



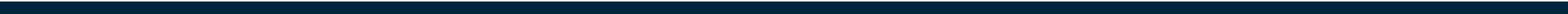
LARGE BUILDING ENERGY REPORTING (LBER) SESSION

A PRESENTATION ON THE LBER POLICY AND
OPPORTUNITIES TO UTILIZE DATA TO SAVE
ENERGY AND MONEY

MAY 21, 2025 | 10:00AM

This Morning's Agenda



- Introduction to Committees and Sustainability in Framingham and Natick
 - Massachusetts' Large Building Energy Reporting (LBER)
 - Mass Save Programs: Commercial & Multifamily
 - Summary and Questions
- 

Net Zero Committee and Sustainability in Natick



The Net Zero Natick Committee works with the Natick Sustainability Office to advance the Town of Natick's goal to achieve net zero greenhouse gas emissions by 2050.

- Tracking and reporting on community-wide greenhouse gas emissions
- Updating the Town of Natick's Net Zero Action Plan every five years
- Advancing priorities identified in Natick's Net Zero Action Plan
- Engaging residents, businesses, institutions and volunteer groups to achieve Natick's net zero goal
- Advising the Select Board on issues related to Natick's net zero goal.

Sustainability Committee and Sustainability in Framingham



Established in 2021, the Framingham Sustainability Committee works alongside the Sustainability Coordinator to advance progress toward the City's 2050 net zero target:



Engages citizens, businesses and other organizations on sustainability programs and initiatives.



Serves as a resource for municipal departments, boards, commissions and committees to enhance the sustainability and resiliency of municipal operations and promote environmental justice.



Provides annual recommendations on municipal programs.





Massachusetts' Large Building Energy Reporting (LBER)

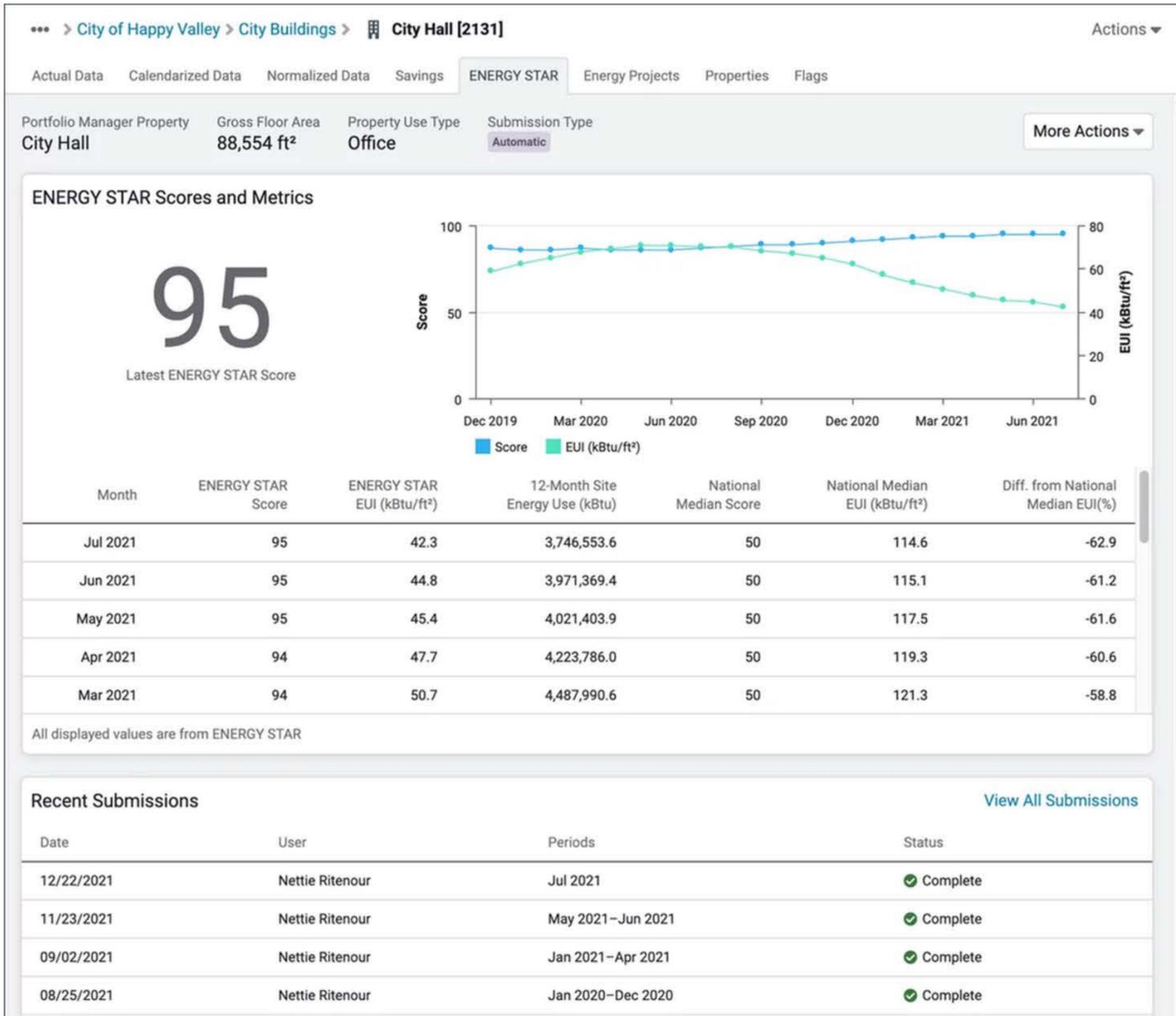


What is Large Building Energy Reporting (LBER)?

