

# Solar+Storage in Boston

## An Economic Analysis

**NESEA Building Energy Conference**  
**Boston, MA**  
**March 2017**

**Todd Olinsky-Paul**  
**Project Director**  
**Clean Energy Group**  
**Clean Energy States Alliance**



# Thank You to:

Barr Foundation

US DOE Office of Electricity

Sandia National Laboratories

# Agenda for this presentation:

- Introduction to CEG/CESA
- Introduction to ESTAP and Resilient Power Project
- Demand charge management for C/I customers
- Economics of solar+storage in a multifamily, affordable housing facility in Boston
- Upcoming policy and program expansions in MA

# Energy Storage Technology Advancement Partnership (ESTAP)

**ESTAP** is a project of CESA (Clean Energy States Alliance), a non-profit organization supporting state implementation of effective clean energy policies & programs

**Purpose:** Federal-state-private partnerships to advance energy storage, with funding from US DOE-OE and technical assistance from Sandia National Laboratories

**Outcomes:** Large scale energy storage project deployments across the U.S. with co-funding from states and municipalities; state energy storage policy development



States

Vendors

Partners

Oregon: battery demonstration project, utility procurement mandate

New Jersey: \$10 M energy storage solicitation/rebate program

New York \$40 M Microgrids Initiative

Vermont: Battery demonstration project, Airport Microgrid

Massachusetts: \$40 M Resilient Power Program, \$10 M Energy Storage Program, ESI program

New Mexico: Energy Storage Task Force

Connecticut \$45 Million Microgrids Initiative

Kodiak Island Wind/Hydro/Battery & Cordova Hydro/flywheel projects

Pennsylvania Battery Demonstration Project

Northeastern States Post-Sandy Critical Infrastructure Resiliency Project

Maryland Game Changer Awards: Solar/EV/Battery & Resiliency Through Microgrids Task Force

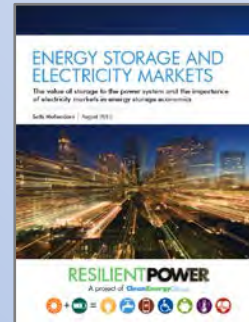
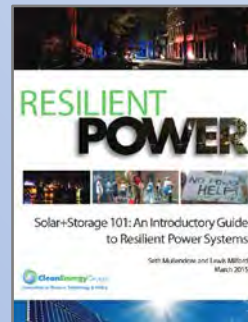
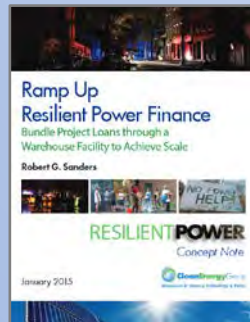
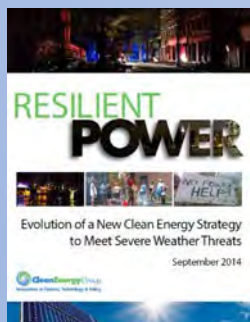
# ESTAP Project Locations



# Resilient Power Project



- Increase public/private investment in clean, resilient power systems
- Engage city officials to develop resilient power policies/programs
- Protect low-income and vulnerable communities
- Focus on affordable housing and critical public facilities
- Advocate for state and federal supportive policies and programs
- Technical assistance for pre-development costs to help agencies/project developers get deals done
- See [www.resilient-power.org](http://www.resilient-power.org) for reports, newsletters, webinar recordings



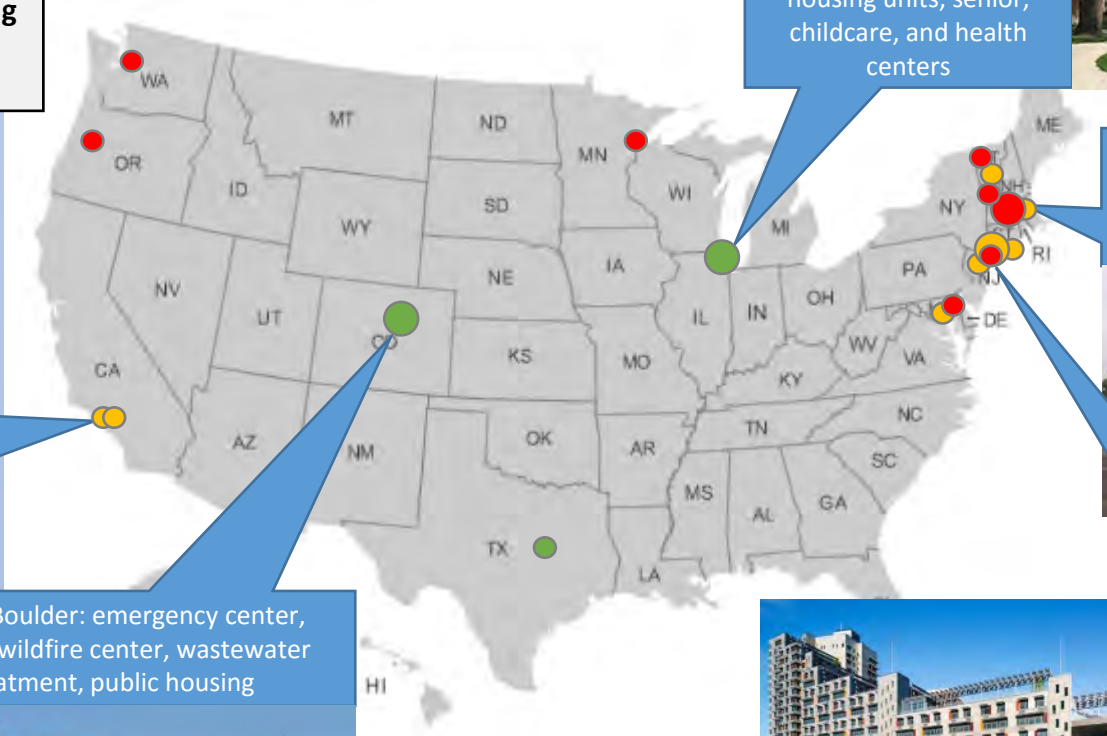
[www.cleanegroup.org](http://www.cleanegroup.org)

[www.resilient-power.org](http://www.resilient-power.org)



# CEG Resilient Power Project: Supporting More than 50 Projects

- Affordable Housing
- Critical Facilities
- Both



California Multifamily Affordable Housing: AB 693 150,000 units



Chicago Housing Authority: 1,900 public housing units; senior, childcare, and health centers

Massachusetts Community Clean Energy Resiliency Initiative: 11 communities, 28 projects

