

GRANT REQUEST FORM (GRF)

CEC-270 (Revised 10/2015)

CALIFORNIA ENERGY COMMISSION

New Agreement EPC-15-064 (To be completed by CGL Office)

Division	Agreement Manager:	MS-	Phone
ERDD	Jackson Thach	51	916-327-1625

Recipient's Legal Name	Federal ID Number
Prospect Silicon Valley	27-0220018

Title of Project
Innovate Net Zero: ZNE Demonstration in Existing Low-Income Mixed-Use Housing

Term and Amount	Start Date	End Date	Amount
	6/30/2016	3/31/2020	\$ 2,995,653

Business Meeting Information
 ARFVTP agreements under \$75K delegated to Executive Director.

Proposed Business Meeting Date	5/17/2016	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Discussion
Business Meeting Presenter	Dustin Davis	Time Needed:	5 minutes

Please select one list serve. EPIC (Electric Program Investment Charge)

Agenda Item Subject and Description

PROSPECT SILICON VALLEY. Proposed resolution approving agreement EPC-15-064 with Prospect Silicon Valley for a \$2,995,653 grant to fund the demonstration of a ZNE retrofit to a low-income, multi-unit, mixed-use building using energy efficiency upgrade packages that can be replicable under the challenging conditions typical of small-medium commercial and residential building sectors.(EPIC Funding) Contact: Jackson Thatch (Staff Presentation 5 minutes)

California Environmental Quality Act (CEQA) Compliance

1. Is Agreement considered a "Project" under CEQA?
 Yes (skip to question 2) No (complete the following (PRC 21065 and 14 CCR 15378)):
 Explain why Agreement is not considered a "Project":
 Agreement will not cause direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment because
2. If Agreement is considered a "Project" under CEQA:
 a) Agreement **IS** exempt. (Attach draft NOE)
 Statutory Exemption. List PRC and/or CCR section number: _____
 Categorical Exemption. List CCR section number: Cal. Code Regs., tit 14, § 15331
 Common Sense Exemption. 14 CCR 15061 (b) (3)
 Explain reason why Agreement is exempt under the above section:
 The Innovate ZNE Project falls within Categorical Exemptions Class 31 under Public Resources Code §21084 and California Environmental Quality Act, Title 14, §15331. By meeting the Secretary of the Interior's Standards for treatment of Historic Properties, the project would not have a significant effect on the environment and therefore is exempt from the requirement to prepare an environmental document.
- b) Agreement **IS NOT** exempt. (Consult with the legal office to determine next steps.)
 Check all that apply
 Initial Study Environmental Impact Report
 Negative Declaration Statement of Overriding Considerations
 Mitigated Negative Declaration

List all subcontractors (major and minor) and equipment vendors: (attach additional sheets as necessary)

GRANT REQUEST FORM (GRF)

CEC-270 (Revised 10/2015)

CALIFORNIA ENERGY COMMISSION



Legal Company Name:	Budget
Integral Group	\$ 200,000
National Renewable Energy Laboratory (NREL)	\$ 350,000
RMW Architecture & Interiors	\$ 198,592
Chinatown Community Development Center	\$ 1,795,598
San Francisco 2030 District	\$ 150,000
	\$

List all key partners: (attach additional sheets as necessary)

Legal Company Name:

Budget Information

Funding Source	Funding Year of Appropriation	Budget List No.	Amount
EPIC	14-15	301.001B	\$2,995,653
			\$
			\$
R&D Program Area: EERO: Buildings		TOTAL:	\$2,995,653
Explanation for "Other" selection			
Reimbursement Contract #:		Federal Agreement #:	

Recipient's Administrator/ Officer

Name:	Tim Minezaki	Name:	Tim Minezaki
Address:	1608 Las Plumas Ave	Address:	1608 Las Plumas Ave
City, State, Zip:	San Jose, CA 95133-1655	City, State, Zip:	San Jose, CA 95133-1655
Phone:	510-338-4853 /	Fax:	- -
E-Mail:	tim.minezaki@prospectsv.org	E-Mail:	tim.minezaki@prospectsv.org

Selection Process Used

- Competitive Solicitation Solicitation #: GFO-15-308
 First Come First Served Solicitation