- State policy (2022) requiring DOER to publicly disclose energy use of buildings over 20,000 sq ft
- Provides transparency on building energy use
- Requires electric, gas and steam utilities to report on behalf of building owners
- Building owners report additional energy use (fuels, solar)
- Enables accurate benchmarking



Benchmarking - What gets measured gets managed



Tracking Natick's energy usage

Totals

% Diff from Baseline

Energy Summary (MMBtus)

139,662 | **97,260** | **95,709** | **100,800**

-30.4% | -31.5% | -27.8%

Baseline (FY2008) | **FY2022** | **FY2023** | **FY2024**

Reporting Structure

Utilities

Building Owners

Utility energy use data

Other energy use data

**ENERGY STAR
Portfolio Manager**

**BEAM Building
Owner Portal**

Knowledgebase Portal

- Review Covered Building List
- Submit Tickets
- Review Guidelines
- Watch Webinars
- Monitor Announcements

<https://ma.beam-portal.org/helpdesk/>

The screenshot displays the Knowledgebase Portal interface. On the left is a dark navigation sidebar with the following items: 'Homepage', 'New Ticket', 'Knowledgebase', and 'BEAM Inventory'. The main content area has a breadcrumb trail 'Knowledgebase / Overview' and a title 'Knowledgebase'. Below the title is a sub-header: 'We have listed a number of Knowledgebase articles for your perusal in the following categories. Please check to see if any of these articles address your problem prior to opening a support ticket.' The main content is organized into a grid of six categories, each with a title, a brief description, and a 'View articles' button:

- Announcements and Upcoming Events**: For updates and information regarding the upcoming reporting season, or for any other inquiries, please refer to our program Knowledgebase. If you have any questions, or if you need assistance, please reach out to the Massachusetts Large Building Energy Reporting Helpdesk. Please click here for the latest policy and program updates and the list of upcoming webinars.
- Start Here**: If you're not familiar with the policy, START HERE. This page includes commonly asked questions to guide you through compliance with Massachusetts LBER.
- About the Large Building Energy Reporting Policy**: Starting in 2025, Buildings with a Gross Floor Area equal to or greater than 20,000 square feet must disclose their energy use data. Utilities are required to report electric, gas, and steam usage, while Building Owners or agents must report additional Energy sources, including oil, propane, wood, and on-site renewable energy generation.
- Building Owner Guidance**: Click below for a step-by-step guide on how to comply with LBER. Additional guidance for building owners will be provided on this page as soon as it becomes available. Please check back here for updates.
- Resources & Tools**: DOER is continually creating resources that will be provided here to aid Building Owners in understanding benchmarking requirements and other programmatic essentials. This page includes resources such as UBID look-up, one-pager guides, recordings of past webinars, written training materials, ENERGY STAR Portfolio Manager information, and more.
- Local City Programs and Public Buildings**: The LBER program and requirements do not supersede or replace local performance standards or benchmarking requirements. Building owners will need to be aware if they are subject to a local program's requirements in addition to the State's requirements. This page includes guidance on how to navigate overlapping programs and links to the local jurisdiction's policy websites and requirements. Please note this may not be an exhaustive list of local programs.

Actions to take

- **Claim a building**
- Dispute
- Exemption
- Ownership change
- Addition
- Questions
- Campus Designation

Would you like to Claim Multiple Buildings?

Yes



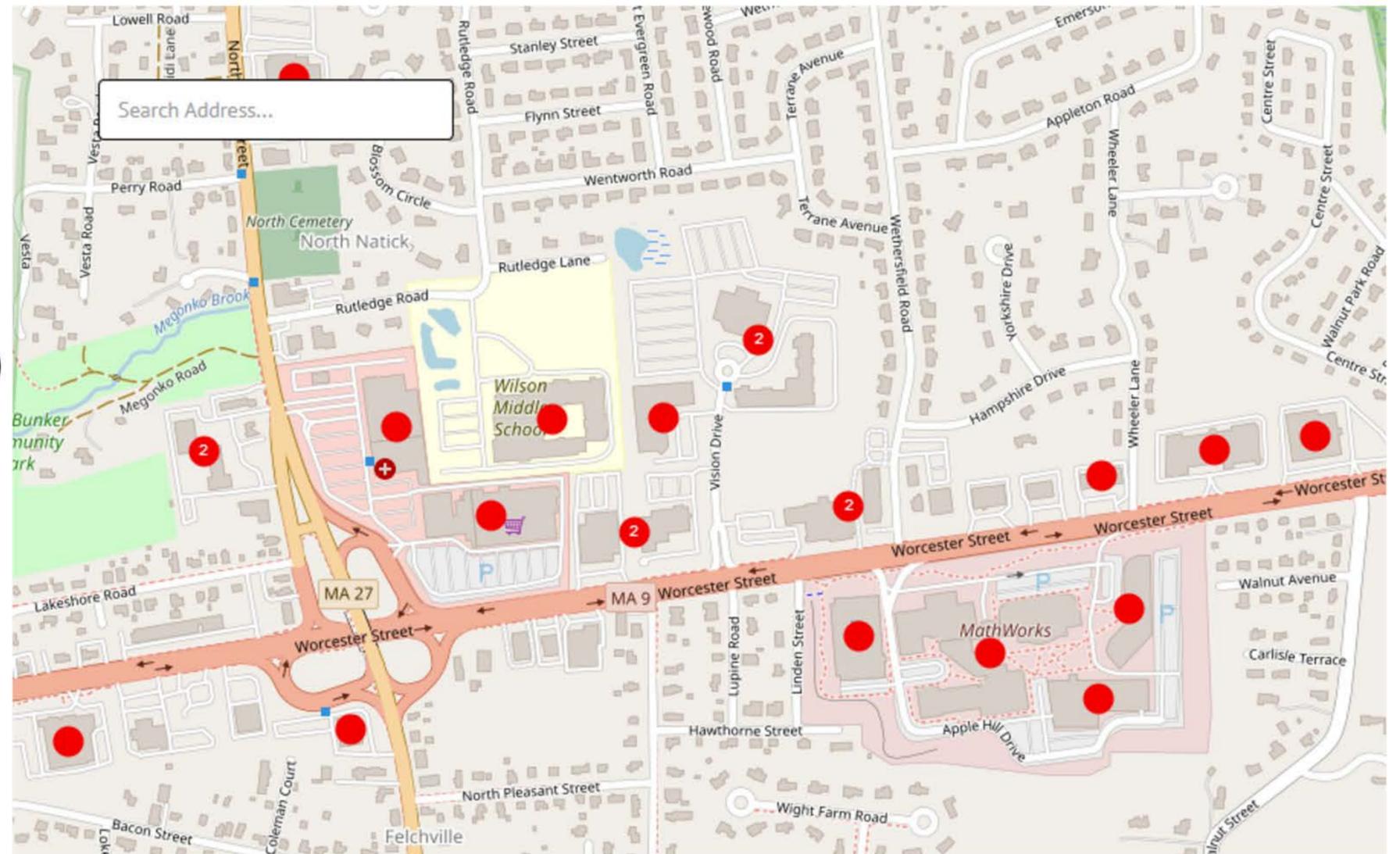
If you are claiming more than 5 buildings, please fill out and attach the spreadsheet below to claim multiple buildings

