



California Commissioning Collaborative

CCC PIER Research Program:

“Building Commissioning: Strategies and Technologies for Energy Efficiency”

Program Advisory Committee (PAC) Meeting

October 22 2009, San Diego Airport Hilton

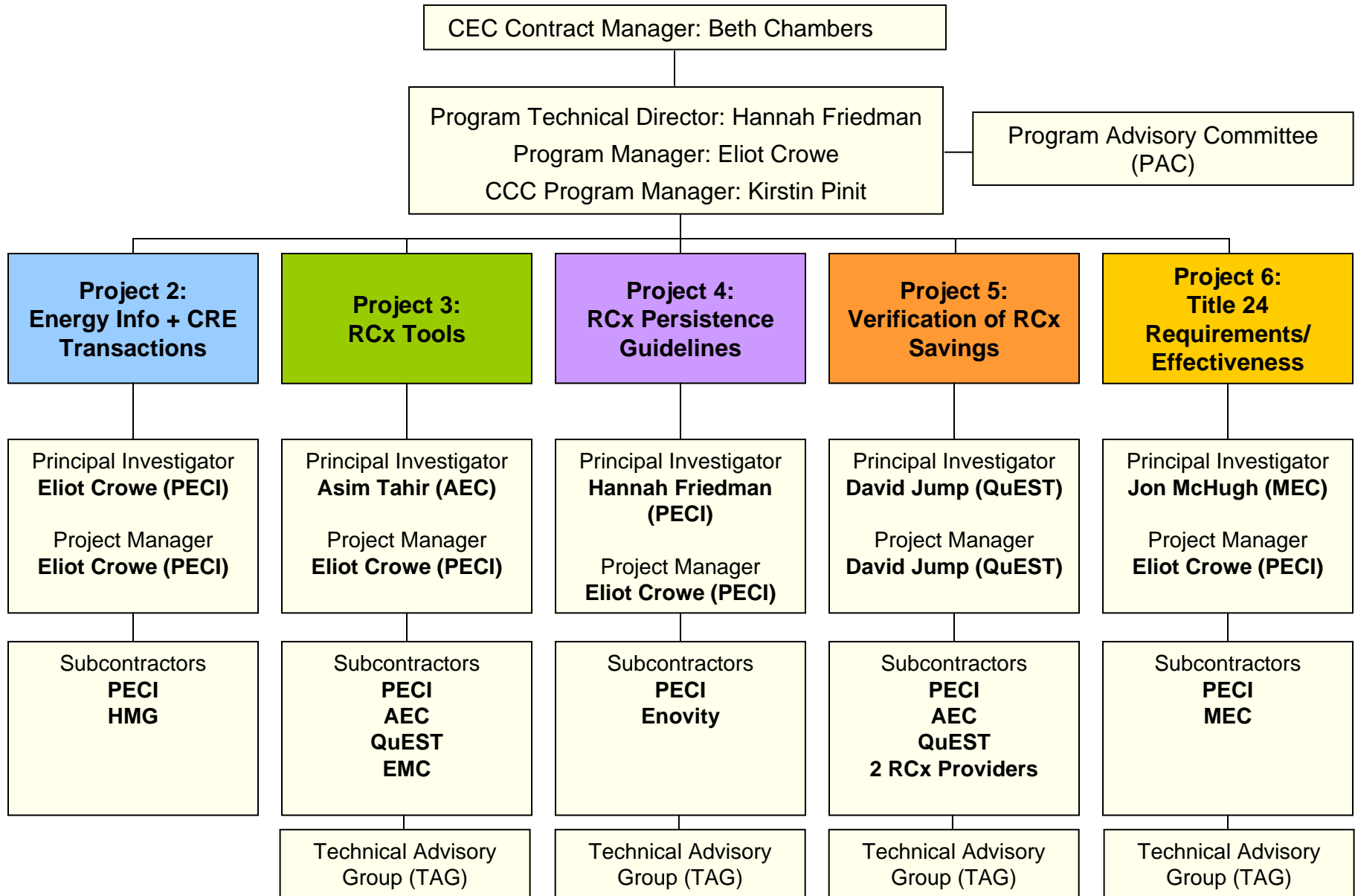


AGENDA

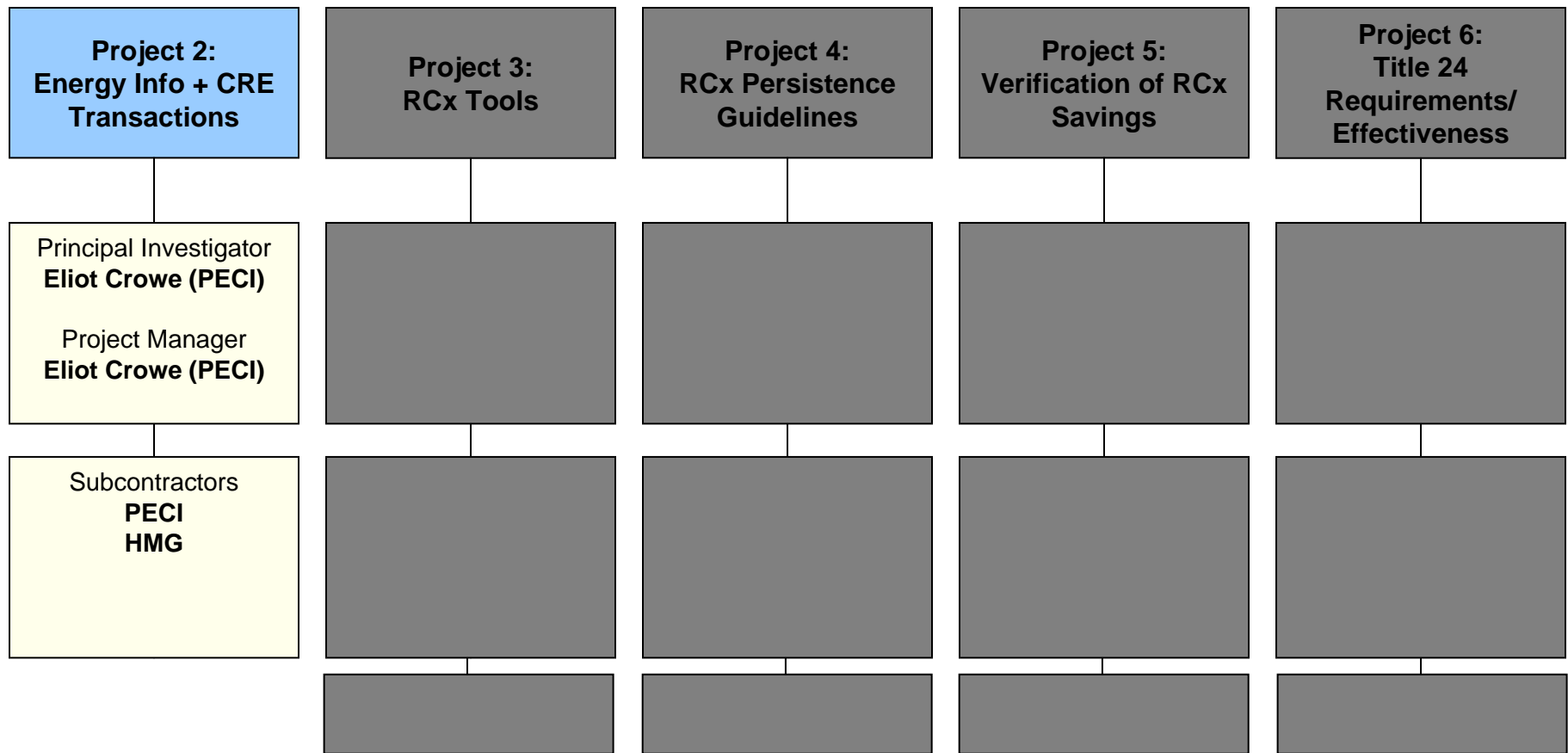
- General update from the Energy Commission
- Program refresher
- Project highlight: Project 2: *Optimizing Integration of Energy Info into Commercial Real Estate Transactions*
- Project highlight: Project 4: *Improving Persistence of RCx Benefits*
- Q&A

CALIFORNIA ENERGY COMMISSION UPDATE

- Budget Update
 - 09/10 Budget allocation
 - ARRA Budget
- Technology Innovations in Buildings and Communities (TIBC#2) solicitation update
- Building Energy Research Grant (BERG) update



Project Highlight: Project 2: “Integrating Energy Information into Commercial Real Estate Transactions”



Integrating Energy Info for CRE Transactions

- Property Condition Assessments (PCA)
 - Part of Due Diligence process when purchasing property
 - Buyer pays
 - Scope is determined by buyer, although ASTM 2018 provides voluntary guidelines
 - 1-4 day typical timeline
 - Focus on condition of interior, exterior, roof, foundations, electrical, plumbing, safety, HVAC equipment, etc