The following items should be attached to this GRF

1. Exhibit A, Scope of Work	<input checked="" type="checkbox"/>	Attached
2. Exhibit B, Budget Detail	<input checked="" type="checkbox"/>	Attached
3. CEC 105, Questionnaire for Identifying Conflicts	<input checked="" type="checkbox"/>	Attached
4. Recipient Resolution	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Attached
5. CEQA Documentation	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Attached

Agreement Manager

Date

Office Manager

Date

Deputy Director

Date

EXHIBIT A Scope of Work

I. TASK ACRONYM/TERM LISTS

A. Task List

Task #	CPR ¹	Task Name
1		General Project Tasks
2	X	Design and Construction
3		Data Collection and Analysis
4		Evaluation of Project Benefits
5		Technology/Knowledge Transfer Activities

B. Acronym/Term List

Acronym/Term	Meaning
CAM	Commission Agreement Manager
CAO	Commission Agreement Officer
CDCC	Chinatown Community Development Center
CPR	Critical Project Review
HVAC	Heating, Ventilation, and Air Conditioning
IOU	Investor Owned Utility
LED	Light Emitting Diode
PG&E	Pacific Gas & Electric
TAC	Technical Advisory Committee
VRF	Variable Refrigerant Flow
ZNE	Zero-net energy

II. PURPOSE OF AGREEMENT, PROBLEM/SOLUTION STATEMENT, AND GOALS AND OBJECTIVES

A. Purpose of Agreement

The purpose of this Agreement is to fund the demonstration of large scale, cost-effective pathways to achieving maximum energy efficiency in a low-income, mixed-use residential development.

B. Problem/ Solution Statement

Problem

The State of California has set ambitious net-zero energy (ZNE) targets, including that 50% of existing commercial buildings achieve net-zero by 2030. This aggressive target is especially challenging for buildings under 50,000 square feet. Challenges include significant capital costs (labor and equipment); building conditions (conflicting infrastructure energy effects, aging physical conditions which do not easily accommodate state-of-the-art technology); operational considerations (occupant behavior, transaction timing and lack of maintenance expertise); and

¹ Please see subtask 1.3 in Part III of the Scope of Work (General Project Tasks) for a description of Critical Project Review (CPR) Meetings.

EXHIBIT A

Scope of Work

legal and policy factors (split incentives). These challenges characterize the bulk of the 600,000 commercial buildings and 4 million multi-family units across the state.

Solution

The Recipient will identify cost-effective, high-performing technologies to improve the building's envelope, lighting, appliances, heating, ventilation, and air conditioning (HVAC), and controls, and to provide on-site power. The Recipient will seek technologies that can be rapidly deployed under the challenging conditions typical of small-medium commercial buildings, provide high performance at accessible cost, and require minimal adjustment for occupants or facilities managers. In addition, all strategies and technologies chosen will specifically adhere to the Secretary of the Interior's Standards for The Treatment of Historic Properties and the San Francisco Standards for historical properties. Potential technologies to upgrade building systems may include, but are not limited to, electrochromic windows, variable refrigerant flow technologies, heat recovery ventilation strategies, advanced light-emitting diode (LED) lighting, simplified sensor networks, and simple occupancy based plug-load management. These solutions must be complemented by forward-looking innovation identification strategies and packaged into readily adoptable guidance for designers, contractors and facilities managers.

C. Goals and Objectives of the Agreement

Agreement Goals

The goals of this Agreement are to:

1. Develop advanced ZNE retrofit design for multi-unit buildings under 50,000 square feet.
2. Demonstrate financially viable pre-commercial and advanced net-zero strategies in a mixed-use, low-income residential facility.
3. Leverage the demonstration to accelerate commercialization of identified advanced technologies and strategies.

Ratepayer Benefits:² This Agreement will result in the ratepayer benefits of greater electricity reliability, lower costs, and increased occupant comfort by reducing demand on the grid, providing onsite energy generation, reduced energy consumption and providing better control over indoor climate and lighting. This project will address the most cost effective and simplest approaches in this challenging market sector and lead to increased adoption rate among the remaining multifamily, retail and small commercial market sectors.

