From:	EDC
To:	Freedman, Andrea
Subject:	FW: Legistar 75280
Date:	Wednesday, January 18, 2023 4:44:58 PM

From: Dale Dobroth <dale@sidcorrealestate.com>
Sent: Wednesday, January 18, 2023 2:53 PM
To: EDC <EDC@cityofmadison.com>
Subject: Legistar 75280

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Economic Development Committee members:

Please change the proposed ordinance mandating building energy benchmarking and tune ups (Legistar 75280) to a voluntary program. Even if the new program remains mandatory, please revise it so that it does not require reporting of proprietary information to the city government. The ordinance makes the Madison city government the holder of the reported energy data, which is not appropriate, because once the city government has the data, it can be obtained by anyone through a public records request. This data is proprietary data of the building owners and their commercial tenants and should not be made public record that can be obtained by anyone.

In order for the Energy Star reporting tool to work, the building owner must provide information for the entire building, not just parts of it. They also need to provide information such as number of employees working in the building and number of laptops or other computers being used in the building. If data for 50% of the building is missing, the Energy Star reporting tool will not allow the building owner to complete the report.

As a building owner we have our HVAC systems checked by outside HVAC maintenance technicians, they ask for advice on how to make the HVAC system as efficient as possible. When boilers or windows or roofs need to be replaced, building owners invest in more energy efficient systems. Building owners are extremely aware of the cost of energy and motivated to reduce energy consumption and costs. A mandatory program is not necessary.

It is unlikely that the recommendations of the tune up specialist will produce much savings because building owners already are motivated to make their buildings as energy efficient as is reasonable without sacrificing the comfort of their tenants.

The cost of the “tune up” is vague because we do not know precisely what a tune up requires. In addition to paying the outside tune up consultant, the building owner will have to pay for weeks of work by its own staff to gather and provide the data required by the tune up specialists. It is unlikely that the tune ups will produce more savings than the total cost of the tune up.

Thank you

Oakwash Associates LLC

3003 E Washington Ave

Dale Dobroth