

Request for Proposal

Building Energy Rating Scheme (BERS)

3 June 2010

Energy Efficiency and Conservation Authority (EECA)
Level 8
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New Zealand

Introduction

Recent research has shown that a building energy rating scheme (BERS) would be a cost effective measure to promote the improved energy performance of commercial buildings.¹

Given the benefits, EECA wants to promote the use of BERS in New Zealand. Although a number of BERS operate effectively overseas, none are yet established in New Zealand.

As an introductory measure, EECA would like to facilitate a BERS into New Zealand to be delivered by industry. This BERS would provide a quick, simple and inexpensive energy rating. Ideally it would 1) encourage the development of more energy tools (e.g. diagnostics) that could build on BERS to provide further energy gains and 2) complement and promote the uptake of existing tools, most notably Green Star (provided through the New Zealand Green Building Council).

The Energy Efficiency and Conservation Authority (EECA) is seeking proposals for a BERS to rate 'in-use' commercial building energy performance (not design or build energy performance). We have identified the NABERS (National Australian Built Environment Rating System) as a proven, established rating scheme that meets many of the preferred attributes for a BERS and could be introduced into New Zealand at minimal cost. As such, NABERS will be used as the benchmark to evaluate responses to this RFP.

Background

The preferred attributes of a BERS are:

- simple, quick, easy and inexpensive - formal ratings by accredited assessors that cost less than \$5,000 (for large buildings) and web-based DIY ratings that are free;
- proven performance - to provide greater assurance for government and the sector that the proposed BERS will be successful in New Zealand;
- strong brand recognition – to encourage ratings uptake and the value of ratings;
- established infrastructure – to reduce implementation costs and problems;
- ratings as energy only - though other ratings (e.g. water) could also be provided and/or the BERS rating referenced in broader sustainability rating tools;
- coverage for a range of commercial buildings types - office buildings in particular;
- a non-technical metric (e.g. star rating) - to improve communication between energy decision makers and people with technical ability;
- normalised rating – e.g. for geographic location and occupancy;

¹ For example, Concept Consulting Group (2009) *Study of non-residential building energy rating schemes (BERS)*, a report for the Department of Building and Housing, Wellington, New Zealand and Stewart, T. and Ward, B. (2009) *Electricity Efficiency in New Zealand: Review of the Commercial Sector Strategy*, Electricity Commission, Wellington, New Zealand

- ratings that allow decision makers to easily track significant improvements in performance;
- ratings that allow decision makers to differentiate good building stock at point of sale or lease;
- accredited assessments guided by agreed protocols (e.g. what is included and excluded from the floor area of net/gross leases);
- linkages to support mechanisms (e.g. energy efficient leases) – to provide further opportunities to make energy gains; and
- an effective scheme that provides trusted, independent information and synergies, where possible, for a trans-Tasman property market.

Timetable

The key milestones are:

- RFP released on GETS - Thursday 3 June 2010
- RFP closes – 5pm Thursday 17 June 2010
- Evaluations complete and applicants notified of decision – Tuesday 22 June 2010

Note that this timetable is a guide only may be subject to change at the sole discretion of EECA.

Submission instructions

An electronic copy of the proposal is due by – 5pm Thursday 17 June 2010.

Please email to Allen Davison at: allen.davison@eeca.govt.nz.

Please include the name, position, address (including email address) and telephone number of the individual EECA may contact about the proposal if need be.

The respondent should note any conflict of interest and how it will be managed in their proposal.

Communication instructions

All communication with EECA regarding this RFP, including requests for clarification or additional information, must be directed via email to Allen Davison at: allen.davison@eeca.govt.nz.

Information to provide

Respondents should provide a business case to develop and implement a BERS in New Zealand. This business case could include the BERS model, costs, timelines, roles (including the role of government), responsibilities, risks and any other supporting information to support your proposal.

Evaluation criteria

Proposals will be judged on the following criteria (in no particular order):

- Cost to develop and implement the proposed BERS - EECA is seeking proposals that provide government and the commercial buildings sector with excellent value for money
- The fit of the proposed BERS with the BERS attributes noted in the background section above

- Time to develop - Greater energy efficiency gains can be made by implementing an effective BERS as soon as possible
- Quality of proposal – Proposals that provide clear concise and relevant information are preferred.