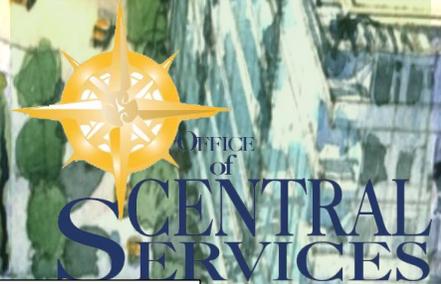


Office of Central Services Sustainable Energy Program Implementation Plan

Including grants



Transforming our Communities, One Kilowatt at a Time

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Office of Central Services

Sustainable Energy Program

Transforming our Communities, One Kilowatt at a Time

Program Summary

The Sustainable Energy Program's (SEP) objective is to provide reliable and environmentally sound energy solutions that enhance the quality of life of Prince George's County residents while concomitantly maximizing energy savings. The program coordinates the County's efforts to reduce energy consumption, cost, and carbon emissions and to ensure the nexus between the County's economic development priorities and energy initiatives are reflected in the County's governance.

In addition to managing energy efforts for County government operations, SEP and its partners are implementing the following initiatives funded by proceeds from the Exelon/PHI merger: (1) Transforming Neighborhoods Initiatives (TNI) Clean Energy grant; (2) ENERGY STAR Certification & Green Leasing grant; (3) Sustainable Energy Workforce Development Initiative; (4) Green Energy Loan fund; and (5) an energy literacy effort called Energizing Student Potential.

We are very proud to state that Prince George's County is the ***number one producer of solar energy generation*** in the D.C. Metro region and has reduced greenhouse gas (GHG) or carbon emissions by 12%, since 2005 per Metropolitan Washington Council of Governments (COG) data. The County and SEP also received COG's 2018 Climate and Energy Leadership Awards for outstanding efforts to reduce GHGs, increase energy efficiency, and advance regional goals established by leaders at COG.



COG's 2018 Climate and Energy Leadership Awards

This award exemplifies our commitment and leadership to providing a clean energy, ecosystem-based approach to energy and climate change management for our residents and businesses. Its importance was further amplified when the award ceremony occurring the same week the UN's Intergovernmental Panel on Climate Change report was released which called for immediate and large-scale action to limit global warming to 1.5°C.

SEP and Constellation Energy have completed the installation of County government's largest solar canopy system at the Wayne K. Curry Administration Building in Largo, MD. This system generates about 1 MW of clean solar energy - enough electricity to power around 70 average size homes.



Solar Carport at Wayne K. Curry Administration Building in Largo, MD

KEY SUCCESSES

Reducing our Carbon Footprint

- ❖ The County has achieved the regional GHG 2012 goal and is committed to achieving the remaining goals of 20 percent reduction below 2005 levels by 2020, and 80 percent below 2005 levels by 2050. Despite experiencing an 8% growth in population, GHG emissions reduced from 11.3 million metric tons of carbon dioxide equivalent (MMT CO_2e) in 2005 to 9.9 MMT CO_2e in 2015, representing an [overall decrease of 12%](#).
- ❖ Prince George's County and SEP received the 2018 Climate & Energy Leadership Award.

We are Number One in Solar Energy Generation

- ❖ Prince George's County is number one in solar energy generation in the region, producing over 100 megawatts (MW) of clean energy per COG annual assessment of National Capital Region's Installed Renewable Energy Capacity.
- ❖ As of March 2018, the Maryland Energy Administration confirmed via PJM GATS that Prince George's County is number one in solar energy generation in the State of Maryland, producing around 250 MW of clean energy.
- ❖ The largest solar system on County government property was recently completed and generates about 1 MW of clean solar energy - enough electricity to power around 70 average size homes. The County plans to install an additional 4 MW on government properties.

KEY INITIATIVES

TNI Clean Energy Grant

The TNI initiative was created to uplift and improve the quality of life of nine (9) undeserved areas: Kentland/Palmer Park, Hillcrest Heights/Marlow Heights, Suitland/Coral Hills, Woodlawn/West Lanham Hills, Forestville, Silver Hill, Langley Park, East Riverdale/Bladensburg, and Glassmanor/Oxon Hill. The Program's TNI Clean Energy grant builds on existing TNI efforts by demonstrating how issues such as climate change and energy efficiency impact their daily lives. Residents can receive up to \$5,000 to implement energy and water efficiency measures. Upon the successful implementation of efficiency measures, residents may apply for up to \$10,000 in grant funds (depending on their income) to install rooftop solar photovoltaic (PV).

ENERGY STAR & Green Leasing Grant

The ENERGY STAR Certification and Green Leasing (ESGL) grant seeks to increase the number of ENERGY STAR certified buildings and encourage the adoption of green-leasing practices within Prince George's County. This effort helps support the County's goals of reducing GHG emissions while attracting and retaining high-valued tenants. Commercial building owners of office space and multifamily housing (including affordable or low income properties) may apply for up to \$100,000 per project to fund energy efficiency and water efficiency measures, professional services required to achieve ENERGY STAR Certification, and implement green-leasing practices to align the interests of landlords and tenants so that they are both financially motivated to engage in energy efficient behavior.

Energizing Student Potential

The National Energy Education Development's (NEED), *Energizing Student Potential* is a science, technology, engineering, and mathematics (STEM) focused energy literacy effort implemented in Prince George's County Public Schools. About 3,600 students from elementary and middle schools successfully participated (included performing energy audits of their schools) during the 2017 – 2018 school year. Please see the engagement section below to learn more about this effort. In 2018 -2019 school year, about 30 schools are participating in the effort.

Sustainable Energy Workforce Training & Career Pathways

The Sustainable Energy Workforce Development (SEWD) initiative is focused on creating "Pathways out of Poverty" by providing training and career pathways assistance in renewable energy, energy efficiency, and construction and skills trades specific to the energy sector. The first training session was completed in April, 2018, with the first solar PV training concluding in December, 2018. Moreover, Exelon - Pepco has hired around 45 youth participating in Prince George's County Summer Youth Enrichment Program (SYEP) to learn more about careers in the energy sector.

Resiliency through Microgrids

Pepco in partnership with Prince George's County, SEP and Montgomery County submitted a

proposal to construct the first “[public purpose](#)” [microgrids](#) in its service territory in Maryland. The proposal includes the development of a microgrid in the Largo area of the County consisting of a grocery store, gas station, pharmacy, a county government building, and two medical facilities. A public purpose microgrid differs from a campus microgrid because it serves multiple customers over multiple properties, usually across public right of ways, and the greater community. Some of the key benefits of a microgrid is its ability to enhance security and resiliency, enable the integration of renewables, reduce peak load, and improve reliability. During times of widespread power outages, the public purpose microgrid will ensure County residents access to essential supplies such as food, water, medicine, fuel, as well as medical treatment, and support public safety by maintaining normalcy during periods of extended power outages.

Green Energy Loan Fund

On behalf of SEP, FSC First serves as the Fund Manager and provides loan guaranty to participating lenders to compel them to provide financing for sustainable energy projects. Eligible projects include, but are not limited to: energy storage, community solar and other distributed energy generation, energy and water efficiency in buildings, microgrids, clean transportation, resiliency measures, and more.

“Energy Coach” Services

The “Energy Coach” serves as an objective and trustworthy advisor for community-based Sustainable Energy initiatives. He provides one-on-one consultation with residents, participates in community meetings, and host community events to ensure residents are educated on the importance of home energy efficiency; how to reduce their carbon footprint and live more sustainability; benefits of installing solar systems; and the availability of incentive programs such as EmPOWER MD. The Energy Coach also assists applicants with completing the TNI Clean Energy and ENERGY STAR & Green Leasing grant applications.

Government Operations

Maryland Energy Administration (MEA) launched the Maryland Smart Energy Communities program in 2013. The goal of the program is to have local governments commit to sustained energy savings and adopt policies related to energy efficiency, renewable energy and/or transportation efficiency. The County received multiple grants under this effort, starting in 2014. SEP, Fleet, and Department of the Environment utilized grant funds to purchase 6 plug-in hybrid electric vehicles (PHEV) and install 3 dual-head electric vehicle charging stations. We also utilized funds to perform a “deep energy” retrofit of a senior facility, upgrade HVACs at public housing residents, and install solar PV at the Animal Services Center.