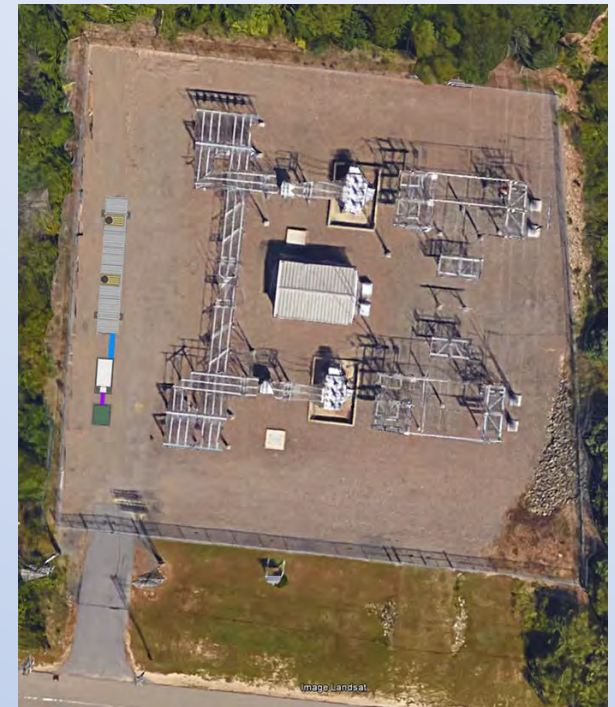
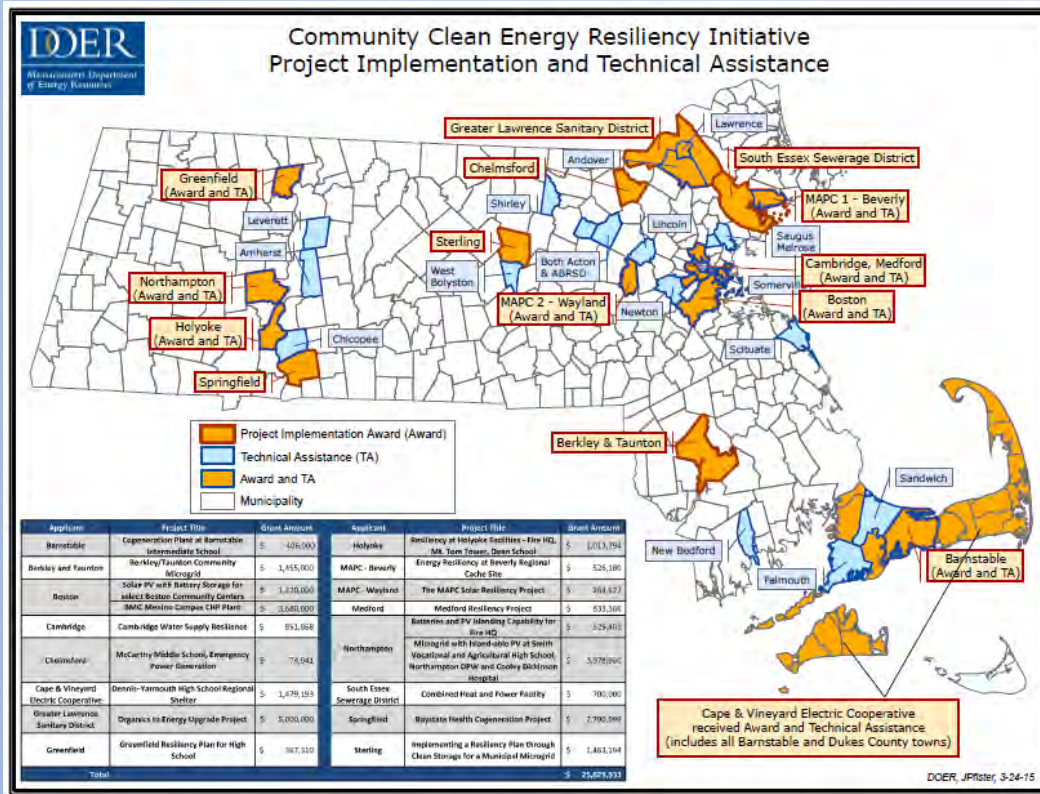


City of Boulder: emergency center, shelter, wildfire center, wastewater treatment, public housing



New York/New Jersey: 9 multifamily affordable housing projects, community shelter

# Sterling, Massachusetts Utility Energy Storage Project





# Summary of Monetizable Benefits – Sterling, MA

## PRELIMINARY RESULTS

Total potential revenue, 1MW, 1MWh system:

Description	Total	Percent
Arbitrage (transmission)	\$40,738	16.0%
RNS payment (capacity)	\$98,707	38.7%
FCM obligation*	\$115,572	45.3%
Total	\$255,017	100%

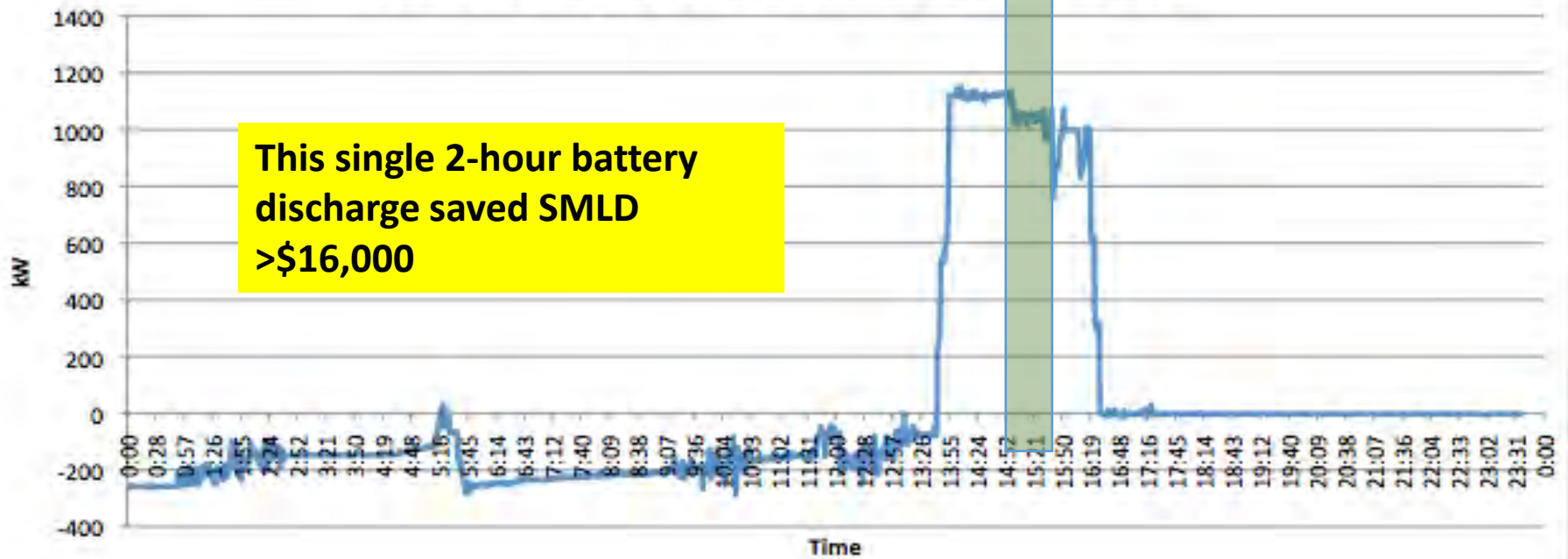
For a capital cost of ~1.7M, the simple payback is 6.67 years *without subsidy*

\*2017-2018 data. Rates will be higher in 2018-2019, resulting in additional savings.

### Actual Load, ISO-NE, August 12, 2016



### Total Battery Output, kW - August 12, 2016



# History of CEG and Resilient Power

THE NEW YORK TIMES OP-ED TUESDAY, JULY 13, 1999

## The Lesson Hidden In the Blackout

By Lewis Milford

**C**OLUMBIA, Va. — Cancer and AIDS researchers at Columbia University are trying to figure out what crucial material they may have lost when some of their backup generators didn't work during last week's power blackout.

This sad state of affairs should prompt the rest of us to confront a simple truth: our 19th-century electricity system is not suited for 21st-century needs. If we are to prevent similar critical failures in the future, we must look now for smarter energy solutions.

Some companies already have a head start. The First National Bank of Omaha has stopped using electricity from the grid — the interconnected system from which almost everyone gets electricity — as its primary power source. It is now producing its own energy and is using the grid only as a backup. First National, the largest privately held bank in the country, runs the seventh-largest credit card processing operation. The bank needs to be able to crunch large amounts of data 24 hours a day, seven days a week.

That's why the bank has purchased its own system of four fuel cells, which, like batteries, create energy through a chemical process instead of by burning fossil fuels. They are so clean that they are exempt from most air pollution rules.

The bankers aren't doing this because they are environmental activists. The real value of the fuel cell system is that it's nearly 100 percent reliable.