It is estimated that the directly applicable electrical end uses represent 25,984 GWh of residential, retail, and commercial power use. At an assumed adoption rate of 5% and reduction in annual energy use of 50%, the total site energy saved across California will amount to 650 GWh per year. Further, with onsite energy generation through renewables, the full reduction will translate to 1,300 GWh per year. The directly applicable natural gas energy use is 750 million therms. The energy measures proposed will reduce use by 50%. With a 5% adoption rate, this would result in 19 million therms saved per year. With the addition of solar thermal at a 70% solar fraction, a total reduction of 32 million therms is realized. Combined, the total energy savings from electricity and natural gas would be \$230M per year. In addition, the resulting

² California Public Resources Code, Section 25711.5(a) requires projects funded by the Electric Program Investment Charge (EPIC) to result in ratepayer benefits. The California Public Utilities Commission, which established the EPIC in 2011, defines ratepayer benefits as greater reliability, lower costs, and increased safety (See CPUC "Phase 2" Decision 12-05-037 at page 19, May 24, 2012, http://docs.cpuc.ca.gov/PublishedDocs/WORD_PDF/FINAL_DECISION/167664.PDF).

EXHIBIT A

Scope of Work

energy savings would translate into 580,000,000 metric tons of carbon emissions reduction per year.

Technological Advancement and Breakthroughs:³ This Agreement will lead to technological advancement and breakthroughs to overcome barriers to the achievement of the State of California's statutory energy goals by demonstrating and promulgating net-zero technologies and strategies for one of the most challenging of the state goals – achieving net-zero for 50% of existing commercial buildings by 2030.

This target demands advanced strategies which both bring together innovative technologies and approaches as well as drive innovation into the building community design process. This project will implement and integrate numerous advanced technologies and techniques into an advanced integrated demand-side management package. Specific technologies may include but will not be limited to window upgrades, roof and wall insulation upgrades, heat recovery ventilators, advanced LED systems, occupancy-based plug load controls, variable refrigerant flow systems, and combined PV-thermal systems. In addition, the project will include a rapid new technology discovery and assessment, to ensure the most current emerging technologies are incorporated, as well as innovative measurement and verification approaches. These approaches and other ZNE design process innovations will be packaged into an advanced ZNE design methodology for broad dissemination in the design and innovation community.

Agreement Objectives

The objectives of this Agreement are to:

1. Identify and assess leading pre-commercial technology with demonstrated pilots for inclusion in the Innovate ZNE energy upgrade package.
2. Design a replicable, cost-effective and low-maintenance energy upgrade package that will yield an average of 20-30 kbtu/sf/yr Energy Use Index for buildings of the target class and climate zone scalable to the multi-family and medium commercial retrofit building sector in California.
3. Deploy the Innovate ZNE energy upgrade package. The demonstration site identified as of the commencement date of this grant is 160 Eddy Street, San Francisco, For any changes in site location, the Recipient must check with the CAM or CAO, who will provide guidance regarding the level of commission approval required.
4. Demonstrate emerging automated measurement and verification approaches
5. Characterize the performance of the Innovate ZNE energy upgrade package, identifying opportunities for further refinement.
6. Educate diverse stakeholders including IOUs, municipal zoning and building officials, energy managers and engineers, technology innovators and policymakers on the project objectives, design strategies, technology package and options, outcomes,

³ California Public Resources Code, Section 25711.5(a) also requires EPIC-funded projects to lead to technological advancement and breakthroughs to overcome barriers that prevent the achievement of the state's statutory and energy goals.

EXHIBIT A

Scope of Work

challenges, and policy considerations of advanced energy efficiency and zero net strategies for residential and commercial buildings under 50,000 sq. ft.

EXHIBIT A

Scope of Work

III. TASK 1 GENERAL PROJECT TASKS

PRODUCTS

Subtask 1.1 Products

The goal of this subtask is to establish the requirements for submitting project products (e.g., reports, summaries, plans, and presentation materials). Unless otherwise specified by the Commission Agreement Manager (CAM), the Recipient must deliver products as required below by the dates listed in the **Project Schedule (Part V)**. Products that require a draft version are indicated by marking “**(draft and final)**” after the product name in the “Products” section of the task/subtask. If “(draft and final)” does not appear after the product name, only a final version of the product is required. With respect to due dates within this Scope of Work, “**days**” means working days.