Transforming Neighborhoods Initiative Clean Energy Grant

Background

The [Transforming Neighborhoods Initiative \(TNI\)](#) focuses on uplifting neighborhoods in Prince George's County that face significant economic, health, public safety, and educational challenges. Via the initiative, the County is working to improve the quality of life in those neighborhoods, while identifying ways to improve service delivery throughout the county for all residents.

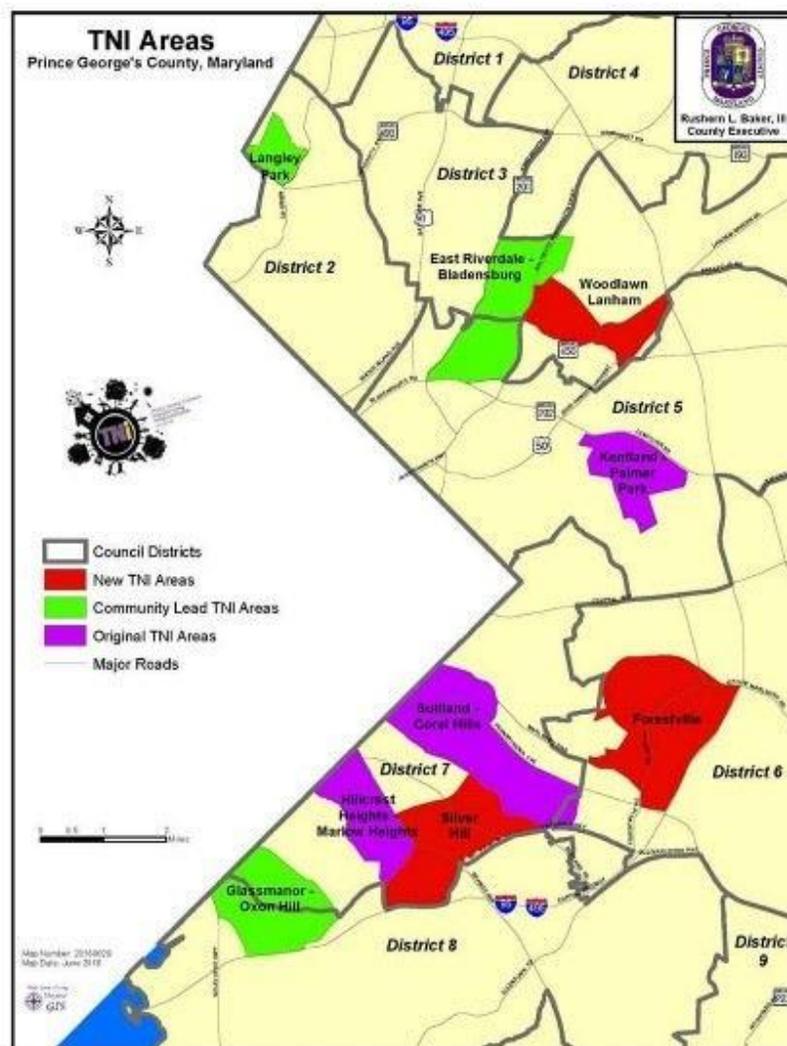


Table 1: TNI Designated Areas

Energy plays a crucial role in most residential needs, especially for heating, cooling, and refrigeration, which are increasingly tied to quality of life. Homes which are built with little or no consideration for energy efficiency can experience high energy costs - 20% or greater of disposable income - pushing residents into energy poverty. Inefficient homes also contribute to increase in carbon emissions and other air pollutants which can exacerbate health issues in a community. Conversely, energy efficient homes bring multiple benefits to homeowners, renters, and the community in the form of financial savings, increased comfort, support for economic and

social development, and promotion of environmental goals. The TNI Clean Energy grant builds on the TNI, and seeks to help alleviate efficiency challenges faced by County residents. Recent estimates suggest that residents in TNI designated communities spend ~ \$122M annually on electricity costs¹:

| TNI Neighborhood | Yearly Energy Cost (@ 13¢/kWh) |
|--|--------------------------------|
| Bladensburg - East Riverdale/Woodlawn – Lanham | \$24M |
| Forestville/Suitland - Coral Hills | \$34M |
| Hillcrest Heights - Marlow Heights | \$17M |
| Kentland - Palmer Park | \$12M |
| Langley Park | \$10M |
| Oxon Hill – Glassmanor | \$10M |
| Silver Hill | \$10M |
| <i>Total</i> | \$122M |

Table 2: Estimates of electricity expenditures for TNI Designated Communities (source MWCOG, 2015).

Given the potential to empower households to reduce energy consumption, and spur economic development, the business case for retrofits and upgrades is compelling. Taking the link between energy efficiency and social inequality to heart, and helping to break the cycle of energy inefficiency and energy poverty, the TNI Energy grants are to assist TNI residents with adopting energy and water efficiency measures, and for subsequent access to rooftop solar PV upon the successful implementation of efficiency measures.

Goals

SEP will educate residents about cost effective energy efficiency measures and promote implementation of such measures while minimizing barriers to energy efficiency. Thus, the grant program seeks to:

- Make energy efficiency a primary consideration for residents and enhance awareness of energy efficient technologies;
- Help applicant achieve at least 10% energy savings for energy efficiency projects and 10% energy savings for solar projects;
- Address budget constraints and high up-front costs that typically lead residents to rule out or delay implementation of energy efficient technologies;
- Help meet the County-wide GHG or carbon emissions reduction goals of 80% below 2008 levels by 2050.

¹ SEP staff receives annual report from MWCOG at the zip code level for electricity consumption and expenditures.

Objectives

Funds can be used to offset the costs to install energy and water efficiency technologies and subsequently, install solar PV. Participants in the TNI Clean Energy grant are required to apply to the applicable EmPOWER Maryland incentive program: for market rate applicants, Pepco’s Home Performance with ENERGY STAR Program², or for income-qualified applicants, the Maryland Department of Housing and Community Development’s (DHCD) Low Income Energy Efficiency Program³.

Grants will be available to offset the costs of measures as recommended by a home energy assessment. To facilitate implementation of efficiency measures - funds may also be used to address challenges that would prevent the adoption of recommended efficiency measures. Upon completion of energy efficiency upgrades, residents in TNI designated communities may apply for solar PV grants.

Energy Coach

An Energy Coach is available to assist Prince George’s County residents with access to efficiency programs and related financial incentives. The Energy Coach's role is to answer questions, provide information, and support residents as they make choices related to auditors, interpreting their home audit reports, selecting contractors, and accessing financial incentives. County residents may call upon the Energy Coach to assist them with every step of the energy improvement process.

Target Audiences

The grant program seeks residents of single family homes that are **in the Pepco service territory**, and in one of the following TNI designated neighborhoods and corresponding zip codes. Some residents living in owner-occupied condominium may be eligible for the grant. Please see the TNI Energy Efficiency applications for more details.

| TNI Neighborhood | Corresponding Zip Codes |
|------------------------------------|-------------------------|
| Bladensburg - East Riverdale | 20737, 20781, 20710 |
| Forestville | 20743, 20747 |
| Hillcrest Heights - Marlow Heights | 20748 |
| Kentland - Palmer Park | 20785 |
| Langley Park | 20783 |
| Oxon Hill – Glassmanor | 20745 |
| Silver Hill | 20757, 20746 |
| Suitland - Coral Hills | 20752, 20743, 20747 |
| Woodlawn – Lanham | 20737, 20784, 20706 |

Table 3: TNI Designated Areas and Zip codes (note: TNI map was updated in August, 2018).