The bank competes with other companies for credit card business. The more time its computers can keep running, the more credit card transactions it can process — and the more business it can attract. Fuel cells can run almost all the time without interruption, allowing computers to operate constantly without crippling breakdowns.

According to industry statistics, a typical bank of corporate computers experiences nearly 300 power interruptions of one kind or another each year. American businesses lose an estimated \$26 billion a year from these failures. And in cases like the damage to the research materials at Columbia, there is no way to put a price on potential losses to science.

Lewis Milford is president of Clean Energy Group, a nonprofit group.

and public health. These problems will only get worse. The growing number of desktop computers and data centers running the Internet will increase the demand for high-quality power sources. As a result, computer-grade energy may soon add up to nearly 10 percent of demand for electricity, a figure that will only increase with greater Internet activity.

Most companies spend billions of dollars on power systems, batteries or diesel generators to keep their computers running smoothly. These systems are necessary because the regular power system can be quite unreliable. But such stopgap measures can't supply the guaranteed power that computers or other sensitive electronic loads need. The New York blackout proved that.

First National Bank of Omaha's emergency generators weren't adequate. First National Bank of Omaha isn't the only company that's turned to fuel-cell technology. Other companies, including hospitals, universities, government agencies, computer chip makers — virtually any critical city service that can't afford a momentary power outage — are turning to fuel cells.

Just last week, before the blackout, a major lab shutdown, Harvard University's Center for the Study of Complex Systems, was forced to shut down its operations for several days.

While the power was out, the researchers were unable to access their data. The researchers were unable to access their data.

School began a comprehensive investigation to see if fuel cells could power its teaching and laboratories. The Pew Charitable Trusts has given my organization a grant to help Harvard create a model for the entire health care industry.

But the Harvard initiative covers only health care. We need to broaden the use of fuel cells in every industry that needs computer-grade power. This would start by replacing our outmoded electric system, and would also reduce energy-related pollution including greenhouse gases. Fuel cells are one of the cleanest energy technologies available.

If money or political will or some other excuse is standing in the way of this effort, ask yourself this question: What's the price of losing a cure for cancer because an outmoded diesel generator failed to work?



### Sandys Power Outages: We Can, And Should, Do Better

Latest Blog November 16, 2012 | by Lewis Milford, CEG

**Sandys Power Outages: We Can, And Should, Do Better**  
 Category: Clean Energy Innovation, Resilient Power and Climate

Clean Energy Finance  
 Clean Energy Innovation  
 Clean Energy States Alliance  
 Offshore Wind Accelerator Project  
 Resilient Power and Climate

Getting Gas Right: A New Strategy for a No-Carbon Future  
 Northeast Wind Resource Center (NWRC)



I'm looking in disbelief at images of Sandy's destruction in New York and New Jersey. I grew up near the Jersey Shore, so this is personal. It's bad up there: lines for rationed gasoline, homes and businesses destroyed, and millions of people still without electricity.

## ENERGY SECURITY & EMERGENCY PREPAREDNESS

How Clean Energy Can Deliver More Reliable Power for Critical Infrastructure and Emergency Response Missions

An Overview for Federal, State and Local Officials

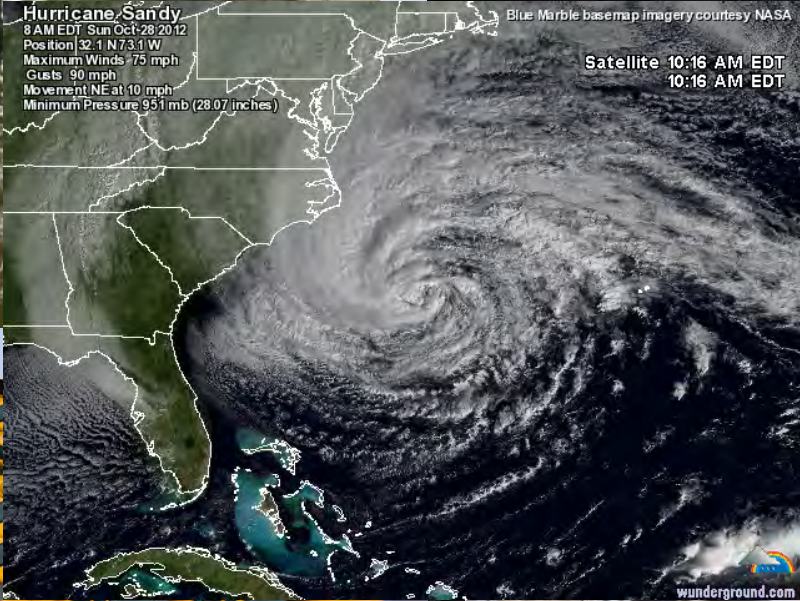


Prepared by Clean Energy Group

OCTOBER 2005

# RESILIENT POWER

A Project of Clean Energy Group



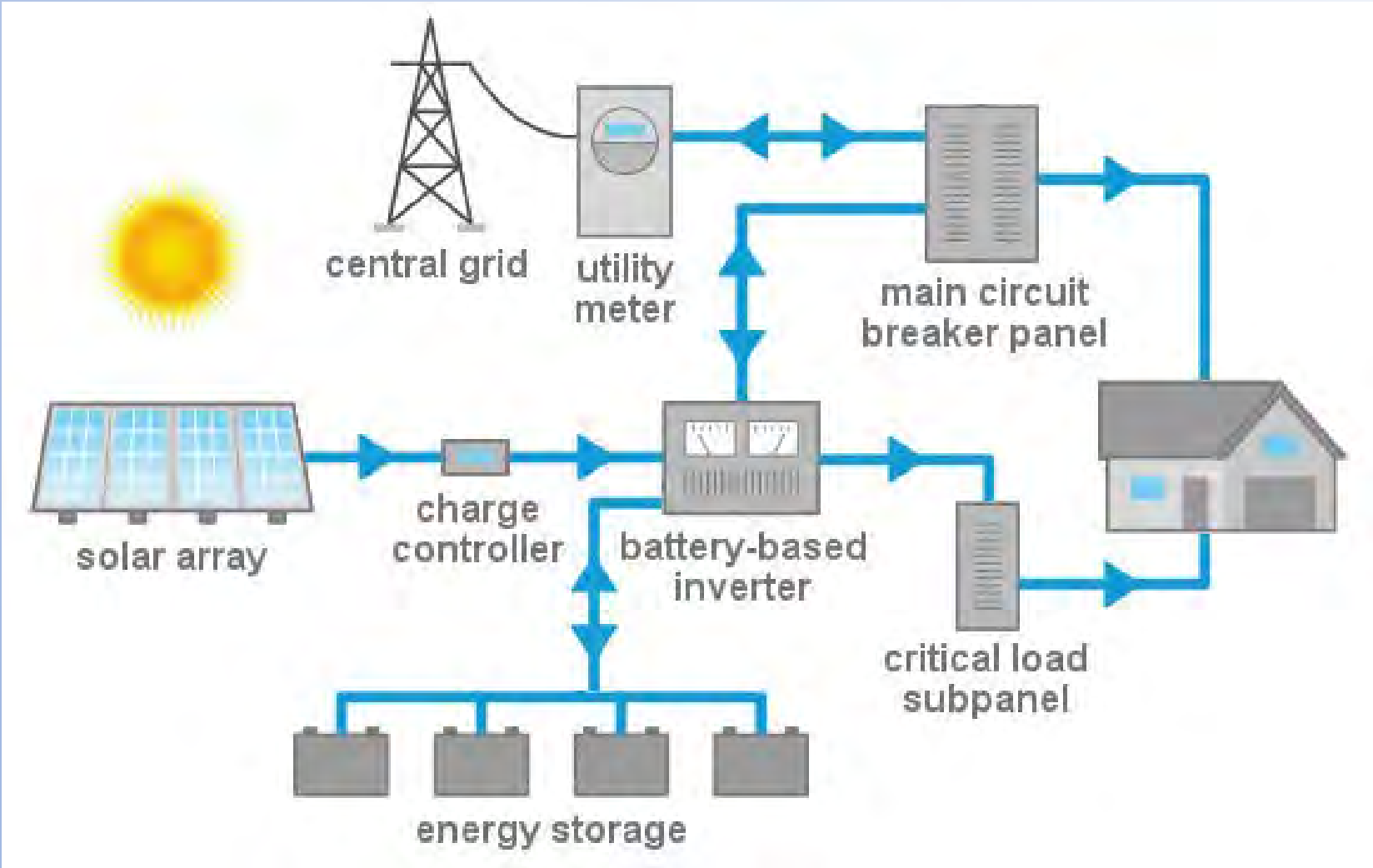
# Northeastern States Resilient Power Initiatives

Following Superstorm Sandy, the Northeastern states came to CEG/CESA seeking help in developing resilient power solutions.

