



California Commissioning Collaborative Advisory Council Meeting Minutes

October 22, 2009

Hilton San Diego Airport/Harbor Island

9 a.m. – 3 p.m.

Attendees

Advisory Council

James Bryan, Arden Realty
Don Frey, Architectural Energy Corporation
David Jump, QuEST
Tony Pierce, Facility Dynamics Engineering
Reinhard Seidl, Taylor Engineering

Board of Directors

Bruce Baccei, SMUD
Dan Burgoyne, State of California DGS
Tav Commins, California Energy Commission
Greydon Hicks, PG&E
Chuck Poindexter, San Diego Gas & Electric
Glenda Towns, So Cal Gas

CCC Staff and Consultants

Eliot Crowe, California Commissioning Collaborative
Kirstin Pinit, California Commissioning Collaborative
Phil Welker, California Commissioning Collaborative

Guests

Jay	Bradley	E&A Engineering/EMSI
Nick	Burton	Harmonics Limited
Beth	Chambers	California Energy Commission
Tim	Chin	Enovity
Stephen	Clarke	Best Infrared Services
John	Cullum	So Cal Gas Company
Rick	Dale	Abbott
Michael	Datte	University of California San Diego
Erik	Emblem	3 E International Incorporated
Stephen	Gay	San Diego Unified School District
Glenn	Hubbard	G. B. Hubbard & Associates, LLC
Eric	Kirchhoff	So Cal Gas Company
Mugimin	Lukito	Southern California Edison
Ann	McCormick	Newcomb Anderson McCormick
Kevin	Norris	University of California San Diego
Joe	Powell	Sheet Metal Workers in San Diego
Michael	Putich	Climatec
Tom	Reichert	E&A Engineering/EMSI
Joseph	Romero	University of California, San Diego
Patty	Witty	Dynamic Commissioning Solutions, inc.

Welcome, Introductions, and Announcements

Don Frey called the meeting to order at 9:30 a.m. Attendees introduced themselves.

Summary of recent report “Building Commissioning: A Golden Opportunity for Reducing Energy Costs and Greenhouse Gas Emissions” By Evan Mills (LBNL)

Eliot Crowe, CCC Research Program Manager

Eliot Crowe presented a brief summary of the recent Evan Mills Report on costs/benefits of Commissioning. The purpose of the presentation was to highlight the key benefits in terms of percentage savings and payback that could be used to promote commissioning and retrocommissioning.

The full report is available here: <http://cx.lbl.gov/documents/2009-assessment/LBNL-Cx-Cost-Benefit.pdf>

AEC / DGS work on new construction program

Don Frey, Architectural Energy Corporation

Don Frey presented an overview of AEC's work supporting DGS's mission to integrate Cx into their new construction process. This included discussion of organizational issues - skills and experience of staff - and clearly communicating the message that Cx is not just acceptance testing. Also covered was a case study on a Cx pilot project at CalTrans Maryville, including specific examples of issues uncovered. The presentation ended with lessons learned and a short video that was used to communicate the benefits of Cx within DGS.

Update & discussion on Cx into California's Green Building Standard

Dan Burgoyne, DGS

Dan Burgoyne walked through the proposed language for mandating Cx as part of California's Green Building Standard (period for comment ends November 16). Key discussion points included:

- How would the standard be enforced?
- Is 10,000 square feet too low as a size threshold for the mandate?
- Will there be a list of approved certification bodies for Cx providers?

CCC staff will prepare a comment to submit to the California Building Standards Commission, and will provide an opportunity for CCC participants to provide input and suggestions to assist in developing this statement. An email will be sent the week of October 26 with more information.

CCC Title 24 Project Updates

Kirstin Pinit, CCC Program Manager

Kirstin Pinit presented the CCC's ongoing and upcoming activities relating to Title 24, including:

- Training for Building Inspectors, relating to the 2008 Standard
- Development of an “Acceptance Testing Field Guide” for building inspectors
- Research project to inform potential addition of design-phase commissioning requirements to Title 24

CCC PIER - Projects update and discussion (PAC Meeting)

Eliot Crowe, CCC Research Program Manager

Beth Chambers, CEC Contract Manager

Beth Chambers discussed CEC activities relating to 2009 programs contracting, ARRA stimulus funding, and also gave updates on the proposals process for 2010 programs (“TIBC#2”) and Building Energy Research Grant (BERG).

Eliot Crowe presented a short overview of the five projects included in the CCC PIER Program. He then went on to talk through some of the central questions for two of the projects:

Project 2: Integrating Energy-related information into Commercial Real Estate (CRE) Transactions

This project will pilot three approaches that could be incorporated into CRE purchases: Benchmarking, RCx Screening, and RCx Scoping. Following the pilots, a single recommended approach will be developed.

Central questions include:

- Cost/time limitations – how deep can you go?
- Benchmarking is a big deal for a lot of property owners, so RCx screening might be a stretch?
- What are the technical capabilities of the “average” Property Condition Assessment (PCA) firm?
- Need to be careful in giving recommendations, if a multi-million dollar transaction is in the balance

Project 4: Best Practices Guideline for Performance Tracking

This project will create a guideline and cases studies that will assist building owners/engineers in establishing performance tracking systems in their buildings that are best suited to their needs and budget. Eliot Crowe presented a project overview, and Tim Chin of Enovity presented a draft of a matrix that is being developed for categorizing the various systems on the market.

Central questions include:

- With so much tool development in this area, how do we ensure the guideline isn't obsolete in six months?
- How do we reach the audience and inspire action?
- How do we strike the right balance of comprehensiveness and brevity?
- How do we ensure the guideline is relevant to both commercial office and institutional buildings?

"Arden Access" Ongoing Cx tools and implementation plan

James Bryan, Arden Realty

Michael Putich, Climatec

James Bryan described Arden's approach to setting up a portfolio-wide performance tracking system. As a means to justify investment, data was presented from five of their buildings, to demonstrate the energy impact of building “drift” from optimized state of operations.

Michael Putich described the architecture of the performance tracking system, which is built upon AEC's Enforma software tool.

Wrap - Up

Don Frey

Don Frey presented the CCC Meeting schedule for 2010:

Date	Host	Location
March 25	SMUD	SMUD Customer Service Center
June 10	SCE	TBD
September 16	PG&E	TBD
December 2	Sempra (SoCal Gas)	TBD

The meeting adjourned at 3 p.m.