² <https://homeenergysavings.pepco.com/home-performance-with-energy-star-program>

³ <http://dhcd.maryland.gov/Residents/Pages/lieep/default.aspx>

General Eligibility Requirements

To apply for the grants, applicants must meet the following:

- **Be in the Pepco service territory** as evidenced by a copy of a recent electricity bill;
- Live in a single-family residence in one of the following TNI designated neighborhoods and corresponding zip codes.
 - The [TNI Address Locator](#) is an interactive map that will allow you to key in an address and determine if it is located within a designated TNI area.
- Have, or will, apply to the applicable EmPOWER Maryland incentive programs:
 - Pepco’s residential energy-efficiency incentives.⁴
 - EmPOWER Maryland’s Low Income Energy Efficiency Program (LIEEP).⁵
- Perform a comprehensive home energy audit.
 - Under the LIEEP, the home energy audit will be available at no cost to the program participant. For participants in the Pepco energy efficiency program, the home energy audit, called the Home Energy Assessment⁶, is under the Home Performance with ENERGY STAR (HPWES) program.
 - Market rate applicants must select one of the ~ 30 [HPWES contractors](#) approved by Pepco to perform energy audit and install energy conservation measures under the HPWES program. *Note grant dollars cannot be utilized to install gas-related equipment and components.*
- The energy audit report must demonstrate, after direct install measures, the project will achieve 10% energy savings or greater (kWh and energy cost for energy efficiency; energy cost for solar PV) to meet grant requirements.

Typical energy conservation measures included but are not limited to:

- Air sealing and insulation;
- Upgrade of heating, ventilation, and air conditioning systems (HVAC) -- must be 16 SEER/13 EER or greater and for heat pumps, 16 SEER/13 EER/9HSPF. All HVAC systems must be Energy Star Labeled.
- Some appliances—only hot water heater, refrigerator, smart thermostats, and clothes washer and dryer at present. Note appliances are not covered under HPWES program; therefore, applicants must apply for [Pepco’s standalone appliance incentive](#) and show proof of applying by submitting a copy of complete rebate form. Applicant must choose from the list of approved appliance referenced on Pepco’s website.
- Lighting upgrades such as light emitting diodes (LED) – the LED must be in addition to the ~ 14 direct install measures and be the actual lighting fixture, not light bulbs.

⁴ <https://homeenergysavings.pepco.com/home-performance-with-energy-star-program/overview/participating-contractors>

⁵ <http://dhcd.maryland.gov/Residents/Pages/lieep/default.aspx>

⁶ <https://homeenergysavings.pepco.com/home-performance-with-energy-star-program>

A complete list of eligibility requirements are contained in the TNI *Energy Efficiency* grant application located on the Sustainable Energy Program website. Application correspondences should be sent to

Solar Energy Grant

This option is also available to homeowners in TNI designated communities and Pepco service territory. **Grantees must successfully implement energy efficiency measures to qualify for funding for solar PV.** All systems supported through the grant are subject to the following conditions.

- The minimum system size to qualify for a grant is 2 kilowatts (kW);
- Only rooftop solar PV systems installed after January 1, 2018 are eligible;
- The solar analysis must demonstrate the project will achieve 10% energy savings or greater (energy cost) to meet grant requirements.
- Systems must be installed by an appropriately licensed contractor in accordance with all applicable federal, state, and local laws;
- All major system components (panels and inverters) must be new and not previously placed in service in any other location or for any other application. Rebuilt, refurbished, or relocated equipment are not eligible for a photovoltaic incentive;
- A manual or manuals must be provided with each photovoltaic system and balance-of-system, including the inverter;
- To protect the purchaser against defective workmanship, system or component breakdown, or severe degradation, all systems must carry the original manufacturer's warranty of one year or greater, and all installation workmanship must be guaranteed for a minimum of one year. The entire solar generating system must carry a warranty, including PV modules (panels) and inverters, and warranties should provide for no-cost repair or replacement of the system or system components, including any associated labor during the warranty period.

A complete list of requirements are contained in the TNI *Rooftop Solar* grant application located on the Sustainable Energy Program website. All application correspondences are to be sent to TNICleanE@co.pg.md.us.

Available Incentives

Subject to the availability of funds, grants will be dispersed on a first-come, first-served basis. All applicants and their contractor must receive approval via the issuance of a prequalification letter before performing any grant funded energy efficiency or health/safety measures. For energy efficiency, SEP provides grants up to \$5,000, after incentives from the respective EmPOWER MD programs, to offset:

1. The cost to perform an energy audit (\$100 maximum and the EmPOWER program covers \$400. Note the County will reimburse the \$100 if an application is approved with the issuance of a prequalification letter);
2. The installation of energy conservation/efficiency measures as listed above;

3. Portion (maximum of 15% of TNI funded energy conservation measures) project costs may be used to address health and safety measures that prevent the adoption of recommended efficiency measures.

For solar grants, there are three different routes:

- a. For income-qualified applicants, the maximum grant for a homeowner owned system is up to \$10,000;
- b. Grants for leased systems are up to \$2,000;
- c. For market rate applicants, the maximum grant for a homeowner owned system is up to \$5,000.

A portion (maximum of 15% of TNI funded energy conservation measures) may be used to address health and safety measures that prevent the installation of solar PV (e.g. tree trimming). Cost effectiveness in the form of payback of no greater than 20 years will be utilized to determine incentive amount.

The Application Process

Applications are reviewed on a first-come, first-served basis. A prequalification must be issued to the applicant before commencement of energy efficiency upgrades or solar installation. SEP staff has 10 days to prequalify a complete application; 10 days to process the final application after work is completed; and the Office of Finance has up to 30 days to process the invoice. The approval timeline is subject to change if deficiencies occur in the application submittal process. Please note due to staff capacity, we are not able to accept more than 10 applications per contractor at a time, on the same day. All application correspondence should be sent to TNICleanE@co.pg.md.us.

A completed energy efficiency application must include:

- A recent (within 3 months) copy of 1 energy and 1 water bill for the property;
- A copy of the home energy assessment/audit report and recommendations;
- Proof of having applied to one of the EmPOWER MD incentive programs;
- An itemized signed copy of contract and scope of work (SOW) with cost to install, remedy, or perform measures needed to address findings in the audit including supplemental information such as the Air Conditioning, Heating, & Refrigeration Institute (AHRI) certification, model number, and serial number for all applicable grant requested equipment. All equipment and appliance are to be Energy Star Labeled.
- IRS Form W-9: Request for Taxpayer Identification Number and Certification;
- The completed and signed Affidavit of Income;
- The completed and signed Terms and Conditions/Agreement; and
- Proof of Pepco's funding applicable EmPOWER MD incentives.
- Itemized SOW/invoice upon completion of work.

A complete solar application must include:

- A copy of recent (within 3 months) Pepco bill for the property;
- Proof of successful implementation of energy and water efficiency measures;
- A copy of the signed itemized contract to install a solar photovoltaic system on the roof of the property;
- A solar analysis specifying estimated output, savings, etc.;
- IRS Form W-9: Request for Taxpayer Identification Number and Certification;
- The completed and signed Affidavit of Income;
- The completed and signed Terms and Conditions Agreement;
- Copy of Pepco's Authorization to Operate letter;
- A copy of the official sticker used by a Third Party Solar Inspectors participating in the Third Party Residential Solar System Inspections Program; and
- Proof of system registration with the Maryland (or District of Columbia) Public Service Commission.
- Itemized SOW/ invoice upon completion of work.

A complete list of requirements are contained in the TNI Clean Energy, *Energy Efficiency* and *Rooftop Solar PV* applications located on the Sustainable Energy Program website. All application correspondences should be sent to TNICleanE@co.pg.md.us.

Site Visits

SEP staff will conduct site visits to review installed energy measures and other grant funded activities against the proposed measure list, to assure project completion, appropriate expenditure of funds and legal compliance. The program reserves the right to make additional site visits on any and all projects as deemed necessary.

Grant Agreement/Terms & Conditions

All grant applicants who seek to claim grants and/or incentives under the TNI Clean Energy grant are required to acknowledge reading and understanding the terms and conditions, and must accept the terms and conditions before SEP will process an application and/or incentive payment. Please see the TNI Clean Energy application for *Energy Efficiency* and *Rooftop Solar* for a complete list of terms and conditions.