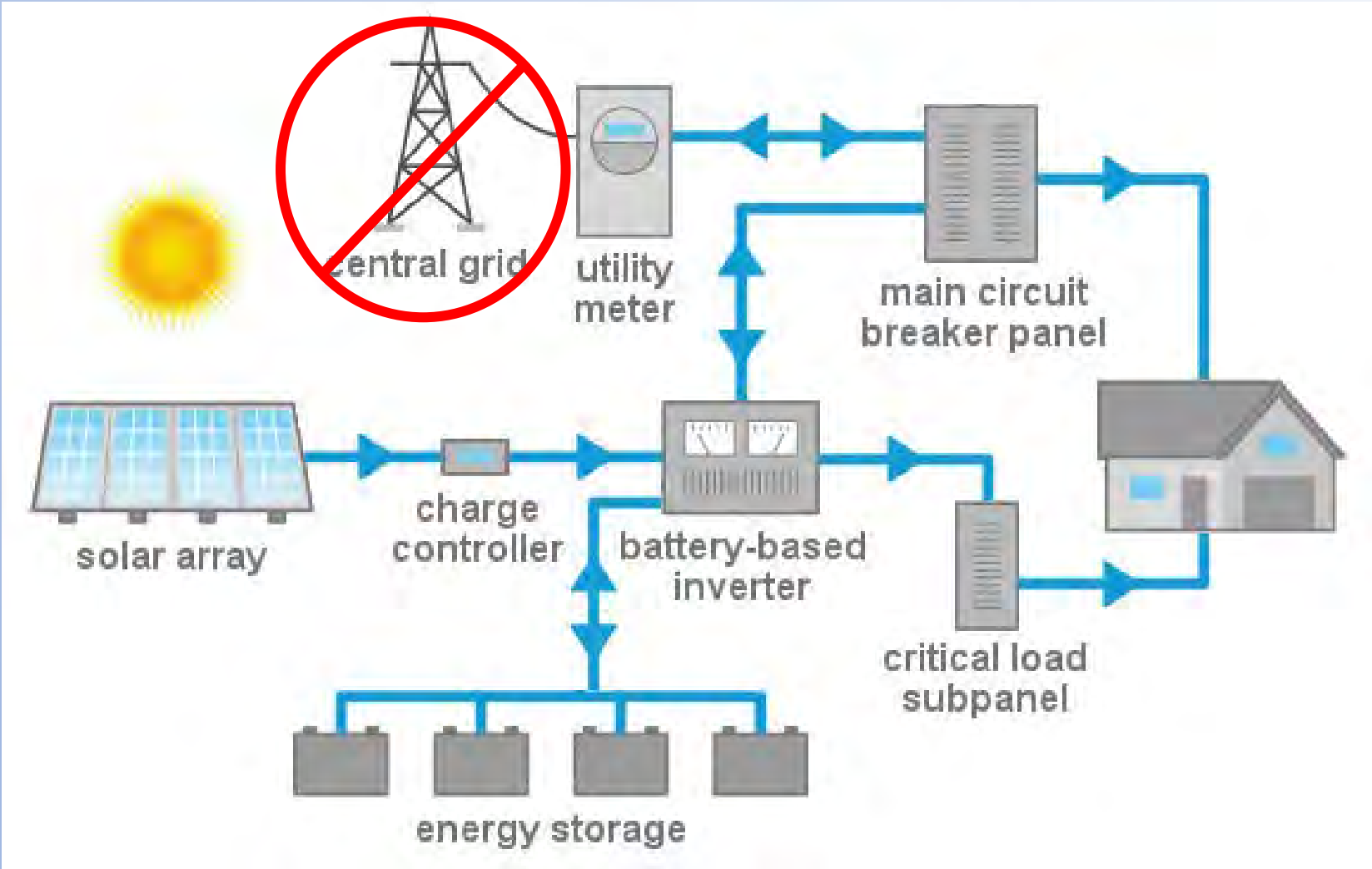
CEG/CESA role:

- Assist states in policy and RFP development
- Provide information to project developers
- Technical assistance to support qualifying projects
- Monitor and evaluate project performance
- Economic analysis
- Publications and webinars

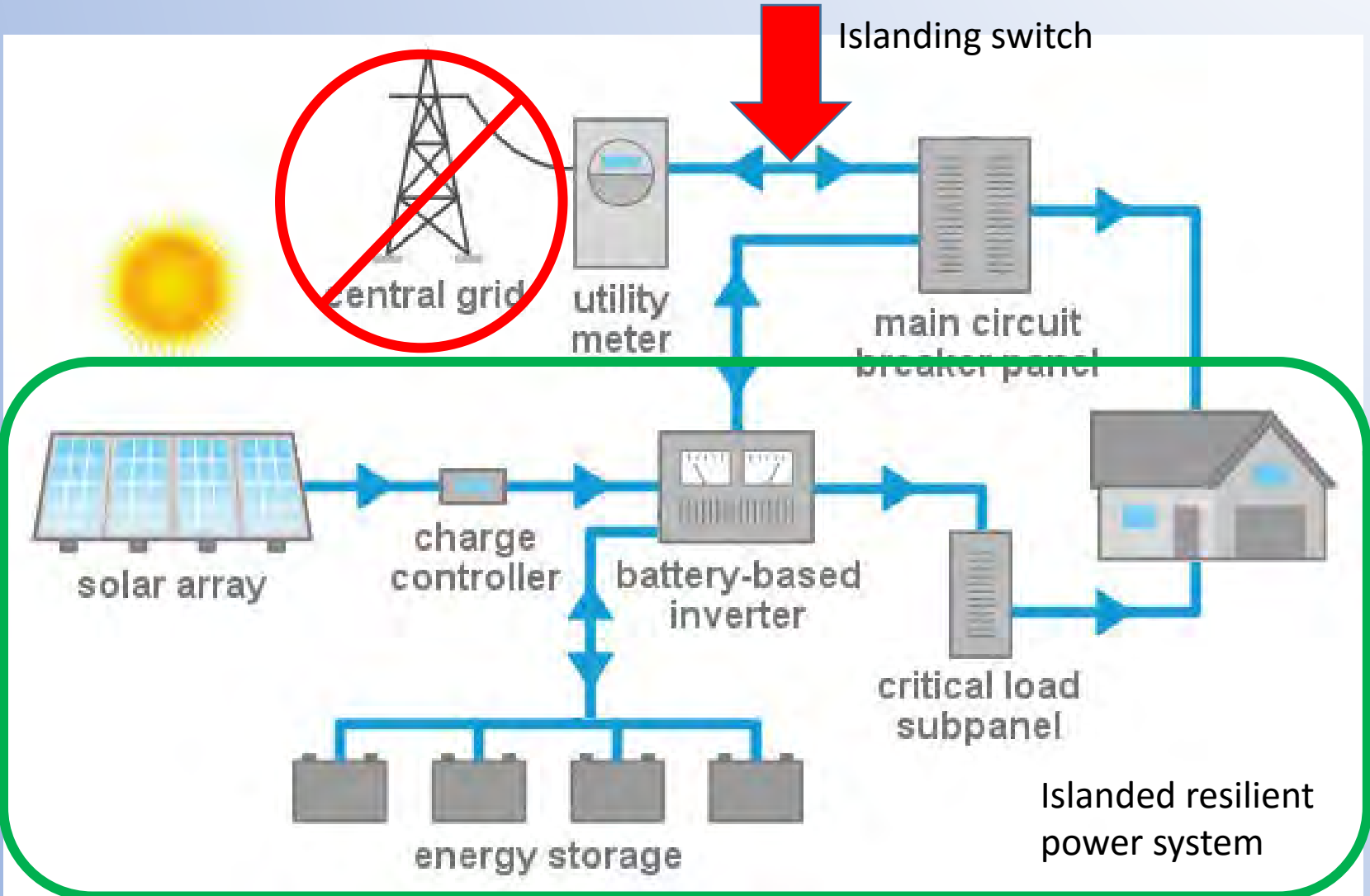
# Solar+Storage: The Resilient Power Solution