The Recipient shall:

For products that require a draft version, including the Final Report Outline and Final Report

- Submit all draft products to the CAM for review and comment in accordance with the Project Schedule (Part V). The CAM will provide written comments to the Recipient on the draft product within 15 days of receipt, unless otherwise specified in the task/subtask for which the product is required.
- Consider incorporating all CAM comments into the final product. If the Recipient disagrees with any comment, provide a written response explaining why the comment was not incorporated into the final product.
- Submit the revised product and responses to comments within 10 days of notice by the CAM, unless the CAM specifies a longer time period, or approves a request for additional time.

For products that require a final version only

- Submit the product to the CAM for acceptance. The CAM may request minor revisions or explanations prior to acceptance.

For all products

- Submit all data and documents required as products in accordance with the following:

Instructions for Submitting Electronic Files and Developing Software:

- **Electronic File Format**

Submit all data and documents required as products under this Agreement in an electronic file format that is fully editable and compatible with the Energy Commission’s software and Microsoft (MS)-operating computing platforms, or with any other format approved by the CAM. Deliver an electronic copy of the full text of any Agreement data and documents in a format specified by the CAM, such as memory stick or CD-ROM.

The following describes the accepted formats for electronic data and documents provided to the Energy Commission as products under this Agreement, and establishes the software versions that will be required to review and approve all software products:

EXHIBIT A

Scope of Work

- Data sets will be in MS Access or MS Excel file format (version 2007 or later), or any other format approved by the CAM.
- Text documents will be in MS Word file format, version 2007 or later.
- Documents intended for public distribution will be in PDF file format. The Recipient must also provide the native Microsoft file format.
- Project management documents will be in Microsoft Project file format, version 2007 or later.

- **Software Application Development**
Use the following standard Application Architecture components in compatible versions for any software application development required by this Agreement (e.g., databases, models, modeling tools), unless the CAM approves other software applications such as open source programs:
 - Microsoft ASP.NET framework (version 3.5 and up). Recommend 4.0.
 - Microsoft Internet Information Services (IIS), (version 6 and up) Recommend 7.5.
 - Visual Studio.NET (version 2008 and up). Recommend 2010.
 - C# Programming Language with Presentation (UI), Business Object and Data Layers.
 - SQL (Structured Query Language).
 - Microsoft SQL Server 2008, Stored Procedures. Recommend 2008 R2.
 - Microsoft SQL Reporting Services. Recommend 2008 R2.
 - XML (external interfaces).

Any exceptions to the Electronic File Format requirements above must be approved in writing by the CAM. The CAM will consult with the Energy Commission's Information Technology Services Branch to determine whether the exceptions are allowable.

MEETINGS

Subtask 1.2 Kick-off Meeting

The goal of this subtask is to establish the lines of communication and procedures for implementing this Agreement.

The Recipient shall:

- Attend a "Kick-off" meeting with the CAM, the Commission Agreement Officer (CAO), and any other Energy Commission staff relevant to the Agreement. The Recipient will bring its Project Manager and any other individuals designated by the CAM to this meeting. The administrative and technical aspects of the Agreement will be discussed at the meeting. Prior to the meeting, the CAM will provide an agenda to all potential meeting participants. The meeting may take place in person or by electronic conferencing (e.g., WebEx), with approval of the CAM.

The administrative portion of the meeting will include discussion of the following:

- Terms and conditions of the Agreement;

EXHIBIT A

Scope of Work

- Administrative products (subtask 1.1);
- CPR meetings (subtask 1.3);
- Match fund documentation (subtask 1.7);
- Permit documentation (subtask 1.8);
- Subcontracts (subtask 1.9); and
- Any other relevant topics.

The technical portion of the meeting will include discussion of the following:

- The CAM's expectations for accomplishing tasks described in the Scope of Work;
 - An updated Project Schedule;
 - Technical products (subtask 1.1);
 - Progress reports and invoices (subtask 1.5);
 - Final Report (subtask 1.6);
 - Technical Advisory Committee meetings (subtasks 1.10 and 1.11); and
 - Any other relevant topics.
- Provide an *Updated Project Schedule, List of Match Funds, and List of Permits*, as needed to reflect any changes in the documents.

