

Aspen BPS Stakeholder Committee – Meeting #4

April 25, 2023, 9:00 a.m. – 10:00 a.m. (by Zoom)

Prepared by the Consensus Building Institute (CBI)

Meeting in Brief

The BPS Stakeholder Committee discussed the City's decision to extend the timeline for developing Aspen's Building Performance Standards, based on Committee feedback in March suggesting that additional cost information would help Committee members provide more informed input on beneficial electrification and energy efficiency options. This pivot will provide the time necessary to conduct several building audits and additional research to meet the broad desire for more building-specific cost information and data for the Aspen context. Committee members provided input on additional questions to be explored during this study period, to better understand the likely benefits, costs and other potential implications of the BPS policy in Aspen.

The meeting presentation is available [here](#).

Proposed Addition to Committee Process Based on March Meeting

Input the City Heard from Stakeholder Committee in March

The City shared the following takeaways from the March Committee meeting, which have prompted the City to suggest additional study to inform the stakeholder input process.

- Beneficial electrification should be a part of Aspen's BPS policy, but we need case studies and more data about local costs, feasibility, and the unique environment in Aspen.
- Further analysis would be helpful on technological advancements, case studies, cost analysis examples, information on the incentives other cities have used to encourage electrification, and understanding of local system resilience.
- Alternative compliance pathways will allow flexibility for specific building needs and circumstances, but more information about new technologies and the unique circumstances of Aspen buildings will be helpful to provide input which alternatives will be most effective.
- The land use codes and permitting processes in Aspen may not be conducive to successful implementation of a BPS policy and should be analyzed before final recommendations are presented to Council.
- Resilience and emergency planning considerations should be incorporated into any BPS policy decision.

The City thanked Committee members for their feedback in March and reminded them that this is why they were asked to participate in the process. The Committee's questions and input have helped City staff realize that more information about costs associated with building performance standards is necessary in order to move forward with next steps.

Changes to Approach & Updated Committee Schedule (with Additional Study this Summer)

Clare McLaughlin walked through the pivot the City is making to address the input above. This change in approach will include:

- Meeting #5 originally set in May will be moved to Fall 2023 to accommodate necessary building audits and research

- Summer 2023: Additional data collection and analysis
 - Local building audits and cost analyses
 - ASHRAE* level II energy audits will allow for more detailed energy calculations and financial analysis of the recommended measures (*American Society of Heating, Refrigeration and Air-Conditioning Engineers)
 - Continued communication and updates between City Staff and Stakeholder Committee Members
- Fall 2023: Reconvene stakeholders for Meeting #5
 - Committee Members will be able to provide input based on new data and analyses
 - Committee will collect additional input from peer community network and Community
- Winter 2023-24
 - Synthesize stakeholder input (final report); City staff will develop BPS Guidelines recommendations
 - Public outreach and comment period
- Spring 2024
 - City staff presents BPS guidelines recommendations to City Council

Working Group Update

Workforce - input from working group and roundtable, and next steps

- The Workforce Working Group has met three times, including one workforce roundtable meeting, to discuss the needs of the local and regional buildings trades workforce in light of the opportunities and challenges that a BPS policy and low-carbon transition will bring.
- Roundtable Takeaways
 - Key challenges are rooted in staffing and housing shortages, time and cost of training, and equitable access to job opportunities.
 - Excitement exists around partnerships, expansion of regional training, youth outreach, and scholarship potential.
- Working Group Takeaways
 - The working group desires a deeper understanding of the specific job opportunities and degree of impact that a BPS policy and low-carbon transition may have on the building trades workforce.
 - Additional research is needed to understand the market's ability to meet the demand of labor and services related to a BPS policy and low-carbon transition.
 - Further study is needed to understand how a market-based approach could disproportionately benefit or exclude different demographic groups within the workforce.
- Next Steps
 - Utilize local building audits and cost analyses this summer to form a better understanding of the impact a BPS policy and low-carbon transition may have on Aspen's building trades workforce.
 - City Staff will also pursue deeper research into the potential benefits and drawbacks of a market-based transition.