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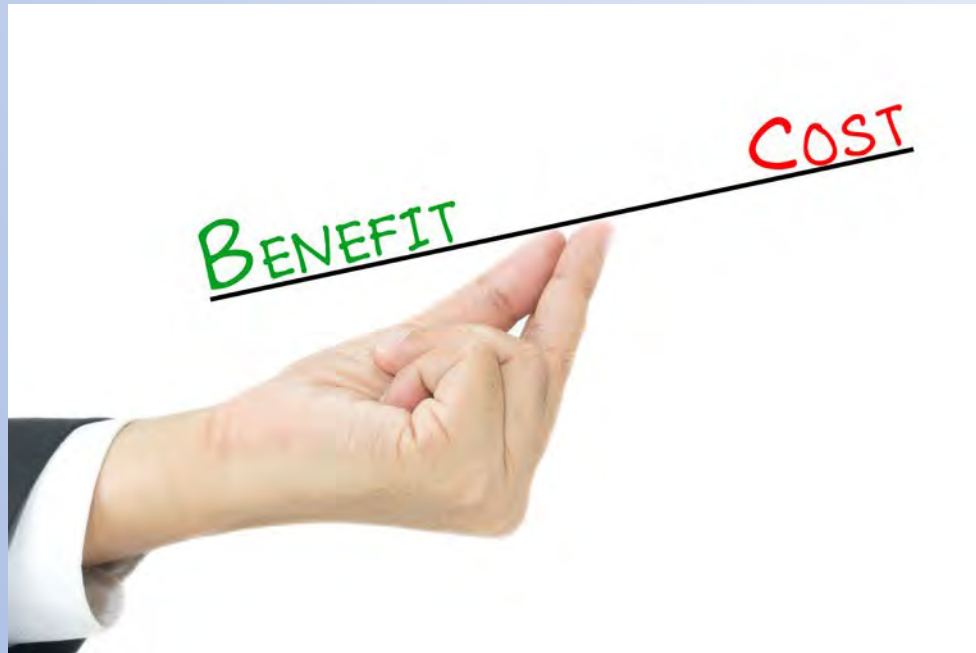


# Solar+Storage: The Resilient Power Solution





# Energy Storage Business Case



The business case for storage depends on multiple value streams that are locationally determined

“Locationally” means where on the map *and* where on the grid

### Transmission/Distribution

- T&D investment deferral
- Ancillary services provision
- Utility capacity and transmission cost reductions
- Renewables integration
- Ramping
- Arbitrage
- Frequency regulation

### Behind the meter

- **Demand charge management**
- Utility tariff switching
- Reduced energy purchases
- Demand response
- Frequency regulation
- TOU arbitrage

# Behind the Meter: Storage for resiliency and energy cost savings

- Demand charge management
- Tariff switching

FIGURE 1  
Explanation of Charges Commonly Found on an Electric Bill

## Charges on an Electric Bill

Electric bills are primarily composed of three types of charges: energy charges, demand charges, and fixed charges.

### Energy charges:

Energy charges (measured in kilowatt-hours) are based on the amount of electricity consumed from the grid over each billing cycle. Energy charges can vary depending on season and the time of day electricity is consumed (time-of-use rates) or the amount of electricity consumed (tiered rates).

49%

### SDG1 Annual Electric Bill

#### ENERGY

		Usage (kWh)	Cost (\$/kWh)	Total cost (\$)
Max	Summer	13,085	0.11447	1,497.82
	Winter	7,827	0.10565	826.97
Peak	Summer	15,259	0.10568	1,612.59
	Winter	35,189	0.09132	3,213.46
Part-Peak	Summer	26,959	0.07920	2,135.17
	Winter	46,612	0.07160	3,337.42
<b>TOTAL</b>		<b>144,932</b>		<b>112,623.40</b>

#### DEMAND

		Avg peak (kW)	Cost (\$/kW)	Total cost (\$)
Max	Summer	33	22.55	2,958.56
	Winter	30	22.55	5,195.52
Peak	Summer	33	19.19	2,517.73
	Winter	24	6.86	1,279.49
Part-Peak	Summer	30	0.00	0.00
	Winter	30	0.00	0.00
<b>TOTAL</b>				<b>11,951.30</b>

#### FIXED

	Total cost (\$)
Meter charge	1,397.28
<b>TOTAL</b>	<b>1,397.28</b>

**TOTAL ANNUAL BILL \$25,972.01**

### Demand charges:

Demand charges (measured in kilowatts) are based on the highest rate of electricity consumption during a billing cycle, called peak demand. Utilities assess peak demand by measuring the highest average demand that occurs over any 15-minute period each billing cycle. Demand charges can vary depending on season and the time of day when peak demand occurs. Demand charges are typically found only on commercial or industrial customer accounts, where they often represent about half of the cost of an electric bill. Residential customers are usually not assessed these charges.

46%

5%

### Fixed charges:

Fixed charges are usually static and do not vary from one billing cycle to the next. These charges typically cover the costs of metering, billing, and other customer-related operating expenses not accounted for in energy use and demand charges. Fixed charges can also include additional fees to cover system benefits programs such as energy efficiency and renewable energy programs. For simplicity, only fixed charges related to billing and metering are considered in this analysis.

# Three city analysis: the economic impact of adding storage

<b>Chicago Project Summary</b>			
System Size	200-kW solar-only	200-kW solar + 100-kW/ 50-kWh lithium-ion battery	200-kW solar + 300-kW/ 150-kWh lithium-ion battery
Initial Cost*	\$493,000	\$606,000	\$832,000
Payback Period	20+ years	11.8 years	6.2 years

\* Initial project costs refer to year zero net project expense after federal tax credits and any additional tax credits have been applied.