Choose File No file chosen

- If you are claiming 5 buildings or less, please enter your UBIDs in the field above with commas separating them.
- If you are claiming more than 5 buildings, **please [click here](#) to access the Claim Multiple Buildings Spreadsheet Template.** Please make a copy of the spreadsheet template to fill it out. If you do not have a Google account and would like to download the spreadsheet to edit it in Excel or another program: navigate to the link, click "File", click "Download", select the .xlsx option.
- If you are a third-party provider submitting the spreadsheet, please note that you will still need to attach the documentation detailed above to show your relationship to the building and authorization to view its data.

Claim a Building

- **Review Covered Buildings List**
- Extract your building data
- Complete the Claim My Building form
- Determine total number of buildings you will claim (5 or more)



Energy Star Portfolio Manager

Self setup

- Required if you have delivered fuels (oil, propane, on-site solar)
- Required if you have existing account
- Ideal if you want to be highly involved in benchmarking
- Requires more effort

State setup

- Allowed if you have no delivered fuels
- You do not have an existing ESPM account
- You are not as interested in benchmarking
- Requires less effort

Review decision tree in Knowledgebase

BEAM Platform

Accessible from Knowledgebase

- View building inventory
- Check compliance status
- Confirm accurate submission
- Review exemptions/updates
- Updates not immediate

The screenshot displays the BEAM platform interface, powered by SEED PLATFORM™, accessed from the Massachusetts Department of Energy Resources. The interface includes a navigation sidebar on the left and a main content area with a 'Properties' section. The 'Properties' section features a dropdown for 'Select a cycle to view building data from' (set to '2024 Calendar Year'), an 'Actions' dropdown, and 'Current Sorts' and 'Current Search Terms' input fields. To the right, there are filter options for 'Filter buildings by label' with 'Must Include', 'Include Any', and 'Exclude' fields. Below these is a table with two tabs: 'View by Property' (selected) and 'View by Tax Lot'. The table lists building properties with columns for UBID, Address Line 1, P:, City, Postal Code, Gross Floor Area, Year Built, PM Property ID, Owner, Owner E., Owner Telephone, Owner Address, and Owner City/State. The table contains 17 rows of data, with the first row highlighted in red.

UBID	Address Line 1	P:	City	Postal Code	Gross Floor Area	Year Built	PM Property ID	Owner	Owner E.	Owner Telephone	Owner Address	Owner City/State
87JC7JHX+...	99 S Main St		NATICK	01760	27,885.2	0		NATICK I...		508-647-6400	Natick Town Hall	
87JC7MW6...	440 WORCESTER ST		NATICK	01760	84,864.7	0		NATICK I...		508-647-6400	Natick Town Hall	
87JC7MP6+...	117 EAST CENTRAL...		NATICK	01760-3624	31,448.0	2012		NATICK I...	jerrickson...	508-647-6400	Natick Town Hall	
87JC7JR8+...	1 JEAN BURKE DR		NATICK	01760-3264	63,837.0	1951		NATICK I...		508-647-6500	Natick Public Schools	
87JC7JXC+G...	268 Speen St		NATICK	01760	41,662.2	2020		NATICK I...		508-647-6400	Natick Town Hall	
87JC8J5R+5...	22 EAST EVERGREE...		NATICK	01760-1745	80,038.0	1998		NATICK I...		508-647-6500	Natick Public Schools	
87JC7JQ5+...	179 Boden Lane		NATICK	01760	48,436.7	1956		NATICK I...		508-647-6400	Natick Town Hall	
87JC7JCP+H...	35 Windsor Ave	7...	Natick	01760	35,542.0	1970		NATICK I...	jerrickson...	508-647-6400	Natick Town Hall	
87JC7MWF...	41 BACON ST		NATICK	01760-2999	64,225.0	1990		NATICK I...		508-647-6400	Natick Town Hall	
87JC7MM4...	20 E Central St		NATICK	01760	26,227.0	1998		NATICK I...		508-647-6400	Natick Town Hall	
87JC8J2V+V...	22 Rutledge Rd		NATICK	01760-2049	180,151.1	0		NATICK I...		508-647-6500	Natick Public Schools	
87JC8M38+...	0 OAK ST		NATICK	01760-2926	30,389.9	0		NATICK I...		508-647-6400	Natick Town Hall	
87JC7JR8+7...	165 Mill St		NATICK	01748	182,195.0	2021		NATICK I...		508-647-6500	Natick Public Schools	
87JC7MM3...	14 E Central St		NATICK	01760-4629	38,328.0	1998		NATICK I...		508-647-6400	Natick Town Hall	
87JC7MCG+...	107 Eliot St		NATICK	01760	58,636.0	1960		NATICK I...		508-647-6500	Natick Public Schools	
87JC7JGQ+...	15 West St		Natick	01760	188,746.0	2012		NATICK I...		508-647-6500	Natick Public Schools	
87JC7JCM+...	75 WEST ST	7...	NATICK	01760-4353	26,786.0	1970		NATICK I...		508-647-6400	Natick Town Hall	