ENERGY STAR Certification and Green Leasing Grant

NOTICE: We are currently accepting applications for “Multifamily Housing” building types only due to an update being performed by the Environmental Protection Agency (EPA) to the Energy Star Certification program for “Office Building” type.

Background

For commercial real estate, ENERGY STAR certification is a market differentiator. To earn certification, buildings and plants meet strict energy performance standards set by EPA - a facility must operate among the top 25 percent of similar facilities nationwide, with no sacrifices in comfort or quality. ENERGY STAR certified buildings use less energy, are less expensive to operate, and cause fewer GHG emissions than their peers. On average, these buildings use 35 percent less energy and cause 35 percent fewer greenhouse gas emissions than comparable buildings across the country.

Certification can also help to increase a building's value. Academic studies show that ENERGY STAR certified buildings are more valuable — commanding higher rents and sale prices, among other economic benefits. As a building's energy usage and efficiency are increasingly becoming factors to retain and attract tenants, certified properties can generate more income when compared to similar buildings.⁷ Further, tenants are increasingly seeking and mandating that leased spaces meet minimum energy-efficiency standards. For example, as of 2010, Federal agencies are now required to lease space in buildings that have earned ENERGY STAR certification in the most recent year.

Currently, only 3% of office buildings (over 10,000 square feet) in Prince George's County are ENERGY STAR certified, and that number drops to 1.6% when factoring in all office buildings in the County. There are two multifamily housing properties that are certified within the County.

| | |
|--|------|
| Total Number of Office Bldgs. in the County: | ~931 |
| Number of Office Bldgs. 10K+ Sq. ft.: | ~505 |
| Number of Office Bldgs. 10K+ certified: | ~15 |
| Number of Multifamily Housing certified: | ~2 |

Table 4: The number office and multifamily buildings in the County as of 2016 per MNCPPC

Goals

The ENERGY STAR certification and Green Leasing grant (ESGL) seeks to increase the number of ENERGY STAR certified office and multifamily buildings in the County. This will support the County's goals of reducing greenhouse gas emissions while stimulating economic activity. Grant funds are available to assist commercial buildings obtain ENERGY STAR certification. As a condition of grant award, recipients are to adopt green-leasing best practices and maintain certification for 3 years following the award. The program's goals are to:

- Reduce energy and/or water consumption of commercial properties by 20% or greater;
- Help meet the County-wide GHG or carbon emissions reduction goals of 80% below 2008 levels by 2050; and
- Increase the number of ENERGY STAR certified office buildings to 30 at a minimum.

⁷ From Ten Reasons to Pursue ENERGY STAR certification: (<https://www.energystar.gov/buildings/about-us/how-can-we-help-you/build-energy-program/business-case/10-reasons-pursue-energy-star>).

Funds can be used to offset the costs of electric only energy efficiency and water efficiency measures, and for professional services required to verify that the information contained within the certification application is accurate.

Target Audiences

The grant program targets office building and multifamily housing owners that are located in Prince George's County built prior to May 15, 2016, and are in the Pepco service territory. Definitions of what constitute eligible office buildings and multifamily housing will follow the subset of building types as defined and listed on ENERGY STAR's [list of property types eligible](#) to receive the 1-100 ENERGY STAR score⁸. Grant funds will be dedicated to multifamily housing with emphasis on affordable housing.

General Eligibility

Office buildings and multifamily housing located in Prince George's County are welcome to apply. Of particular interest are commercial buildings that meet the following criteria:

- **Are located in the Pepco service territory;**
- Have or plan to apply to Pepco's applicable commercial energy efficiency programs;
- Has or will perform, at minimum, an American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE) Level 2 Commercial audit or demonstrably equivalent;
 - Demonstrate the project will reduce energy and/or water consumption and cost of commercial properties by 20% or greater.
- Commercial buildings must be built prior to March 23rd, 2016;
- Has or will apply for Energy Star certification on or after March 23rd, 2016; and
- Perform benchmarking utilizing [Energy Star Portfolio Manager](#).

The owner of the property must:

- Have a status of "Good Standing" for the current year, as evidenced by a certificate of status from Maryland State Department of Assessments and Taxation.⁹

Commercial Office Buildings:

- Must be at least 10,000 square feet;
- Are in operation, at least 30 hours per week; and
- Have at least 1 worker during the main shift.

Multifamily housing properties must contain:

- 2 units or more per building;
- 20 units or more per property/campus;

⁸ Property types eligible to receive a 1-100 ENERGY STAR score: <https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager/identify-your-property-type-0>.

⁹ Certificates of Status are available on the Maryland State Department of Assessments and Taxation (SDAT) website [\[https://egov.maryland.gov/BusinessExpress/EntitySearch\]](https://egov.maryland.gov/BusinessExpress/EntitySearch).

- Greater than 75% occupancy.

Please note communities of single-family homes are not eligible; however, they may be eligible for grants offered by the TNI Clean Energy grant. If the housing property is a mix of multifamily and single-family homes, the property would still be eligible for the multifamily grant as long as the single-family homes are less than 25% of the total gross floor area.

“Affordable” means rental housing with existing income or rent restrictions, or housing with units that serve tenants with low to moderate incomes.

Low to moderate income (LMI) households are defined as those with total household gross incomes that are less than 60% (low income) and 85% (moderate income) of the median income for Prince George’s County. The program will use the Maryland Department of Housing and Community Development (DHCD) 2018 Income limits.¹⁰ Lastly, we will only fund one application per property address. Please review the ESG grant application for complete details. All application correspondences should be sent to EnergyStarCGL@co.pg.md.us.

Available Incentives

Subject to the availability of funds, grants will be dispersed on a first-come, first-served basis. The maximum grant available per application is \$100,000. Cost effectiveness in the form of payback not to exceed 15 years will be utilized with determining the grant allocation. With the receipt and review of the full application, SEP will pay up to 80% of the prequalified amount. Upon receiving the ENERGY STAR Certificate, SEP will pay the remaining 20% of the prequalified amount.

Funding Criteria

As part of the EmPOWER MD legislation, incentives are available to help reduce the initial cost of energy audits, and for upgrades to energy efficient equipment and systems. Applicants to the ENERGY STAR grant must first apply to the applicable commercial and industrial (C&I) program, and agree to share information with the ENERGY STAR Certification and Green Leasing grant’s staff.

Market Rate Programs

Maryland utilities administer the C&I incentives for market rate applicants interested in EmPOWER Maryland energy efficiency incentives.

- Pepco’s [\(C&I\) Energy Savings Program](#)¹¹

Apply to the C&I program, and agree to share application and incentive information with the ENERGY STAR grant.

- The office building incentives are available here:
<https://cienergyefficiency.pepco.com/Office.aspx>

¹⁰ https://dhcd.maryland.gov/HousingDevelopment/Documents/prhp/2018_MD_Income_Limits.pdf. 60% income limits can be found on pages 10 and 11, and 85% income limits can be found on pages 18 and 19.

¹¹ <https://cienergyefficiency.pepco.com/>

- The multifamily properties incentives are available here:
<https://homeenergysavings.pepco.com/business/energy-efficiency/multifamily>

NOTE: In order to qualify for the ENERGY STAR certification and Green Leasing grant, the office building must be at least 10,000 square feet, and multifamily properties must have 20 or more units.

Income Based Programs

Maryland's Department of Housing and Community (MD DHCD) administers the income-based incentives for applicants interested in EmPOWER Maryland energy efficiency incentives.

- MD DHCD [Multifamily Energy Efficiency Improvement Program](#)¹²

The Maryland Department of Housing and Community Development's multifamily energy funds are restricted to affordable multifamily rental properties. "Affordable" means rental housing with existing income or rent restrictions, or housing with units that serve tenants with low to moderate incomes, as determined by the department. Multifamily rental housing may include apartment buildings, townhouses, single-family homes, single room occupancy and shared housing facilities with five (5) or more units. Eligible applicants include non-profit organizations, for-profit organizations and governmental entities.

Apply to the MD DHCD Multifamily Energy Efficiency Improvement Program and agree to share application and program information with the ENERGY STAR grant staff.