<b>Washington, D.C. Project Summary</b>		
System Size	360-kW solar-only	360-kW solar + 100-kW/ 50-kWh lithium-ion battery
Initial Cost	\$788,000	\$901,000
Payback Period	3.5 years	3.5 years

<b>New York City Project Summary</b>		
System Size	30-kW solar-only	30-kW solar + 30-kW/ 60-kWh lead-acid battery
Initial Cost	\$58,000	\$128,000
Payback Period	4.3 years	14.2 years

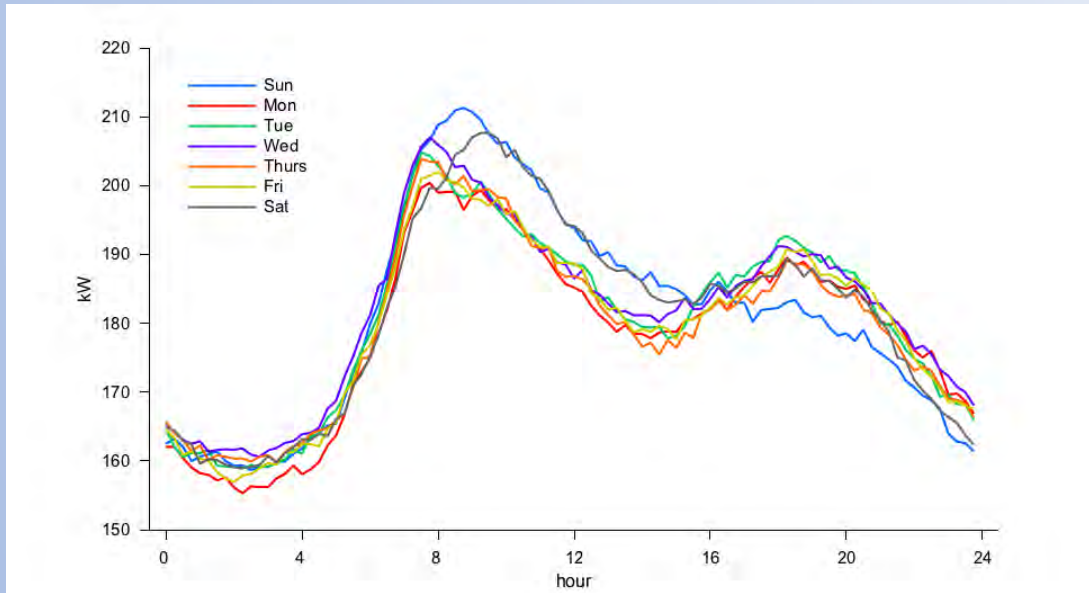
# Economic Case Study: Edwards D. Hassan Apartments, Hyde Park

- Boston Housing Authority affordable senior housing facility
- 100 apartments
- **Electric heating**
- Common areas include kitchen, four laundry facilities, common room, 2 elevators
- ~60 kVA diesel generator for backup power

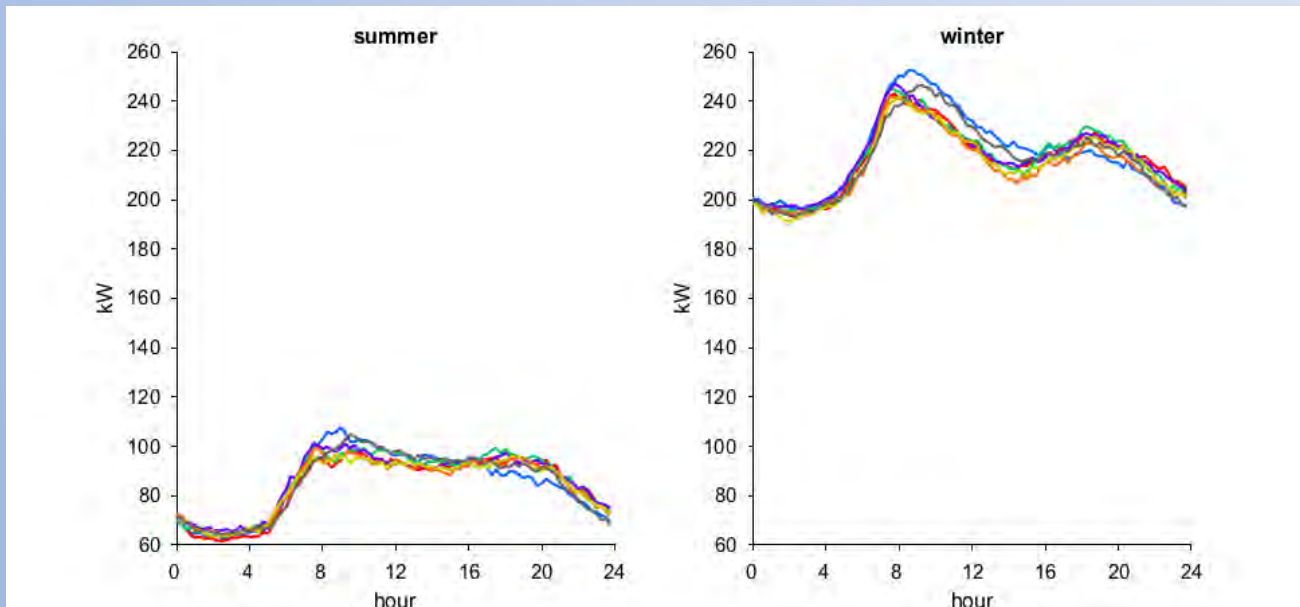
Analysis by Geli



# Baseline Facility Load



*Average daily load profile*



*Seasonal load profile*

Electric heat =  
high winter  
peak loads

# Baseline Utility Bill

Analysis is on common loads only – not individual apartment loads

## Baseline utility bill

ENERGY		baseline (T2)		
		Usage, kWh	Cost, \$/kWh	Total Cost, \$
Peak	Summer	72,196	\$0.0925	\$6,678
	Winter	489,413	\$0.0925	\$45,271
Part-peak	Summer	-	\$0.0000	\$0
	Winter	-	\$0.0000	\$0
Off-peak	Summer	176,967	\$0.0925	\$16,369
	Winter	773,548	\$0.0925	\$71,553
TOTAL, /yr		1,512,124		<b>\$139,871</b>



Energy

DEMAND		baseline (T2)		
		Avg Peak, kW	Cost, \$/kW	Total Cost, \$
Max	Summer	153	\$29.80	\$18,221
	Winter	352	\$21.35	\$60,096
Peak	Summer	0	\$0.00	\$0
	Winter	0	\$0.00	\$0
Part-Peak	Summer	0	\$0.00	\$0
	Winter	0	\$0.00	\$0
TOTAL, /yr				<b>\$78,317</b>
Meter Charge, \$/yr				<b>\$2,000</b>
TOTAL, \$/yr				<b>\$220,188</b>



Demand

# Solar+storage system modeled:

Solar (DC): 150 kW (cost: \$375,000)

Storage: 30 kW / 45 kWh lithium ion battery (cost: \$88,604)