Timeline / Important Dates

March 30: DOER will post the final Covered Buildings List notifying parties of which Buildings' Energy must be reported

April 30: Deadline to submit a request to dispute inclusion in the Covered Building List

June 30: Reports of energy usage will be due from utility companies and building owners

June 30: Final day to submit a deadline extension request

August 31: A Building Owner may verify, submit a correction to, or identify a discrepancy in the submitted Energy Usage information

October 31: DOER will publish the first disclosure reports on October 31, 2025

Next Steps

Review the
Covered
Buildings
List

Claim your
building(s)

Optional:
Designate
your
buildings as
a campus

Gather your
buildings' or
campuses'
energy use
data
(if needed)

Submit your
energy use
data

Email Support: DOER.BER@mass.gov

Knowledgebase: <https://ma.beam-portal.org/helpdesk/>

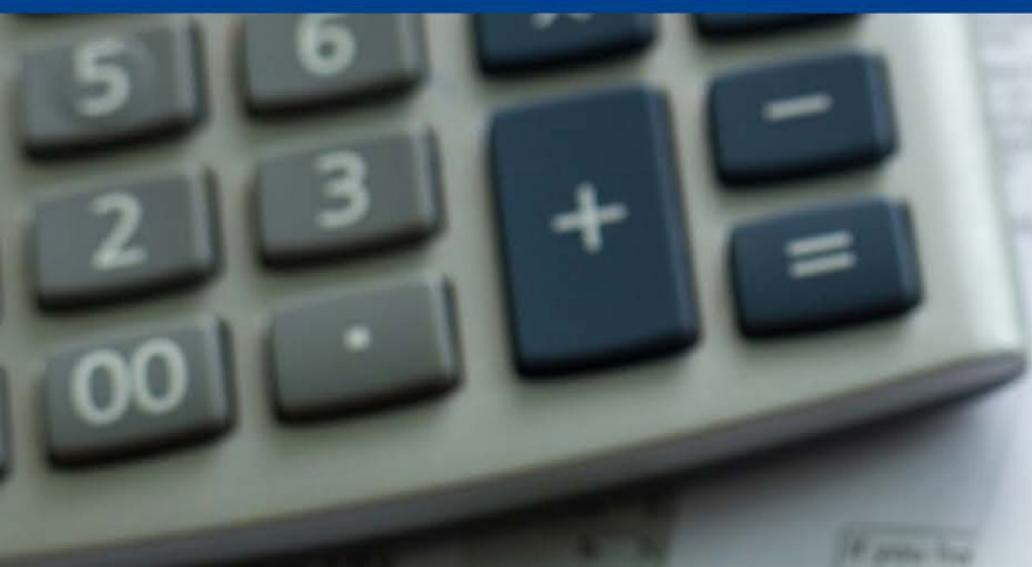


Questions?





Mass Save - Commercial Offerings

A photograph of a U.S. Individual Income Tax Return form (1040) for the year 2016. The form is from the Department of the Treasury—Internal Revenue Service. It includes fields for the taxpayer's name, address, and other identifying information. A \$100 bill is partially visible in the foreground, overlapping the bottom right corner of the form. The form is titled "U.S. Individual Income Tax Return" and includes the text "Department of the Treasury—Internal Revenue Service" and "For the year Jan. 1–Dec. 31, 2016, or other tax year beginning".

The slide features a background image of a city skyline with a river and a bridge. A large, light green circular graphic is overlaid on the left side of the image. The main title is centered in white text.

AECOM Energy Mass Save® Commercial Offerings

Framingham/Natick Webinar
May 21, 2025

Delivering a better world

 [aecom.com](https://www.aecom.com)

Overview

AECOM Energy & Turnkey Programs

Our Role: Project management from start to finish and beyond (warranties), assessments, internal engineering review, finalizing incentive, sales, ordering material, scheduling installation w/ subcontractors, portfolio management, stewards of incentive money.

Type of Projects: Turn-key energy efficiency projects such as replacement and/or installation of

- LED lighting and controls
- Refrigeration/HVAC upgrades
- Weatherization (i.e insulation, air sealing, weatherstripping),
- Energy Management Systems
- Motors (VFDs and RTUs)
- Heat Pumps

Small Business / Non-Profit

Each project ranges in size from \$1k to \$250k.
Under 1.5 million kWh usage annually.

Medium / Large Business

Projects range in size from \$5k to \$500k.
Over 1.5 million kWh usage annually.