The CAM shall:

- Designate the date and location of the meeting.
- Send the Recipient a *Kick-off Meeting Agenda*.

Recipient Products:

- Updated Project Schedule (*if applicable*)
- Updated List of Match Funds (*if applicable*)
- Updated List of Permits (*if applicable*)

CAM Product:

- Kick-off Meeting Agenda

Subtask 1.3 Critical Project Review (CPR) Meetings

The goal of this subtask is to determine if the project should continue to receive Energy Commission funding, and if so whether any modifications must be made to the tasks, products, schedule, or budget. CPR meetings provide the opportunity for frank discussions between the Energy Commission and the Recipient. As determined by the CAM, discussions may include project status, challenges, successes, advisory group findings and recommendations, final report preparation, and progress on technical transfer and production readiness activities (if applicable). Participants will include the CAM and the Recipient, and may include the CAO and any other individuals selected by the CAM to provide support to the Energy Commission.

CPR meetings generally take place at key, predetermined points in the Agreement, as determined by the CAM and as shown in the Task List on page 1 of this Exhibit. However, the CAM may schedule additional CPR meetings as necessary. The budget will be reallocated to cover the additional costs borne by the Recipient, but the overall Agreement amount will not increase. CPR meetings generally take place at the Energy Commission, but they may take place at another location, or may be conducted via electronic conferencing (e.g., WebEx) as determined by the CAM.

EXHIBIT A

Scope of Work

The Recipient shall:

- Prepare a *CPR Report* for each CPR meeting that: (1) discusses the progress of the Agreement toward achieving its goals and objectives; and (2) includes recommendations and conclusions regarding continued work on the project.
- Submit the CPR Report along with any other *Task Products* that correspond to the technical task for which the CPR meeting is required (i.e., if a CPR meeting is required for Task 2, submit the Task 2 products along with the CPR Report).
- Attend the CPR meeting.
- Present the CPR Report and any other required information at each CPR meeting.

The CAM shall:

- Determine the location, date, and time of each CPR meeting with the Recipient's input.
- Send the Recipient a *CPR Agenda* and a *List of Expected CPR Participants* in advance of the CPR meeting. If applicable, the agenda will include a discussion of match funding and permits.
- Conduct and make a record of each CPR meeting. Provide the Recipient with a *Schedule for Providing a Progress Determination* on continuation of the project.
- Determine whether to continue the project, and if so whether modifications are needed to the tasks, schedule, products, or budget for the remainder of the Agreement. If the CAM concludes that satisfactory progress is not being made, this conclusion will be referred to the Deputy Director of the Energy Research and Development Division.
- Provide the Recipient with a *Progress Determination* on continuation of the project, in accordance with the schedule. The Progress Determination may include a requirement that the Recipient revise one or more products.

Recipient Products:

- CPR Report(s)
- Task Products (draft and/or final as specified in the task)

CAM Products:

- CPR Agenda
- List of Expected CPR Participants
- Schedule for Providing a Progress Determination
- Progress Determination

Subtask 1.4 Final Meeting

The goal of this subtask is to complete the closeout of this Agreement.

The Recipient shall:

- Meet with Energy Commission staff to present project findings, conclusions, and recommendations. The final meeting must be completed during the closeout of this Agreement. This meeting will be attended by the Recipient and CAM, at a minimum. The meeting may occur in person or by electronic conferencing (e.g., WebEx), with approval of the CAM.

EXHIBIT A

Scope of Work

The technical and administrative aspects of Agreement closeout will be discussed at the meeting, which may be divided into two separate meetings at the CAM's discretion.