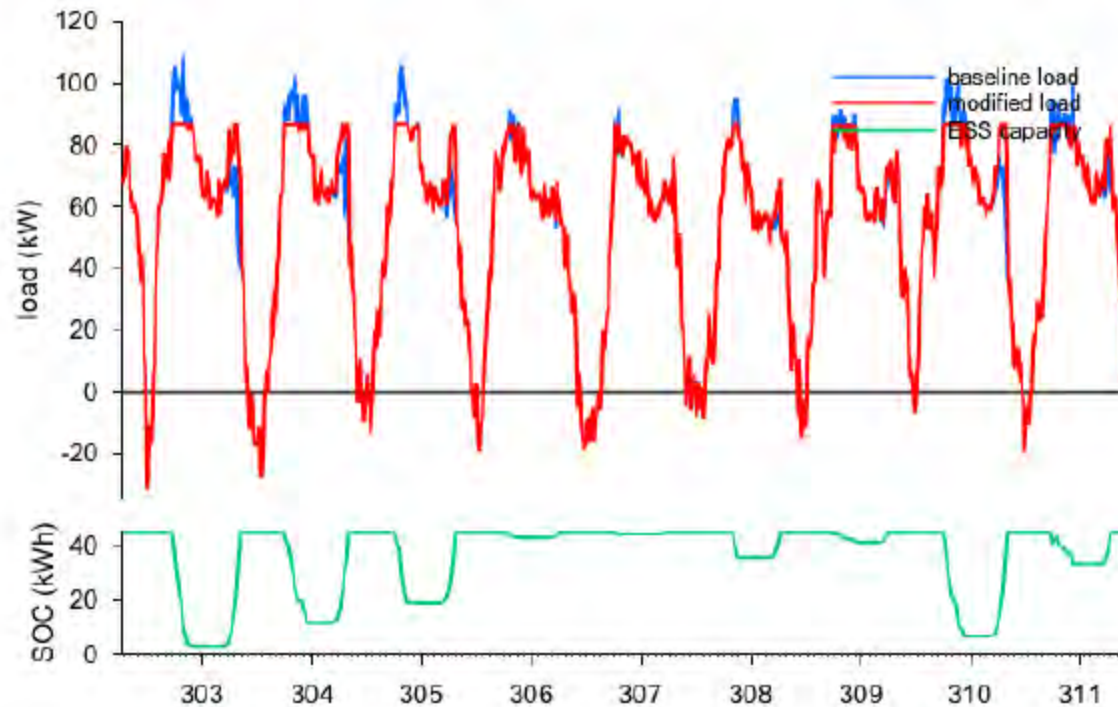
Total capital cost: \$463,604

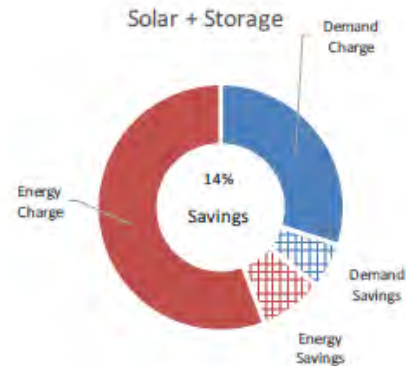
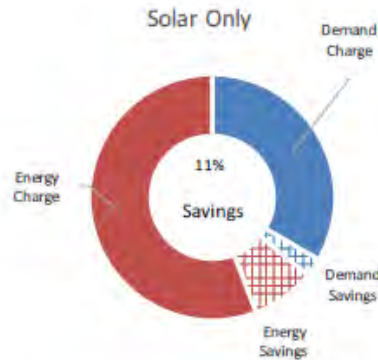
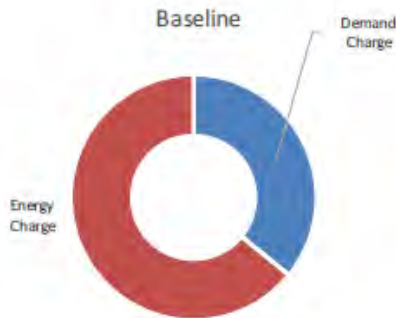


# Energy storage manages demand charges by shaving peak loads

FIGURE 10 DCM with a 30 kW, 45 kWh ESS

Baseline load before DCM (blue), modified load after DCM (red), state-of-charge (green).





Baseline	
Total Charge	\$ 220,188
Energy Charge	\$ 139,871
Demand Charge	\$ 78,317
Fixed Charge	\$ 2,000

Solar Only	
Total Charge	\$ 196,610
Energy Charge	\$ 121,667
Demand Charge	\$ 72,943
Fixed Charge	\$ 2,000

Solar + Storage	
Total Charge	\$ 188,965
Energy Charge	\$ 121,667
Demand Charge	\$ 65,298
Fixed Charge	\$ 2,000

Total Savings	\$ 23,578
Energy Savings	\$ 18,204
Demand Savings	\$ 5,374
Tariff Switch	\$ -
PV (unfirmed)	\$ 5,374
Fixed Charge	\$ -

Total Savings	\$ 31,223
Energy Savings	\$ 18,204
Demand Savings	\$ 13,019
Fixed Charge	\$ -

Solar, kW DC	150
Solar capital cost (\$2.5/W)	\$ 375,000
Net Remaining, year 1	\$ 174,043
Energy savings	\$ 18,204
Solar Rebate, y1	\$ -
Tax Credit	\$ 112,500
Tax Savings, y1	\$ 70,253

Solar, kW DC	150
Solar capital cost (\$2.5/W)	\$ 375,000
Max power (kW)	30
Capacity (kWh)	45
Total capital cost	\$ 463,604
Solar capital cost (\$2.5/W)	\$ 375,000
ESS capital cost	\$ 88,604
Net Remaining, year 1	\$ 206,448
Energy savings	\$ 18,204
Demand savings	\$ 13,019
Solar rebate	\$ -
Solar tax credit	\$ 112,500
Solar tax savings	\$ 70,253
SGIP, y1	\$ -
ESS Tax Credit	\$ 26,581
ESS Tax Savings, y1	\$ 16,599

Solar Payback (\$2.5/W), yr	5.7
NPV (20 yr, @ 6%)	\$ 177,183
IRR (20 yr)	14.48%

Project Payback, yr	5.3
NPV (15 yr, @ 6%)	\$ 169,977
IRR (15 yr)	14.28%
NPV (20 yr, @ 6%)	\$ 235,807
IRR (20 yr)	15.33%

# Payback Comparison

**Solar payback:  
5.7 years**

**Solar+Storage  
payback:  
5.3 years**

## What the analysis includes:

- Federal ITC applies to solar+storage installed costs
- Federal accelerated depreciation  
*(Federal ITC scheduled to phase out)*

## What it doesn't include:

- State solar incentives
- State solar incentive adders for low income projects, energy storage, roof mounted solar
- Alternative Energy Certificates
- Potential energy efficiency incentives


# From DOER SMART Solar Incentive Program Proposal (Expected to take effect in January, 2018)

## Project Categories

- Incentive values primarily based on project size:
  - Rates set based on index following initial procurement
    - Less than 25 kW AC (Low Income)
    - Less than 25 kW AC
    - 25 – 250 kW AC
    - 250 – 500 kW AC
    - 500 kW AC – 1,000 kW AC
  - Competitively Set Rates for Block 1, with fixed percentage declines thereafter
    - 1,000 – 2,000 kW AC
    - 2,000 – 5,000 kW AC
- Adders for different project types:
  - Location Based:
    - Brownfields
    - Building Mounted
    - Landfills
    - Solar Canopies
  - Off-taker Based:
    - Community Shared Solar (CSS)
    - Low Income CSS
    - Low Income Property
    - Public
  - Solar + Storage
- Unlike SREC II, adders can be combined together from different categories to encourage optimal siting of projects and further policy goals
- All capacity based rates and adders will decrease by 4% per block



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# From DOER SMART Solar Incentive Program Proposal

(Expected to take effect in January, 2018)

## Adder Values

All adder values will decline by 4% per capacity block

Location Based Adders	
Type	Adder Value (\$/kWh)
Building Mounted	\$0.02
Brownfield	\$0.03
Landfill	\$0.04
Solar Canopy	\$0.06

Off-taker Based Adders	
Type	Adder Value (\$/kWh)
Public Entity	\$0.02
Community Shared Solar (CSS)	\$0.05
Low Income Property Owner	\$0.03
Low Income CSS <sup>1</sup>	\$0.06

Solar + Energy Storage	
Type	Adder Value (\$/kWh)
Storage + PV	Variable

1. Must be at least 50% R-2 customers



# From DOER SMART Solar Incentive Program Proposal

(Expected to take effect in January, 2018)