NOTE: In order to qualify for the ENERGY STAR certification and Green Leasing grant, multifamily properties must have 20 or more units.

The Efficiency Audit

An efficiency audit is a systematic review of the energy and/or water consuming installations in a building or premises to ensure that resources are being used sensibly and efficiently. The audit usually commences with the collection and analysis of all information that may affect the utility consumption of the building or premises, then follows with reviewing and analyzing the condition and performance of various building services installations and building management, with an aim at identifying areas of inefficiency and suggesting means for improvement.

The American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE) Level I audit or "walk-through audit" is the basic starting point for building energy optimization. It consists of an initial review of the property's utility bills and a brief site survey of the building, its systems and its modes of operation. The ASHRAE Level I audit is intended to be a quick assessment of the relative potential for energy/water and cost saving opportunities. The primary objective of the Level I audit is to identify and provide a savings and cost analysis of low-cost/no-cost measures. It may also provide a list of more capital intensive improvements that merit further consideration, and an initial judgment of potential costs and savings. The Level I audit is intended to help the building owner understand where the building performs relative to its peers; establish a baseline for measuring improvements; decide whether further evaluation is

¹²<http://dhcd.maryland.gov/HousingDevelopment/Pages/EnergyEfficiencyWeatherization.aspx>

warranted; and if so, where and how to focus that effort. The audit results in a brief summary report that will detail the findings.

The ASHRAE Level II audit provides the building owner with a more detailed building survey and energy analysis. A detailed fuel use analysis is performed and the building is benchmarked to gauge overall performance. Energy consumption is broken out by end use such that building owners and operators can easily understand which areas of operation may present the greatest opportunities.

The audit must be performed by a Building Performance Institute (BPI) certified contractor. The scope of the audit and the audit report must be equivalent to the procedures as described for a Level 2 Energy Survey and Analysis in accordance with Procedures for Commercial Building Energy Audits, 2011 edition, published by the American Society of Heating, Refrigerating and Air-conditioning Engineers, Inc. (ASHRAE).¹³

At a minimum, the audit report must include:

1. All reasonable measures, including capital improvements, that would, if implemented, reduce energy/water use and/or the cost of operating the building;
2. For each measure, the associated annual consumption savings, the cost to implement, and the simple payback, calculated by a method determined by the department;
3. The building's benchmarking output consistent with the United States Environmental Protection Agency Portfolio Manager tool or as otherwise established by the department;
4. A break-down of energy usage by system and predicted energy savings by system after implementation of the proposed measures; and
5. A general assessment of how the major energy consuming equipment and systems used within tenant spaces impact the energy consumption of the base building systems based on a representative sample of spaces.

Auditors, Contractors and Service Providers

The market-rate and income-based EmPOWER Maryland programs have service providers that are qualified to administer services for the respective programs. These trade allies participate in program-specific training to learn and to provide technical support that can assist you with the applications and/or installations of energy efficient equipment for commercial, industrial and institutional buildings. All corresponding [Service Providers](#) listed on the website are required to go through an approval process prior to being listed.

Participants in the [DHCD's Multifamily Energy Efficiency Improvement program](#) should note that an audit is required from one of the department's Qualified Auditor List, available [here](#). Prince George's County also maintains a [directory of County-based businesses](#)¹⁴ which are certified with Prince George's County. Those seeking Service Provider services are encouraged to use the directory as a resource to identify certified Prince George's County providers of goods & services.

¹³ <https://www.ashrae.org/resources--publications/bookstore/procedures-for-commercial-building-energy-audits>

¹⁴ <https://www.princegeorgescountymd.gov/1315/Supplier-Directories>

Doing business with certified vendors helps to stimulate a strong economic base for Prince George's County.

NOTE: The information above is provided for informational purposes only and should not be considered an endorsement, recommendation or promotion, either expressed or implied, of any of the service providers listed thereon. Accordingly, it is the customer's sole responsibility to investigate and determine the technical capabilities and reliability of the trade ally prior to selection.

Energy and Water Efficiency

Efficiency measures for which funding support is requested must be identified by the audit, and are subject to pre-inspection to qualify for incentives. The program reserves the right to not fund certain measures if deemed not cost-effective. The efficiency measures must meet the following requirements:

- Must result in a measurable and verifiable reduction in energy/water usage (kWh/gallons);
- Must produce energy/water savings through an increase in efficiency;
- Must be cost effective as defined by the program manager;
- New equipment must exceed minimum current equipment efficiency standards as defined by the current version of the Northeast Energy Efficiency Partnership's [Mid-Atlantic Technical Reference Manual](#)¹⁵; and
- Must not develop any savings due to fuel switching.

For purposes of this grant, a project is defined by a set of proposed electric energy and water savings measures included in a single project application - projects that include multiple measure types are encouraged.

Examples of Eligible Efficiency Measures:

- ASHRAE Level 2 Energy Audit or equivalent
- Heating, ventilation and air-conditioning systems
- Energy management and/or control systems, including continuous commissioning
- Water conservation and efficiency (e.g. low-flow shower heads)
- Energy Star labeled appliances
- Demand response programs
- Custom measures (evaluated on a case by case basis)
- LED lighting and control systems
- Building envelope
- Occupant plug load management systems
- Energy Star certification process
- Advanced metering to convert master-metered buildings to sub-metering
- Domestic hot water systems
- Retro-commissioning

Examples of Ineligible Efficiency Measures:

- Vending machine controls;
- Any measure that is easily removed or not permanently installed;

¹⁵ <http://www.neep.org/mid-atlantic-technical-reference-manual-v6>

- Any measure that does not result in improved energy or water efficiency; and
- Fuel switching which refers to instances where a unit historically burned one primary fuel, such as natural gas, and applicant desire to switch to another fuel such as electricity and may switch back to the “historic” fuel at will.

Pepco’s Resource Advisor Tool

Pepco’s Resource Advisor tool can be used to collect whole-building historic electric use data for energy benchmarking. With the Resource Advisor, you can access your aggregate building data on a monthly basis and automatically transfer it into the Portfolio Manager. Information on how to request data, access the tool, and share with the ENERGY STAR’s Portfolio Manager is available [here](#).

Data-sharing via ENERGY STAR’s Portfolio Manager

Data sharing combines building performance and benchmarking (the comparison of a building’s performance against similar facilities across the nation) with other building information sources - including cleansing and validating the data, analyzing it, assessing compliance, and disclosing results per public transparency requirements - and is necessary to measure progress and to ensure the County is on track to meeting its emissions targets. Managing building performance data (such as energy or water consumption efficiency) with a record of performance will inform public and private decision-making strategies around the built environment.

EPA’s ENERGY STAR [Portfolio Manager](#)¹⁶ tool helps users measure and track the energy and water use, waste and materials, and GHG emissions of their buildings, all in a secure online environment. Results can be used to identify under-performing buildings, set investment priorities, verify efficiency improvements, and receive EPA recognition for superior energy performance.

By entering details about the property and consumption data into Portfolio Manager, one can:

- Assess whole building energy performance;
- Track changes in energy, water, waste, GHG emissions, and cost over time;
- Track green power purchases;
- Create custom reports; and
- Share data with others.

The steps to share read-access to your building’s data with the program staff are available [here](#)¹⁷.

Receipt of a grant from ESGL requires grantees to provide a copy of the ENERGY STAR Statement of Energy Performance (SEP), which is available through Portfolio Manager (on the Reports tab). A verifying professional should sign and stamp the SEP to verify the validity of the data.

¹⁶ <https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>

¹⁷ https://www.energystar.gov/sites/default/files/tools/Print%20Resource_Sharing%20Properties_04_21_16.pdf

The Program staff is available to assist with these processes.

The Green-Lease Best Practices

Green-leasing aligns the financial and environmental benefits of landlords and tenants to work together to save money, conserve resources, and ensure the efficient operation of buildings. These contractual arrangements can serve as a powerful mechanism to assist the commercial real estate industry in responding to market pressures and increase energy efficiency of the existing and newly constructed building stock.¹⁸

Applicants must submit documentation showcasing specific clauses or language that promotes energy efficiency practices.

