O&M Program – Operations and Maintenance Program
- RFQ – Request for Qualifications
- SF – square feet or square footage