



Xcel Energy Open EDA Express Track Description

The intent of the Express Track in the Open EDA path is to create a cost-effective analysis process for projects that fit the following criteria:

- * Are 20,000 to 50,000 SF
- * Are a common building type
- * kWh savings is estimated to be less than 3x the total building square footage.

The Express Track offers Pay for Performance (P4P) to the energy consultant of **33%** of the owner's incentive.

The Express analysis draws on results from the energy consultant's previous modeling experience of similar building types and systems to eliminate the Preliminary Energy Analysis (PEA) hourly building simulations of the actual project.

To recommend a project for the Express track, the energy consultant must identify their intended method of calculating annual energy cost savings for the PEA when submitting the introductory report in EDAPT. The energy consultant shall propose and describe the method in the EDAPT "Public Comments" section. Projects recommended for the Express track will be considered on a case by case basis.

In the event that a project is not approved for the Express track, the energy consultant may wish to consider requesting additional funds from the customer.

The following adjustments should be made to the Customer Participation Procedure:

Step 1—Application & Approval

No change from Basic EDA.

Step 2—Introduction

No change from Basic EDA. The EDA consultant will determine whether the Basic, Enhanced, or Express Track is appropriate for the project. Energy savings estimates are required at or before the intro meeting.

If Express is recommended, the energy consultant will include the Express analysis process description in the "Public Comments" section of EDAPT when the Introductory Report is submitted. **Early analysis/certification is not reimbursed for projects under the Express track.**

Step 3—Preliminary Energy Analysis

The intent of this step is to evaluate energy efficiency improvements, and assemble potential whole-building combinations for further analysis.

The Express track differs from the Basic/Enhanced tracks in that an energy model is not necessarily developed at this stage. Instead, efficiency strategies are analyzed by applying results from previous projects and models, or other tools as the energy consultant requires.

Objectives:

1. EC conducts Express Preliminary Energy Analysis (PEA)
 - a. Estimate energy costs and payback periods of measures/design alternatives through analysis and application of previous project experience, applicable existing energy models, or alternate tools. The process will often consist of normalizing previous modeling results on a per-SF basis to apply to the current project. When necessary, additional model runs can be made using existing models.
 - b. Review measure/design alternative costs (incremental construction costs of design alternatives relative to the initial concept design). In many cases, typical payback periods may be used for design alternatives that are commonly implemented.
 - c. Potential KBTU, kW, KWH, and DTH savings do not need to be estimated at this time.
2. Using the template provided in EDAPT, the EC prepares the PEA report. The Express PEA template does not differ from the standard PEA report, except that results may be entered manually rather than automatically through Open Studio. Report information requirements should all be filled out. Tables should still include energy cost savings in dollars and percentages, along with incremental costs and typical payback periods. The report should also include all design alternatives, including “best case” total potential energy cost savings for a high performance building.
3. EC schedules and conducts PEA meeting to review initial results. (No change from Basic/Enhanced EDA.)

Step 4—Final Energy Analysis

Generally, there is no change from the process outlined in Basic EDA. In the Express Track, however, this is the first time an energy model is developed for the specific project.

Step 5—Measurement and Verification

Construction Documentation stage – An update to the model is required only if CD review findings differ by more than 10% from the FEA energy design alternative selected by the customer. If a model update is required, Xcel will pay a flat fee of \$1,500 to the EC.

Final Field Verification stage - An update to the model is required only if field verification findings differ by more than 10% from the CD final report. If a model update is required, Xcel will pay a flat fee of \$1,500 to the EC.