The lease agreement or documents must contain at least three of the following:

- Provision requiring regular scheduled tenant disclosure of utility data to facilitate whole-building energy benchmarking;
- Building standards and/or tenant improvement guidelines for energy efficiency. For example, “Tenant improvements will conform to LEED C.I.¹⁹ standard or better.” “Tenants will install ENERGY STAR appliances only.” This may also cover items like lighting specification or available plug load watts per square foot;
- Sustainable operations and maintenance rules and regulations. Language should cover restricted HVAC weekend operating hours, janitorial services provided during daytime hours, tenants not allowed to bring in space heaters;
- Sub-metering of tenant spaces or separate metering of tenant plug load and equipment, including data centers. Ideally tenants are billed according to actual use rather than on a pro-rata basis;
- Landlord agrees to incorporate energy management best practices into building operations, such as regular benchmarking, energy audits, or commissioning of building systems;
- Landlord provides sustainability training to leasing agents and/or building marketing materials cover sustainability and energy efficiency features. Documentation can include any relevant materials and is not expected to be included in a lease itself;
- Landlord designates a sustainability point of contact within the lease or related documents;
- Lease language specifies that the landlord may sell power generated on-site to tenants at a competitive price;
- Conservation and/or efficiency training for building occupants;
- Workplace Electric Vehicle Charging program.

¹⁸ See the Institute for Market Transformation’s (IMT) green lease library, for more info (www.greenleaselibrary.com)

¹⁹ Commercial interiors (<https://www.usgbc.org/resources/leed-commercial-interiors-v2009-current-version>)

The Application Process

Applications are reviewed on a first-come, first-served basis. A prequalification must be issued to the applicant before they may perform grant funded activities. Request for prequalification includes the submittal of:

- The ENERGY STAR Certification and Green Leasing grant application;
- A copy of (or access to) the applicant's EmPOWER MD program application;
- A copy of recent (within the last 6 months) energy and water bills for all meters on the property;
- Read access to the applicant's building data within the ENERGY STAR portfolio manager;
- A copy of the property owner's current year's Certificate of Standing.
- A copy of the results of the ASHRAE Level 2 (equivalent or better) energy audit;
- A description of measures for which funding is requested;
- The list of measures required to achieve ENERGY STAR certification;
- Copy of contract with cost to install, remedy, or perform measures needed to achieve ENERGY STAR certification;
- Invoice showing the cost for a Licensed Professional (LP) to sign and stamp the ENERGY STAR Data Verification Checklist for Certification;
- A brief narrative of no more than 500 words describing your organization's existing and planned approach to green-leasing and landlord/tenant engagement;²⁰
- A copy of a current or future lease agreement which features green-leasing best practices;
- The signed Terms and Conditions.

A complete list of application requirements are available via the ESGL application located on the Sustainable Energy Program website.

Application Review

Applications will be accepted and reviewed on a first-come, first-served basis, and program staff is available to support applicants to address deficiencies. A prequalification must be issued to the applicant before they may perform grant funded activities. Prequalification letters is to be issued within 10 business days of receipt of a complete application. Final approval of application and site visit will occur within 10 business days of receipt of invoice and other required documents. The Office of Finance has up to 30 days to process invoices.

Please note the time to achieve certification varies as it depends on many factors including the time for energy bills to reflect the benefits of efficiency improvements. As such, upon completion of the work, 80% of prequalified funds may be dispersed. Because ENERGY STAR Certification may take at least one year to obtain, the County will hold 20% of the grant dollars until proof of certification is provided.

²⁰ See the appendix for examples of green lease activities.

A one-time extension may be granted upon request, with explanation, from the applicant. The program reserves the right to rank and to select projects based on largest measurable and verifiable reduction in energy usage.

Site Visits

The grant program staff will conduct site visits to review installed measures against the proposed measure list, to assure project completion, appropriate expenditure of funds and legal compliance. The program reserves the right to make additional site visits on any and all projects as deemed necessary.

Grant Agreement/Terms & Conditions

All grant applicants who seek to claim grants and/or incentives under the TNI Clean Energy grant are required to acknowledge reading and understanding the terms and conditions, and must accept the terms and conditions before SEP will process an application and/or incentive payment. Please see the TNI Clean Energy application for *Energy Efficiency* and *Rooftop Solar* for a complete list of terms and conditions.

Other Sustainable Energy initiatives

Government Operations Projects

Prince George's County Solar Co-op

The Sustainable Energy Program in collaboration with the Metropolitan Washington Council of Governments (MWCOG) and MD SUN formed a co-op to make it easier for residents to save money on the purchase of solar panels and build a community interested in solar energy. Approximately five community meetings were held to educate the public about solar energy and how the co-op simplifies the process of going solar, while providing a discount through members' bulk purchasing power. Over 100 County residents joined the co-op and selected two solar vendors to perform the installation by the end of 2016.

Rooftop Solar Challenge Grant

The County received a technical assistance grant from the U.S. Department of Energy (DOE) via MWCOG to develop and promote the *Solar Road Map* - a web tool that provides guidance on how to transform the local solar market by reducing "soft costs". According to DOE, non-hardware costs or "soft costs" - including permitting, installation, and interconnection - can make up as much as 60% of the total installed cost of a rooftop PV system. The County in partnership with MWCOG is taking actions in four areas to bring down these soft costs and make it faster, easier, and cheaper to go solar:

- Permitting and interconnection processes;
- Financing options;
- Planning and zoning; and
- Net metering and interconnection standard.

Solar and Government Buildings

In addition to the solar carport at Wayne K. Curry Administration Building, two additional solar PV systems operate Consolidated Warehouse and Fleet Maintenance facilities. These systems produce approximately 527,000 kWh of electricity and offset over 1.3 million pounds. The County also has two small generating systems in operation at Animal Service Facility and at Correctional Department facility, both on Brown Station Road.

The County has identified the following buildings to install 4 MW of additional solar carport per Exelon/PHI merger.

- RMS Building;
- Inglewood Business Center I, II, and III;
- Largo Government Center;
- Old County Administration Building; and
- Bowie Police Station.

Energy Efficiency in Government Buildings

The County entered into energy performance contracts with energy service companies Pepco and Johnson Controls, Inc., to perform energy and water improvements to 10 county government buildings. This project, known as *Phase I EPC*, generates approximately \$1,000,000 of energy savings annually. An Energy Performance Contract (EPC) provides customers with a comprehensive set of energy efficiency, renewable energy and/or distributed generation measures, accompanied with guarantees that the savings produced by a project will be sufficient to finance the full cost of the project.

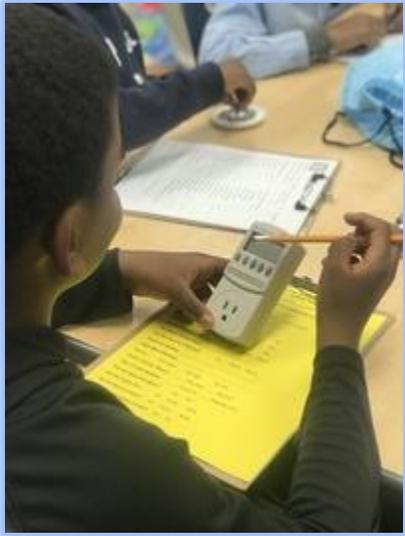
The program has completed additional investment grade energy audits and received ~\$400,000 from MEA to perform "Deep Energy Retrofit" of the Harriet Hunter Senior Center and upgrade to LED lighting in various areas at the County Administration Building. Additionally, Energy Efficiency and Conservation Block Grant funds were used to install energy-efficient windows and "cool roofs" at Harriet Hunter Senior Center. SEP has plans to retrofit an additional 30 government facilities over the next 10 years.

Green Fleet

Maryland Energy Administration (MEA) launched the Maryland Smart Energy Communities program in 2013. The goal of the program is to have local governments commit to sustained energy savings and adopt policies related to energy efficiency, renewable energy and/or transportation efficiency. The County received multiple grants under this effort, starting in 2014. SEP, Fleet, and Department of the Environment utilized grant funds to purchase 6 plug-in hybrid electric vehicles (PHEV) and install 3 dual-head electric vehicle charging stations.