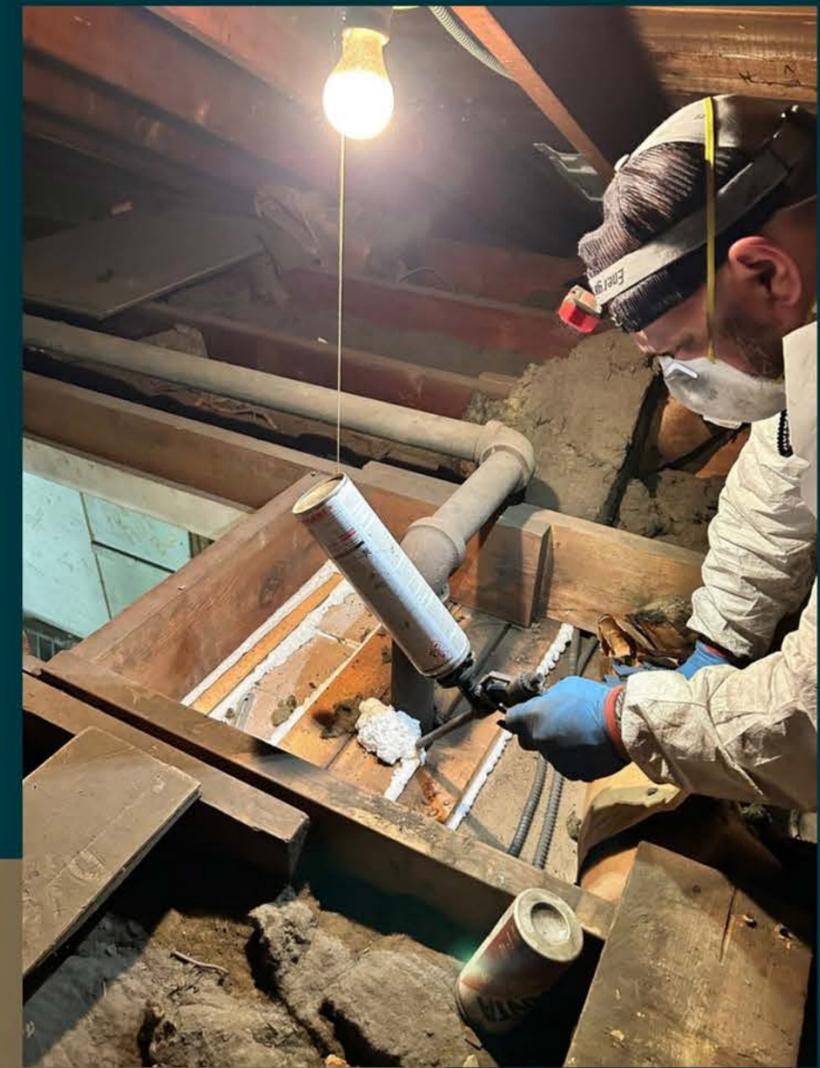
Measures Lighting



Measures Pipe Insulation



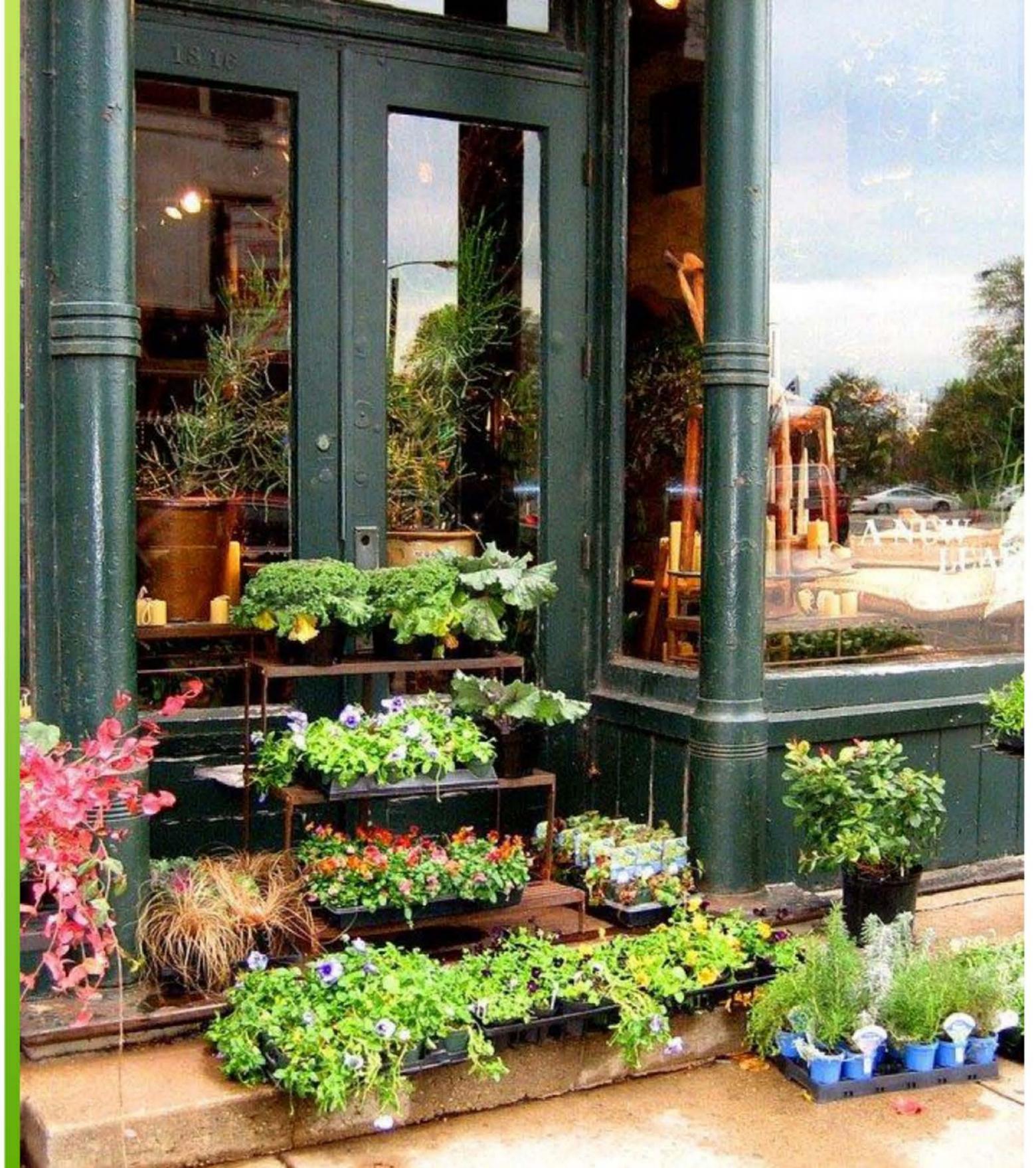
Measures Insulation & Air Sealing



Enhanced Small Business Offers – Renter/Landlord

- Increased incentives for leased facilities (renters/landlords)
- Incentives up to 100%* for all measures except heat pumps
- Eligibility
 - Owners must attest that they lease 50% or more of the facility and are not affiliated with the renter or have a stake in their business
 - Renters must be responsible for heating and electricity costs