Equity - input from working group, and next steps

- The Equity and Affordability Working Group has met once to begin discussion on how a BPS policy could benefit low-and middle-income residents and under-resourced buildings while avoiding unintended consequences or over-burdening those already facing energy cost challenges.
- Key takeaways
 - It is important to consider the initial capital investment as well as the ongoing operational costs.

- Currently available data doesn't fully capture who in Aspen is currently energy cost-burdened. This will be critical information to understand who will need support with a BPS policy.
- It was suggested that an income-equity lens would be most appropriate for Aspen, but we want to make sure that we are not missing elements of a racial-equity lens through concrete data.
- There are not many local businesses left in Aspen, but we need to identify who they are and how they may be disproportionately burdened by a BPS policy.
- Programs and funding opportunities need to be identified and curated to ensure community members are aware of and are able to take advantage of them.
- The APCHA model may be a useful foundation for qualification metrics to determine who needs support.
- Next Steps
 - Use local building audits and cost analyses this summer to model the effect of BPS policy and increased electrification on capital and operating costs for buildings.
 - Identify more granular data on who is experiencing high energy-cost burdens in Aspen and how a racial-equity lens may apply in Aspen.
 - City Staff will also seek to identify specific funding opportunities and already-established programs to support tenants and building owners.

Committee Questions and Additional Areas of Research

Committee members suggested adding the following types of study into the City's scope this summer, if possible:

- When analyzing the cost of implementing a BPS policy, be sure to incorporate the cost increases over time for both electricity and gas. If gas prices increase at a larger percentage over time, it may outweigh initial capital investment costs, and that information should be presented to the Committee in the fall.
- City Staff should work with local utilities to understand the impacts of new rate structures at Holy Cross and the results of the upcoming rate study for Aspen Electric could have on the implementation and execution of a BPS policy.
- As an addition to the workforce study, we should investigate the network of local contractors and ensure that all are aware of beneficial electrification projects and a low-carbon transition.
- The audits and services that we provide to buildings over the summer should be geared toward long-term climate goals.
- In our audits, ensure that building envelope efficiency is not lost in favor of primarily focusing on electrification. Studies should consider all necessary actions that would need to take place in order to promote efficiency and electrification measures.

Meeting Attendees

The meeting was attended by the following Committee members and City staff:

City of Aspen

Clare McLaughlin, Sustainability Programs Administrator

Tessa Schreiner, Climate Action Manager

Lauran Garcia, Aspen's Sustainability Intern

Stakeholder Committee Members

Present		
X	Mike Bouchet	Aspen Skiing Company
X	Matthew Gillen	Aspen Pitkin County Housing Authority (APCHA)

Absent	Jimmy Marcus	M Dev Co
Absent	Kym Ryan	M&W Properties
Absent	Benjamin Wolff	Frias Property Managers
Absent	August Hasz	REG
Absent	Joshua Kace	Lawrence Berkeley National Laboratory
Absent	Ben Levenson	City of Aspen Assets
x	Bob Narracci	City of Aspen Zoning
X	Mary Oliver	Design Workshop
X	Dave Rybak	Rybak Architecture & Development, P.C.
Absent	Derek Skalko	Historic Preservation, 1 Friday Designs
X	Nick Thompson	City of Aspen Buildings
x	Christine Brinker	Southwest Energy Efficiency Project (SWEEP)
X	Ryland French	Community Office for Resource Efficiency (CORE)
X	Luke Ilderton	Energy Outreach Colorado
X	CJ Oliver	City of Aspen Environmental Health & Sustainability
X	Amanda Poindexter	United States Green Building Council (USGBC)
X	Erin Sherman	Rocky Mountain Institute (RMI)
X	James Burton	Institute for Market Transformation (IMT)
X	Justin Forman	City of Aspen Utilities
Absent	Kyle Lord	Holy Cross Energy
X	Jason Auslander	Black Hills Energy
X	Carolyn Sackariason	City of Aspen Communications