Energy Literacy Program

Pepco and the Exelon Foundation, in partnership with the NEED Project and Prince George's County Public Schools, are launching Energizing Student Potential (ESP), a STEM-focused energy program for grades 3 - 8 in Prince George's County Public Schools in February 2018. This program brings together standards-based curriculum for use by classroom teachers, library media specialists, and afterschool program leaders in classroom or other school settings.



Energizing Student Potential is a collaborative educational initiative designed to empower students to explore opportunities in STEM fields and help them discover their own path to innovation through a variety of classroom subjects.

ESP is designed to help educators bring energy into the school and to provide all the tools and resources necessary for students and educators to learn together, explore energy together, and teach their local communities about energy. The program begins with an energizing workshop in February and culminates with school hosted Energizing Student Potential Energy Fairs.

The program provides participating schools the following:

- District standards aligned curriculum and hands-on kits;
- An Energizing Student Potential Energy Fair Kit to host an Energy Fair and Carnival at their school;
- A free half-day Educational Energy Audit for students to learn about their school building with energy professionals;
- Two Days of Professional Development for teachers and other members of the school team;
- Connections to STEM professionals to help students see all the possibilities of STEM and Energy Careers.



Students and educators engage in science, technology, engineering and mathematics activities in classroom, while learning fundamental principles of energy use and conservation. Students learn best when engaged in inquiry learning, and the activities and explorations included in the program allow them to think, explore, share, and develop a profound respect for energy and the world around them. The lessons and projects in this program are designed to allow students to teach their peers as well as their local community.

Solar Generation Commitment – County-wide

Exelon has committed to develop or assist in the development of 15 MW of solar generation in Maryland, with 5 MW to be developed in each of Prince George’s County, Montgomery County, and Delmarva’s Maryland service territory. Exelon will not recover the costs associated with this renewable generation through Delmarva’s or Pepco’s rates. Additionally, the Solar Renewable Energy Certificates (“SRECs”) created by these projects will not be used for Maryland Renewable Portfolio Standard compliance prior to 2020.

Sustainable Energy Workforce Development Program

On behalf of SEP, Employ Prince George's and Prince George's Community College are implementing the Sustainable Energy Workforce Development Program (SEWDP). SEWDP plays a critical role in establishing an advanced energy industry in the County that will create quality jobs and build employment capacity in the energy sector. It unites the business community with training institutions, community-based organizations, and the local workforce development board to provide work-based learning and occupational skills training to prepare eligible Prince George's County residents, within the Pepco service territory, for employment in the sustainable energy sector.



SEWDP Information Session, June 2018

The SEWDP provides eligible Prince George's County residents with FREE industry certified training, one-on-one career counseling, job placement assistance, basic skills training, and supportive services to help you gain employment in the Sustainable Energy Industry. Examples of careers in the sustainability industry include:

- Energy Auditors;
- Solar Panel Installers;
- Solar Water Heating Installers;
- Wind Energy Technicians;
- Weatherization Technicians;
- Manufacturers & Distributors of Energy-Efficient Products.

General Eligibility Requirements include:

- 18 years of age or older;
- Proof of County residency;
- Transcripts: HS Graduate, GED recipient, or proof of unemployment.

Visit the [Employ Prince George's](#) website to learn more about SEWDP.

Green Energy Loan

On behalf of the Program, FSC First serves as the Fund Manager and provides loan guaranty to participating lenders to compel them to provide financing for sustainable energy projects. Eligible

projects include, but are not limited to: energy storage, community solar and other distributed energy generation, energy and water efficiency in buildings, microgrids, clean transportation, resiliency measures, and more.

The loan fund is unique in that it is (1) managed by FSC First, a U.S. Treasury Community Development Financial Institution, whose goal is to expand economic opportunities in local communities by providing access to financial products and services; and 2) requires the use of diverse/minority businesses and lenders to implement the projects. To learn more about the loan, please visit [FSC First website](#).

Microgrid Commitment

Pepco agreed as a condition of the multi-party settlement in the Exelon-PHI Merger to develop two pilot public purpose microgrid projects in its service territory. The Maryland Public Service Commission determined this commitment was consistent with the public interest and adopted Condition No. 13 to [Order No. 86990](#), which provides, in pertinent part, as follows:

- Pepco shall, within 18 months following merger close, file with the Commission a proposal for pilot public-purpose microgrid projects to provide enhanced energy services to the selected areas, including during emergency events. The filing shall include a proposal for funding of Pepco's costs in connection with the projects through Pepco's regulated rates and a description of any federal, state, or local contribution to the development of the microgrid projects. The pilot projects shall be developed in the Pepco service territory, with one project in Prince George's County and 5 one project in Montgomery County. Pepco shall coordinate with Montgomery County and Prince George's County and the Maryland Energy Administration on the selection of the pilot locations, the development of the proposal, and implementation of the projects. The county hosting the microgrid will have final approval and consent of the location. The proposal of the microgrid projects will include, but is not limited to: planning, design, and construction of physical facilities and control technologies, the development of onsite distributed-generation sources, such as combined heat and power, solar photovoltaic, and fuel cells, and operation and maintenance activities; the development and implementation of each microgrid shall be competitively-sourced. Subject to a prudency review by the Commission, Pepco shall install the microgrids within five years after receiving approval from the Commission.

Unfortunately, the proposal Pepco submitted to build the public purpose microgrids in the Counties was not accepted and we are working to provide a supplemental proposal in 2019.

ADDENDUM

Baseline Information (Residential)

| TNI Metrics | | | | | | |
|--|--------------------------|-----------------------------|------------------------------|---------------------------|--------------------------|--------------------------------|
| TNI Neighborhood | Population (Est.) (2014) | # of Accounts (Est.) (2016) | # of LIEEP Applicants (2016) | % Rec'd Incentives (2016) | Energy Consumption (kWh) | Yearly Energy Cost (@ 13¢/kWh) |
| Bladensburg - East Riverdale/Woodlawn - Lanham | 33,435 | 21,940 | 282 | 1.29% | 192,000,000 | \$24,958,778 |
| Forestville/Suitland - Coral Hills | 35,557 | 27,203 | 536 | 1.97% | 268,000,000 | \$34,858,638 |
| Hillcrest Heights - Marlow Heights | 11,747 | 12,680 | 212 | 1.67% | 135,000,000 | \$17,578,523 |
| Kentland - Palmer Park | 10,381 | 10,815 | 241 | 2.23% | 94,000,000 | \$12,216,477 |
| Langley Park | 14,296 | 9,654 | 61 | 0.63% | 84,000,000 | \$10,945,812 |
| Oxon Hill - Glassmanor | 18,969 | 9,039 | 84 | 0.93% | 83,000,000 | \$10,847,847 |
| Silver Hill | 10,519 | 9,386 | 100 | 1.07% | 82,000,000 | \$10,706,429 |
| <i>Totals</i> | 134,904 | 100,717 | 1,516 | 1.51% | 938,000,000 | \$122,112,505 |

Baseline Information (Commercial Buildings)

| Estimated Number of Commercial Buildings (all sizes) in Prince George's County | | | |
|--|------------------------|-------------|-------------|
| COMMERCIAL BUILDINGS | Private, Church or NPO | Government* | Total |
| Store or Shop Buildings | 1719 | 19 | 1738 |
| Malls, Shopping Centers, or Collection of Shops | 377 | 0 | 377 |
| Total: Stores/Malls/Shopping Centers | 2096 | 19 | 2115 |
| Office or Bank Buildings | 734 | 114 | 848 |
| Office or Store with Residence on Top | 59 | 0 | 59 |
| Office Building over Storefront | 24 | 0 | 24 |
| Total: Office/Bank/Mixed-use Office | 817 | 114 | 931 |
| Unspecified Commercial | 172 | 21 | 193 |
| TOTAL: COMMERCIAL BUILDINGS | 3085 | 154 | 3239 |
| SINGLE-FAMILY CONVERTED TO OFFICE | 238 | 2 | 240 |
| HOTELS AND MOTELS | 73 | 0 | 73 |

*includes Federal, State, County, Municipality, Railroad or WMATA

Note:

Estimates are provided by the M-NCPPC and are based on Maryland State Department of Assessments and Taxation property records as of **July 1, 2014** and reflect the number of tax records that meet the criteria, not necessarily the number of buildings. In most cases, however, there is one tax record per building. "Type of Building" is determined by either the AZC, EXEMPT_CLASS, PREF_CODE, TYPE, or BPRUC Assessor codes translated into LBCS (Land Based Classification System) "Structure" codes. There is no guarantee as to the accuracy of this data and it should not be reused or reproduced without the express written consent of the M-NCPPC.