*Incentives are capped at certain \$/MMBTU values to ensure the cost of savings stays in line with the budget



Small C&I Project

Hogan Tire (2024)
Natick, MA

Weatherstripping, Attic Insulation, Air Sealing, LED Lighting

- Total Cost: \$31,941.32
- Utility Incentive: \$24,944.18
- Net Customer: \$6,997.14

- Annual kWh Savings: 21,200.4
- Annual therms Savings: 777.65
- Equiv. CO2 savings: 14.8 tons

- Estimated \$ Savings: \$3,780.06



Electrification Project



Amazing Things Art Center (2023) Framingham, MA

- Existing: (1) 12.5 & (1) 10 Ton RTU
- Installed: (1) 10 & (1) 8.5 Ton Trane High Efficiency Heat Pump w/ gas heating back up RTU's
 - 2 Wifi programmable tstats
- Total Cost: \$67,554.11
- Utility Incentive: \$46,875.00
- Net Customer: \$20,679.11

EV charging benefits

- Eligible Incentives for 5+ units
- Up to 100% incentive if EJC community
- Networking Rebate up to 100%
- Customer-Side Infrastructure up to 100%
- Utility-Side Infrastructure up to 100%
- Can make a property more appealing to potential renters
- Keeps the building current as electric vehicles become more common
- Promote a greener neighborhood and improve the property's image



 [aecom.com](https://www.aecom.com)

AECOM

1 Federal Street
Boston, MA 02110

AECOM

Multi-family EV Chargers

Looking for newer tenants?
EV could be the driving force
in their decision.

TO SCHEDULE YOUR
NO-COST ESTIMATE
CALL AECOM:
(617) 371-4512
erin.murphree@aecom.com

 [aecom.com](https://www.aecom.com)

QUESTIONS?

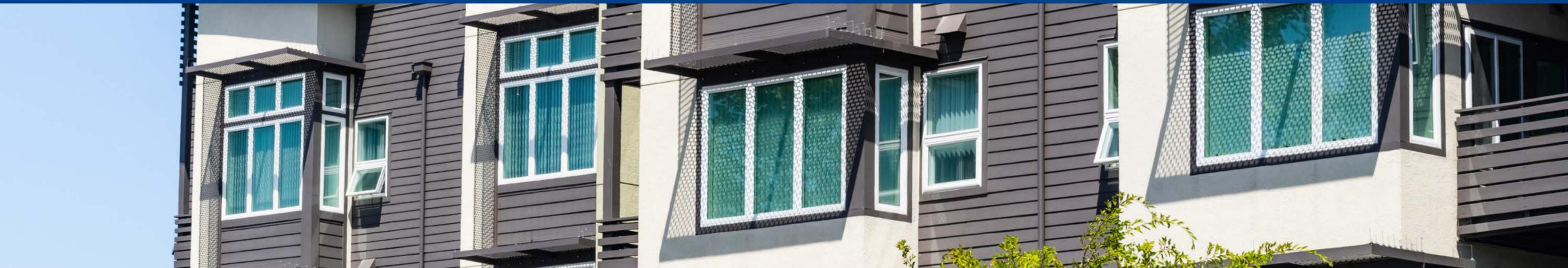


Casey Sheehey
Business Development Manager

Casey.Sheehey@aecom.com
973-902-6995



Mass Save - Multifamily Building Offerings



Natick and Framingham
Large Building Energy
Reporting Webinar



Program Offers for Multifamily Buildings

WE ARE MASS SAVE®:





Together, we make good happen for Massachusetts.

Your local electric and natural gas utilities and energy efficiency service provider are taking strides in energy efficiency: Berkshire Gas, Cape Light Compact, Eversource, Liberty, National Grid and Unitil.

As one, we form Mass Save®, with the common goal of helping residents and businesses across Massachusetts save money and energy, leading our state to a clean and energy efficient future.

WE ARE MASS SAVE®:



We Are Mass Save®

Agenda

Program Overview

Income Eligible – LEAN Multifamily

Moderate Income and Market Rate Offers

Rental Offers in Framingham

Questions and Next Steps



Program Overview

WE ARE MASS SAVE®:



EVERSOURCE



nationalgrid



Program Overview



**Energy
Assessments &
Customer
Education**



**Building
Improvements**
Weatherization
Air Sealing
Direct Installs
HVAC
Hot Water

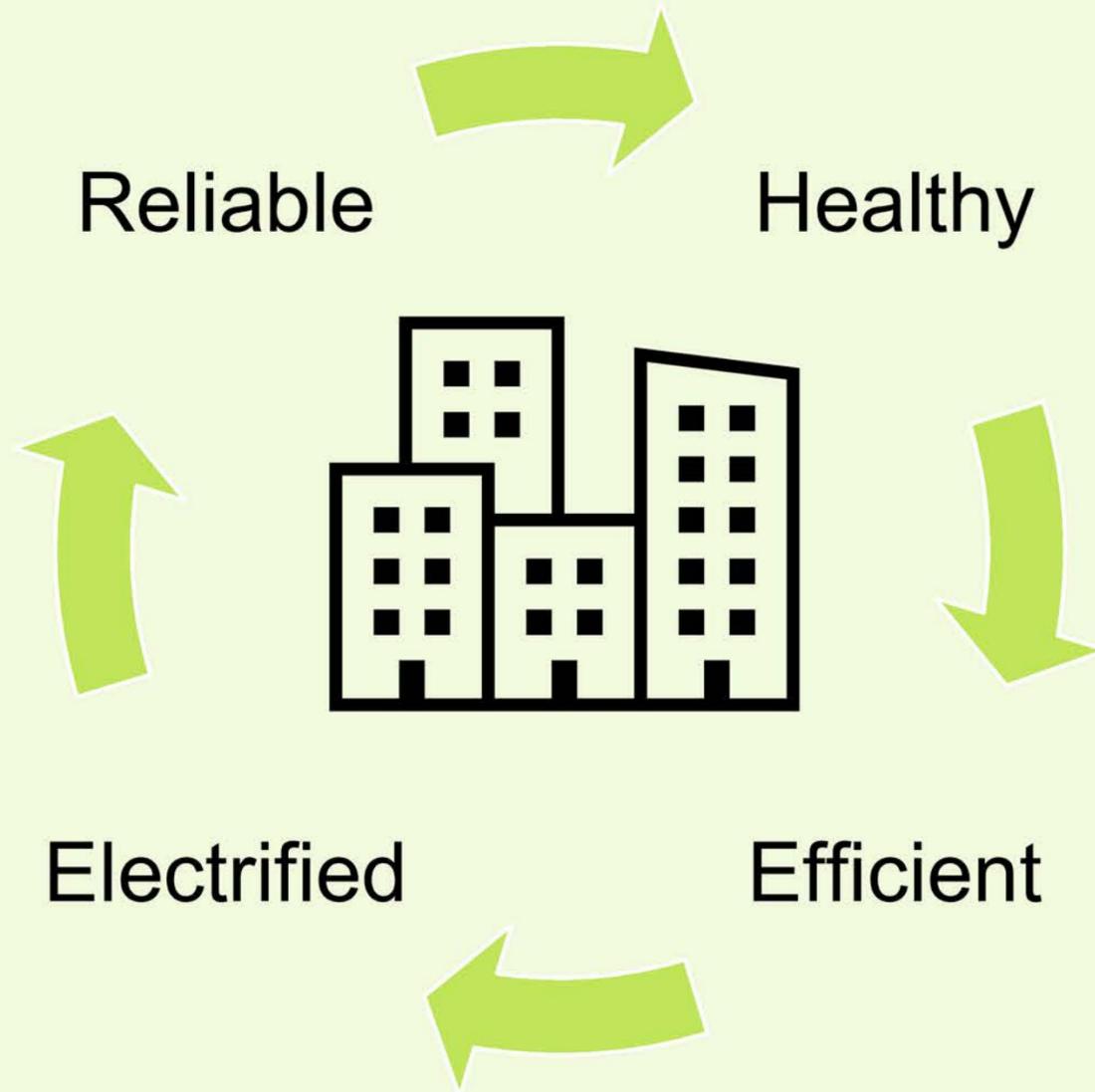


Health & Safety
Knob & Tube Wiring
Combustion Safety
Asbestos/Vermiculite
Mold/Moisture
Repairs



**Rebates
Appliances**

Program Benefits



- Increased occupant health & comfort
- Reduced GHG emissions
- Lower utility costs
- Reduced maintenance calls
- Improved system reliability and building resilience
- Increased property value

Who is eligible?



Apartment facilities with 5 or more dwelling units



Condominiums facilities with 5 or more dwelling units



Primary contact must be an authorized representative of the facility

Properties with 1-4 units are served under our single-family program track
Visit [MassSave.com/Landlords](https://www.mass.gov/info-details/mass-save-landlord-program) for more information

Multifamily Program – Delivery Pathways



Income Eligible Program -
LEAN Multifamily
50% or more units are income eligible
($\leq 60\%$ AMI)



Moderate Income and Market
Rate Program – Residential
Turnkey Services (RTS)



LEAN Multifamily

Income Eligible

WE ARE MASS SAVE®:



Submit application at leanmultifamily.org/apply-now



Utilities

Most recent utility bills for all gas and electric accounts*

*If some or all utilities are tenant-paid, provide common-area bills and all unit addresses



Income

- 50% of households at or below 60% AMI
- Tax Credits (e.g. LIHTC)
 - Deed restriction
 - Tenant Income Report
 - Section 8 designation/vouchers
 - Discount rate analysis (via ABCD)



Affordability

- > 25 units = 1 year
 - 25-50 units = 5 years
 - 50+ units = 10 years
- Owner Affordability Agreement required if no formal restrictions

Direct-Install Pathway

Referral

Application is approved and property referred to a LEAN –approved contractor

Assessment/Scoping

Contractor conducts assessment and develops scope of work

Screening/Approval

ABCD calculates estimated energy savings and determines if proposed work is cost-effective, owner/manager signs Notice to Proceed

Installation

Contractor installs approved energy efficiency work

Inspection

LEAN representative conducts quality control inspection to ensure project is completed in full to program standard

Owner-Managed Projects (“Incentive-Only”)

Intake

Owner/Manager confirms eligibility via application, completes incentive intake form, and sends project documentation (i.e. proposals, schedule of values, equipment list) to LEAN team

Review/Screening

LEAN reviews scope and screens the eligible energy efficiency measures for funding.

Note: LEAN-conducted building assessment or documentation of existing/pre-work conditions required

Incentive Provided

LEAN notifies client of measures eligible for incentive and client signs approval.