- The technical portion of the meeting will involve the presentation of findings, conclusions, and recommended next steps (if any) for the Agreement. The CAM will determine the appropriate meeting participants.
- The administrative portion of the meeting will involve a discussion with the CAM and the CAO of the following Agreement closeout items:
 - Disposition of any state-owned equipment.
 - Need to file a Uniform Commercial Code Financing Statement (Form UCC-1) regarding the Energy Commission's interest in patented technology.
 - The Energy Commission's request for specific "generated" data (not already provided in Agreement products).
 - Need to document the Recipient's disclosure of "subject inventions" developed under the Agreement.
 - "Surviving" Agreement provisions such as repayment provisions and confidential products.
 - Final invoicing and release of retention.
- Prepare a *Final Meeting Agreement Summary* that documents any agreement made between the Recipient and Commission staff during the meeting.
- Prepare a *Schedule for Completing Agreement Closeout Activities*.
- Provide *All Draft and Final Written Products* on a CD-ROM or USB memory stick, organized by the tasks in the Agreement.

Products:

- Final Meeting Agreement Summary (*if applicable*)
- Schedule for Completing Agreement Closeout Activities
- All Draft and Final Written Products

REPORTS AND INVOICES

Subtask 1.5 Progress Reports and Invoices

The goals of this subtask are to: (1) periodically verify that satisfactory and continued progress is made towards achieving the project objectives of this Agreement; and (2) ensure that invoices contain all required information and are submitted in the appropriate format.

The Recipient shall:

- Submit a monthly *Progress Report* to the CAM. Each progress report must:
 - Summarize progress made on all Agreement activities as specified in the scope of work for the preceding month, including accomplishments, problems, milestones, products, schedule, fiscal status, and an assessment of the ability to complete the Agreement within the current budget and any anticipated cost overruns. See the Progress Report Format Attachment for the recommended specifications.
- Submit a monthly or quarterly *Invoice* that follows the instructions in the "Payment of Funds" section of the terms and conditions, including a financial report on Match Fund and in-state expenditures.

EXHIBIT A

Scope of Work

Products:

- Progress Reports
- Invoices

Subtask 1.6 Final Report

The goal of this subtask is to prepare a comprehensive Final Report that describes the original purpose, approach, results, and conclusions of the work performed under this Agreement. The CAM will review the Final Report, which will be due at least **two months** before the Agreement end date. When creating the Final Report Outline and the Final Report, the Recipient must use the Style Manual provided by the CAM.

Subtask 1.6.1 Final Report Outline

The Recipient shall:

- Prepare a *Final Report Outline* in accordance with the *Style Manual* provided by the CAM. (See Task 1.1 for requirements for draft and final products.)

Recipient Products:

- Final Report Outline (draft and final)

CAM Product:

- Style Manual
- Comments on Draft Final Report Outline
- Acceptance of Final Report Outline

Subtask 1.6.2 Final Report

The Recipient shall:

- Prepare a *Final Report* for this Agreement in accordance with the approved Final Report Outline, Style Manual, and Final Report Template provided by the CAM with the following considerations:
 - Ensure that the report includes the following items, in the following order:
 - Cover page (**required**)
 - Credits page on the reverse side of cover with legal disclaimer (**required**)
 - Acknowledgements page (optional)
 - Preface (**required**)
 - Abstract, keywords, and citation page (**required**)
 - Table of Contents (**required**, followed by List of Figures and List of Tables, if needed)
 - Executive summary (**required**)
 - Body of the report (**required**)
 - References (if applicable)
 - Glossary/Acronyms (If more than 10 acronyms or abbreviations are used, it is required.)
 - Bibliography (if applicable)
 - Appendices (if applicable) (Create a separate volume if very large.)

EXHIBIT A

Scope of Work

- Attachments (if applicable)
- Ensure that the document is written in the third person.
- Ensure that the Executive Summary is understandable to the lay public.
 - Briefly summarize the completed work. Succinctly describe the project results and whether or not the project goals were accomplished.
 - Identify which specific ratepayers can benefit from the project results and how they can achieve the benefits.
 - If it's necessary to use a technical term in the Executive Summary, provide a brief definition or explanation when the technical term is first used.
- Follow the Style Guide format requirements for headings, figures/tables, citations, and acronyms/abbreviations.
- Ensure that the document omits subjective comments and opinions. However, recommendations in the conclusion of the report are allowed.
- Include a brief description of the project results in the Abstract.
- Submit a draft of the report to the CAM for review and comment. The CAM will provide written comments to the Recipient on the draft product within 15 days of receipt
- Consider incorporating all CAM comments into the Final Report. If the Recipient disagrees with any comment, provide a written response explaining why the comment was not incorporated into the final product
- Submit the revised Final Report and responses to comments within 10 days of notice by the CAM, unless the CAM specifies a longer time period or approves a request for additional time.
- Submit one bound copy of the *Final Report* to the CAM along with *Written Responses to Comments on the Draft Final Report*.