## Energy Storage Adder Matrix

Storage kW as % of Solar	Storage Hours @ Rated Capacity								
	Minimum								Maximum
	2	2.5	3	3.5	4	4.5	5	5.5	6
25%	\$0.0247	\$0.0271	\$0.0291	\$0.0307	\$0.0321	\$0.0334	\$0.0345	\$0.0356	\$0.0365
30%	\$0.0321	\$0.0352	\$0.0377	\$0.0399	\$0.0418	\$0.0434	\$0.0449	\$0.0462	\$0.0474
35%	\$0.0382	\$0.0419	\$0.0450	\$0.0476	\$0.0498	\$0.0517	\$0.0535	\$0.0551	\$0.0565
40%	\$0.0428	\$0.0470	\$0.0504	\$0.0533	\$0.0558	\$0.0579	\$0.0599	\$0.0617	\$0.0633
45%	\$0.0460	\$0.0504	\$0.0541	\$0.0572	\$0.0599	\$0.0622	\$0.0643	\$0.0663	\$0.0680
50%	\$0.0481	\$0.0527	\$0.0565	\$0.0598	\$0.0626	\$0.0650	\$0.0673	\$0.0692	\$0.0711
55%	\$0.0494	\$0.0542	\$0.0581	\$0.0614	\$0.0643	\$0.0668	\$0.0691	\$0.0712	\$0.0730
60%	\$0.0502	\$0.0551	\$0.0591	\$0.0625	\$0.0654	\$0.0680	\$0.0703	\$0.0724	\$0.0743
65%	\$0.0507	\$0.0557	\$0.0597	\$0.0631	\$0.0661	\$0.0687	\$0.0710	\$0.0731	\$0.0750
70%	\$0.0511	\$0.0560	\$0.0601	\$0.0635	\$0.0665	\$0.0691	\$0.0715	\$0.0736	\$0.0755
75%	\$0.0513	\$0.0562	\$0.0603	\$0.0638	\$0.0667	\$0.0694	\$0.0717	\$0.0739	\$0.0758
80%	\$0.0514	\$0.0564	\$0.0605	\$0.0639	\$0.0669	\$0.0696	\$0.0719	\$0.0740	\$0.0760
85%	\$0.0515	\$0.0565	\$0.0606	\$0.0640	\$0.0670	\$0.0697	\$0.0720	\$0.0742	\$0.0761
90%	\$0.0515	\$0.0565	\$0.0606	\$0.0641	\$0.0671	\$0.0697	\$0.0721	\$0.0742	\$0.0762
95%	\$0.0515	\$0.0566	\$0.0607	\$0.0641	\$0.0671	\$0.0698	\$0.0721	\$0.0743	\$0.0762
100%	\$0.0516	\$0.0566	\$0.0607	\$0.0641	\$0.0671	\$0.0698	\$0.0722	\$0.0743	\$0.0763

Reflects value for year 1 projects based on size & duration

# Massachusetts Energy Diversity Act of 2016

SECTION 15. (a) On or before December 31, 2016, the department of energy resources shall determine whether to set appropriate targets for electric companies to procure viable and cost-effective energy storage systems to be achieved by January 1, 2020. As part of this decision, **the department may consider a variety of policies to encourage the cost-effective deployment of energy storage systems, including** the refinement of existing procurement methods to properly value energy storage systems, the use of alternative compliance payments to develop pilot programs and **the use of energy efficiency funds** under section 19 of chapter 25 of the General Laws **if the department determines that the energy storage system installed at a customer's premises provides sustainable peak load reductions on either the electric or gas distribution systems** and is otherwise consistent with section 11G of chapter 25A of the General Laws.

# From “State of Charge” report recommendations:

## Storage as Peak Demand Savings Tool in Energy Efficiency Investment Plans

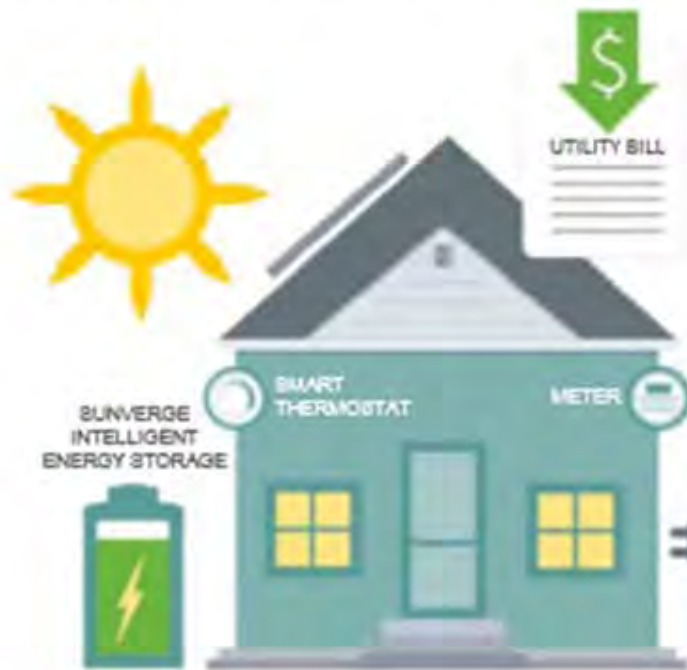
Massachusetts state law, M.G.L. c.25, §21, the Green Communities Act (the “Act”), requires that investor-owned utilities and approved municipal aggregators (“Program Administrators”) seek “...all available energy efficiency and demand reduction resources that are cost effective or less expensive than supply.” **In 2016-2018 the Statewide Three Year Energy Efficiency Plans have a new focus on Peak Demand Savings**, including demonstrations and assessment of current incentives and cost-effectiveness framework. **Energy storage, used to shift and manage load as part of peak demand reduction programs, can be deployed through this existing process but may require changes in the current DPU Guidelines’ benefit-cost test methodology to accommodate storage in these demand reduction programs.**

# Energy Efficiency = big potential \$ for storage

- Massachusetts Energy Efficiency three year plan budgets for 2016-2018: \$2.5 billion
- Utilities are supposed to be doing storage demonstration projects now to inform 2019-2021 EE plans
- EEAC needs to be convinced that solar+storage behind the meter can provide cost-effective efficiency benefits
- EEAC does not generally deal with demand management
- DOER and DPU will have to collaborate effectively to get storage into next 3-year EE plan
- Opportunities for stakeholder engagement with EEAC

## The Coupling of Consumer and Utility Value via VPPs

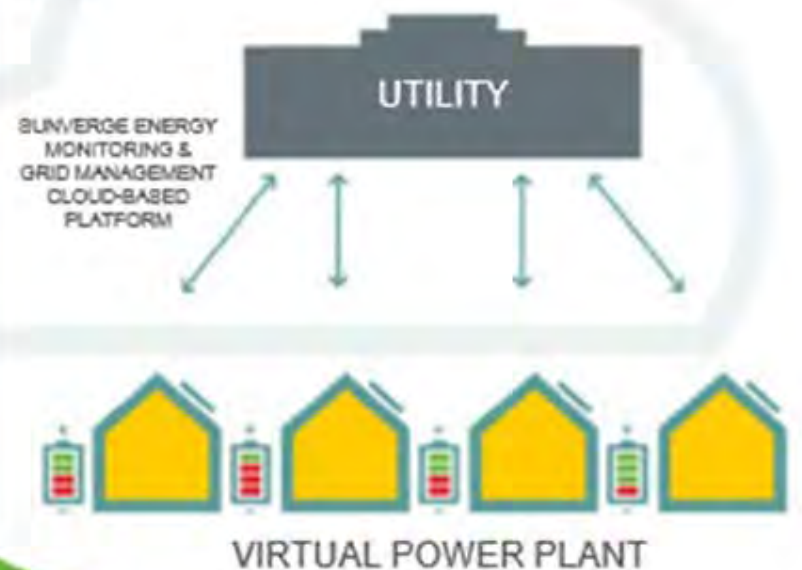
### Consumer Value



INCREASED PV SELF-CONSUMPTION,  
BACKUP POWER & TIME-OF-USE  
BILL MANAGEMENT



### Utility Value



AGGREGATE & ORCHESTRATE FLEET  
OF DISTRIBUTED ENERGY RESOURCES

(Source: Sunverge Energy, Inc.)

# Thank You

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ESTAP Website: <http://bit.ly/CESA-ESTAP>

ESTAP Listserv: <http://bit.ly/EnergyStorageList>