At project completion, LEAN conducts inspection and client invoices LEAN agency for incentive amount

Comprehensive decarbonization projects may be eligible for Deep Energy Retrofit pathway— visit leanmultifamily.org/der for more information on process and requirements



Residential Turnkey Services Multifamily

Moderate Income and Market Rate

WE ARE MASS SAVE®:



Offers for Rental Buildings*

Buildings where 50% or more units are occupied by renters

	Baseline Offer	Designated Equity Communities	Qualified Moderate Income
Thermostats Programmable & Wifi	No-Cost	No-Cost	No-Cost
Water saving measures Showerheads, aerators and pipe insulation	No-Cost	No-Cost	No-Cost
Custom energy-savings measures Hot water heaters, chillers, mechanical ventilation	Custom Incentive	Custom Incentive	Custom Incentive
Barrier remediation Can include knob and tube, mold, vermiculite, etc.	Custom Incentive	No-Cost	No-Cost
Weatherization Insulation and air-sealing	No-Cost	No-Cost	No-Cost
Heat pumps	Up to \$3,500/ton When replacing oil, propane, gas and EBB heating systems	No-Cost	No-Cost

*Project specifics may vary. Projects will be screened for cost-effectiveness.

**Heat pumps will only be considered for buildings where heating electrification is not expected to increase energy burden for renters. Property owners and renters will be required to sign an agreement prohibiting rent increases as a direct result of the provided energy improvements.

Offers for Condos*

	Baseline Offer	Designated Equity Communities	Qualified Moderate Income
Thermostats Programmable & Wifi	No-Cost	No-Cost	No-Cost
Water saving measures Showerheads, aerators and pipe insulation	No-Cost	No-Cost	No-Cost
Custom energy-savings measures Hot water heaters, chillers, mechanical ventilation	Custom Incentive	Custom Incentive	Custom Incentive
Barrier remediation Can include knob and tube, mold, vermiculite, etc.	Custom Incentive	Custom Incentive	Custom Incentive
Weatherization Insulation and air-sealing	75% Off	No-Cost	No-Cost
Heat pumps	Up to \$3,500/ton When replacing oil, propane, gas and EBB heating systems	Up to \$3,500/ton When replacing oil, propane, gas and EBB heating systems	No-Cost

*Project specifics may vary. Projects will be screened for cost-effectiveness.

Designated Equity Communities (DECs)

Boston
Brockton
Chelsea
Everett
Fall River
Fitchburg
Framingham
Lawrence
Lowell
Lynn
Malden
New Bedford
Oak Bluffs
Pittsfield
Quincy
Revere
Salem
Springfield
Tisbury
Woburn
Worcester

Moderate Income Qualification

Expanded qualification criteria

- 61-80% of State Median Income and Area Median Income
- Some geographical qualification & other automatic qualification options

Example Building

12 Unit rental building

- Vinyl sided
- Attic Space, pitched roof
- Common entrance
- Common basement with equipment & common laundry

Audit findings

- No wall insulation
- Needs air-sealing in basement and attic
- Vermiculite, knob and tube
- Oil Heat, radiant



Example Building – Program Solution



No-Cost Health and Safety Barrier Removal

Includes vermiculite removal, and knob and tube identification and removal

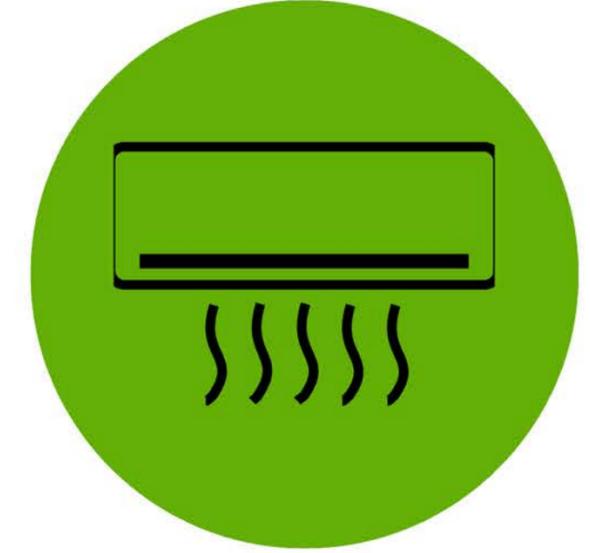
Typical value: ~\$3,000



No-cost Weatherization

Includes wall insulation, attic insulation, and air-sealing

Typical value: ~\$15,000



No-cost air-source heat pumps

Includes installation of ductless mini-splits in all units

Typical value: ~\$180,000

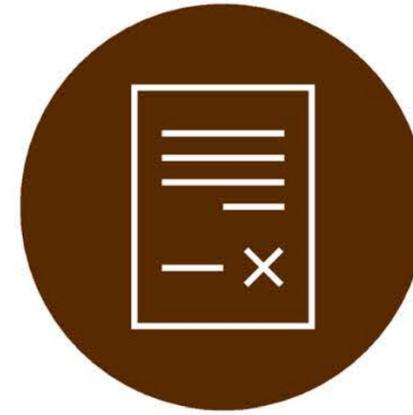
How to Get Started



Schedule an Energy
Assessment



Review and Discuss
Incentives and
Recommendations



Sign Contract



Complete Installation

Questions?

WE ARE MASS SAVE®:





**Income Eligible
LEAN Multifamily**

**Action for Boston Community Development,
Inc. (ABCD)**

Manouchka Lafontant (she/her)
manouchka.lafontant@bostonabcd.org / 617-348- 6425

Olivia Hathaway (she/her)
olivia.hathaway@bostonabcd.org / 617-413-1157

More info and application at
leanmultifamily.org



**Moderate Income and Market Rate
Residential Turnkey Services**

Todd Cowger, RISE Engineering

1-800-422-5365 x6122

tcowger@TheRISEgroupinc.com

More info at: MassSave.com/Multifamily



Town of Natick

Jillian Wilson-Martin
Sustainability Director
jwmartin@natickma.org
508-647-6555

City of Framingham

Shawn Luz
Sustainability Coordinator
Sluz@FraminghamMA.gov
508-532-5652

THANK YOU