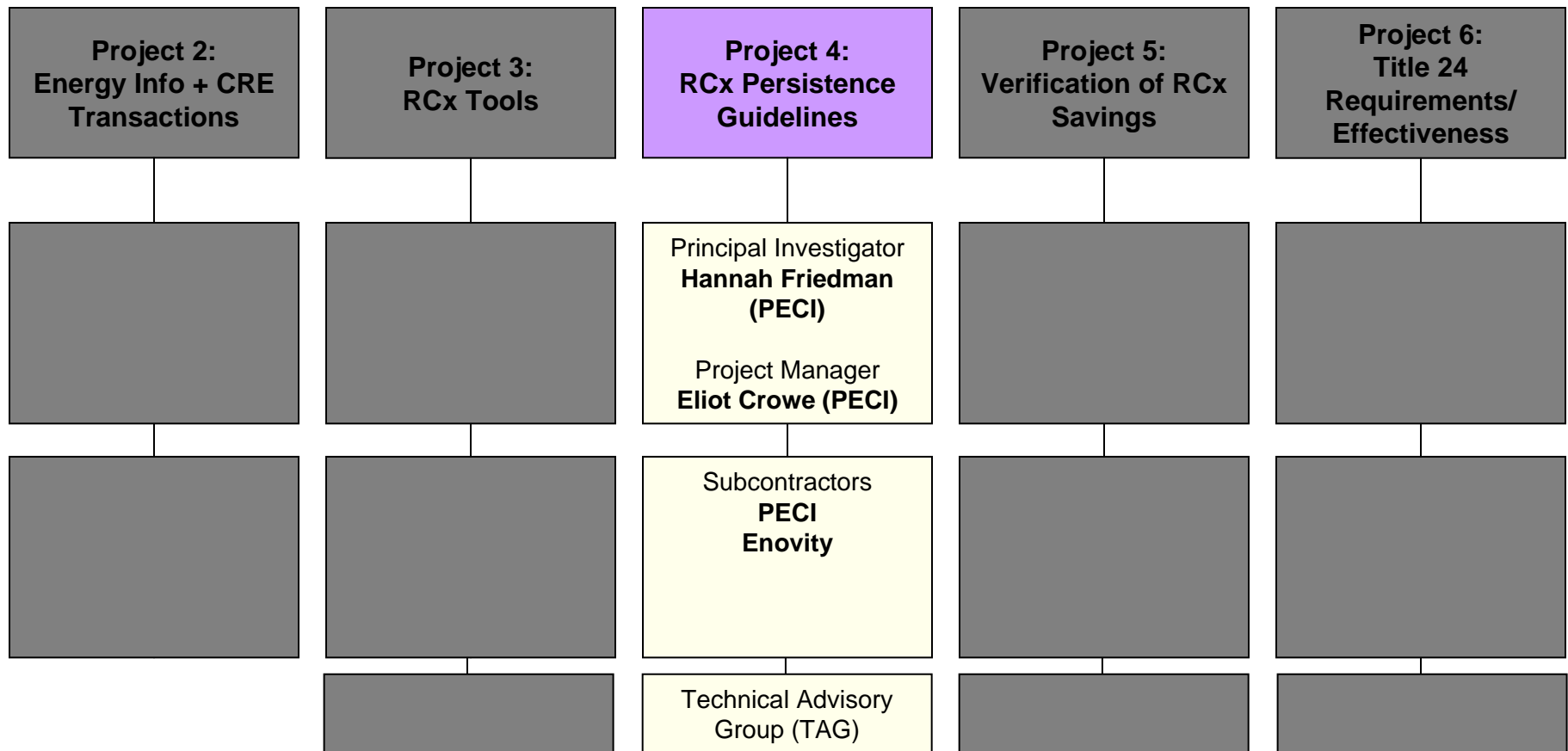
Integrating Energy Info for CRE Transactions

- Context
- Project Overview
 - Pilot RCx Screening / scoping approach as part of Property Condition Assessment (PCA), and also consider how to handle benchmarking (connection with AB 1103)
 - Develop optimized approach, and propose draft language/templates for ASTM standard update
 - Outreach – Owners, PCA firms, and California policy-makers
- Timeline
 - Pilot/optimization: June 2010
 - Outreach: Mid-2010 to mid-2011

Integrating Energy Info for CRE Transactions

- The Big Questions! (discussion)
 - 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 Highlight: Project 4: “Improving Persistence of RCx Benefits”



Improving RCx Persistence

- Context
- Project Overview
 - Market research / develop 3 'Best Practices' case studies
 - Characterize available tools
 - Establish key metrics
 - Develop Best Practices Guideline
 - Outreach
- Timeline
 - Market Research / Characterization: April 2010
 - Metrics: Jul 2010
 - Guideline: Dec 2010
 - Outreach: Mid-2010 to mid-2011

Improving RCx Persistence

- Tool Characterization Matrix (Enovity)

Improving RCx Persistence

- The Big Questions! (discussion)
 - With so much tool development in this area, how do we ensure the guideline isn't obsolete in 6 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?

PAC Co-Chairs

Beth Chambers

California Energy Commission

bhchambe@energy.state.ca.us

(916) 654 4070

Eliot Crowe

Portland Energy Conservation, Inc

ecrowe@peci.org

(503) 961 6123

ANY QUESTIONS?