ENERGY STAR Certified Buildings over 10,000 sq. ft. in Prince George’s County
(July 2017)

| # | Building Name | Building Owner | Property Manager | Address | City | Floor Space FT ² | Year Constructed |
|----|---|--|--------------------------------|------------------------|-------------|-----------------------------|------------------|
| 1 | 4700 River Road - USDA at Riverside | Government Properties Income Trust | REIT Management & Research LLC | 4700 River Road | Riverdale | 348,584 | 1994 |
| 2 | 3300 75th Avenue | America's Capital Partners | America's Capital Partners | 3300 75th Avenue | Landover | 342,224 | 1980 |
| 3 | Montpelier | Bel Montpelier LLC | Lincoln Property Company | 7651 Montpelier Rd | Laurel | 253,971 | 2007 |
| 4 | 6411 Ivy Lane, Greenbelt MD | Mack-Cali Realty Corporation | | 6411 Ivy Lane | Greenbelt | 146,837 | 1984 |
| 5 | Konterra Headquarters | Konterra Realty | Konterra Realty | 14401 Sweitzer Lane | Laurel | 137,034 | 1987 |
| 6 | CALVERTON III | Brandywine Calverton LLC | | 11720 BELTSVILLE DRIVE | BELTSVILLE | 135,977 | 1987 |
| 7 | Bowie Corporate Center | Bowie Corporate Center Limited Partnership | Buchanan Properties, LLC | 4321 Collington Road | Bowie | 135,100 | 2006 |
| 8 | Jessup State Complex | MD Dept. of General Services | MD Dept. of General Services | 7275 Waterloo Road | Jessup | 126,800 | 1970 |
| 9 | Metroplex-8401 Corporate | MPLX Landover Co LLC | Lincoln Property Company | 8401 Corporate Drive | Hyattsville | 107,186 | 1980 |
| 10 | CALVERTON I | Brandywine Calverton LLC | | 11700 BELTSVILLE DRIVE | BELTSVILLE | 103,979 | 1981 |
| 11 | 9701 Apollo Drive | Knollwood Development Corporation | | 9701 Apollo Drive | Largo | 96,890 | 2002 |
| 12 | 1401 Mercantile Lane | Knollwood Development Corporation | | 1401 Mercantile Lane | Largo | 91,656 | 2007 |
| 13 | CALVERTON II | Brandywine Calverton LLC | | 11710 BELTSVILLE DRIVE | BELTSVILLE | 87,839 | 1981 |
| 14 | 9500 Arena Drive | Knollwood Development Corporation | | 9500 Arena Drive | Largo | 60,007 | 1999 |
| 15 | 1234 - 201st Ops | 113th WG | | 1234 Menoher Dr. | Andrews AFB | 11,713 | 1988 |

Table 5: ENERGY STAR Certified buildings located in Prince George's County

APPENDIX

Glossary

For a glossary of energy and energy efficiency related terms, visit the U.S. Department of Energy’s Office of Energy Efficiency & Renewable Energy (EERE) [Glossary of Energy-Related Terms](#).²¹

²¹ <https://www.energy.gov/eere/sisc/glossary-terms#A>

Property Type Definitions

Definitions of property types will follow the ENERGY STAR Portfolio Manager Glossary. Please refer to it for information relating to property types, and their corresponding eligibility: (<https://portfoliomanager.energystar.gov/pm/glossary#Office>)

Financial Office

Refers to buildings used for financial services such as bank headquarters and securities and brokerage firms.

Gross Floor Area (GFA) should include all space within the building(s) including offices, trading floors, conference rooms and auditoriums, vaults, kitchens used by staff, lobbies, atriums, fitness areas for staff, storage areas, stairways, and elevator shafts.

Office

Refers to buildings used for the conduct of commercial or governmental business activities. This includes administrative and professional offices.

GFA should include all space within the building(s) including offices, conference rooms and auditoriums, break rooms, kitchens, lobbies, fitness areas, basements, storage areas, stairways, and elevator shafts.

If you have restaurants, retail, or services (dry cleaners) within the office, you should most likely include this square footage and energy in the Office Property Use. There are 4 exceptions to this rule when you should create a separate Property Use:

- If it is a [Property Use Type that can get an ENERGY STAR Score](#) (note: Retail can only get a score if it is greater than 5,000 square feet);
- If it accounts for more than 25% of the property's GFA;
- If it is a vacant/unoccupied office;
- If the Hours of Operation differ by more than 10 hours from the main Property Use.

Multifamily Housing²²

Refers to residential properties that contain two or more residential living units. These properties may include low-rise buildings (1-4 stories), mid-rise buildings (5-9 stories), or high-rise buildings (10+ stories). Occupants of these buildings may include tenants, cooperators, and/or individual owners.

Eligibility for an ENERGY STAR score and certification for multifamily properties:

- 2 units or more per building;
- 20 units or more per property/campus;
- Greater than 75% occupancy;

²² The ENERGY STAR score for Multifamily Housing is available only to properties with 20 units or more (<https://portfoliomanager.energystar.gov/pm/glossary#MultifamilyHousing>).

- Communities of single-family homes are not eligible. If your property is a mix of multifamily and single-family homes, the property would still be eligible as long as the single-family homes are less than 25% of the total GFA;
- GFA should include all buildings that are part of the multifamily property, including any separate management offices or other buildings that may not contain living units. GFA should include all fully-enclosed space within the outside surfaces of the exterior walls of the building(s) including living space in each unit (including occupied and unoccupied units), interior common areas (e.g. lobbies, offices, community rooms, common kitchens, fitness rooms, indoor pools), hallways, stairwells, elevator shafts, connecting corridors between buildings, storage areas, and mechanical space such as a boiler room. Open air stairwells, breezeways, and other similar areas that are not fully enclosed should not be included in the GFA.

Definitions and Standards of Energy Efficiency Measures

For definitions and standards of energy efficiency measures, refer to the current version of the Northeast Energy Efficiency Partnership's (NEEP) [Mid-Atlantic Technical Reference Manual](#)²³.

Examples of Green Lease Activities

The list below provides examples of green-lease activities, and responses should not be limited to the examples provided. For more information visit the [Green-Lease Library](#)²⁴ and the [Green-Lease Leaders application](#)²⁵.

- Sustainability/energy training(s) have been delivered to 50 percent of the brokerage team;
- A model green-lease has been developed as an internal resource;
- Meetings have been held with decision-making executives to discuss incorporating green clauses into lease documents;
- 75 percent of leasing agents have earned LEED or similar credentials (i.e. LEED Green Associate);
- A "Green Tenant guide" has been developed and is provided to tenants;
- Organization has developed a novel or comprehensive approach to implementing green-leasing internally;
- Internal trainings have been delivered, explaining the benefits of green-leasing to real estate team;
- Company participates in an industry working group promoting green-leasing or landlord/tenant engagement;
- The company's site selection documents have been changed to incorporate sustainability/energy issues;

²³ <http://www.neep.org/mid-atlantic-technical-reference-manual-v6>

²⁴ <http://www.greenleaselibrary.com/>

²⁵ <https://www.greenleaseleaders.com/apply/>

- Marketing materials for available spaces highlight the sustainability performance of the building(s) or corporate preference for training transaction management staff on sustainability and energy efficiency.