Products:

- Final Report (draft and final)
- Written Responses to Comments on the Draft Final Report

CAM Product:

- Written Comments on the Draft Final Report

MATCH FUNDS, PERMITS, AND SUBCONTRACTS

Subtask 1.7 Match Funds

The goal of this subtask is to ensure that the Recipient obtains any match funds planned for this Agreement and applies them to the Agreement during the Agreement term.

While the costs to obtain and document match funds are not reimbursable under this Agreement, the Recipient may spend match funds for this task. The Recipient may only spend match funds during the Agreement term, either concurrently or prior to the use of Energy Commission funds. Match funds must be identified in writing, and the Recipient must obtain any associated commitments before incurring any costs for which the Recipient will request reimbursement.

EXHIBIT A Scope of Work

The Recipient shall:

- Prepare a *Match Funds Status Letter* that documents the match funds committed to this Agreement. If no match funds were part of the proposal that led to the Energy Commission awarding this Agreement and none have been identified at the time this Agreement starts, then state this in the letter.

If match funds were a part of the proposal that led to the Energy Commission awarding this Agreement, then provide in the letter:

- A list of the match funds that identifies:
 - The amount of cash match funds, their source(s) (including a contact name, address, and telephone number), and the task(s) to which the match funds will be applied.
 - The amount of each in-kind contribution, a description of the contribution type (e.g., property, services), the documented market or book value, the source (including a contact name, address, and telephone number), and the task(s) to which the match funds will be applied. If the in-kind contribution is equipment or other tangible or real property, the Recipient must identify its owner and provide a contact name, address, telephone number, and the address where the property is located.
- A copy of a letter of commitment from an authorized representative of each source of match funding that the funds or contributions have been secured.
- At the Kick-off meeting, discuss match funds and the impact on the project if they are significantly reduced or not obtained as committed. If applicable, match funds will be included as a line item in the progress reports and will be a topic at CPR meetings.
- Provide a *Supplemental Match Funds Notification Letter* to the CAM of receipt of additional match funds.
- Provide a *Match Funds Reduction Notification Letter* to the CAM if existing match funds are reduced during the course of the Agreement. Reduction of match funds may trigger a CPR meeting.

Products:

- Match Funds Status Letter
- Supplemental Match Funds Notification Letter (*if applicable*)
- Match Funds Reduction Notification Letter (*if applicable*)

Subtask 1.8 Permits

The goal of this subtask is to obtain all permits required for work completed under this Agreement in advance of the date they are needed to keep the Agreement schedule on track. Permit costs and the expenses associated with obtaining permits are not reimbursable under this Agreement, with the exception of costs incurred by University of California recipients. Permits must be identified and obtained before the Recipient may incur any costs related to the use of the permit(s) for which the Recipient will request reimbursement.

The Recipient shall:

- Prepare a *Permit Status Letter* that documents the permits required to conduct this Agreement. If no permits are required at the start of this Agreement, then state this in the letter. If permits will be required during the course of the Agreement, provide in the letter:
 - A list of the permits that identifies: (1) the type of permit; and (2) the name, address, and telephone number of the permitting jurisdictions or lead agencies.

EXHIBIT A

Scope of Work

- The schedule the Recipient will follow in applying for and obtaining the permits.

The list of permits and the schedule for obtaining them will be discussed at the Kick-off meeting (subtask 1.2), and a timetable for submitting the updated list, schedule, and copies of the permits will be developed. The impact on the project if the permits are not obtained in a timely fashion or are denied will also be discussed. If applicable, permits will be included as a line item in progress reports and will be a topic at CPR meetings.

- If during the course of the Agreement additional permits become necessary, then provide the CAM with an *Updated List of Permits* (including the appropriate information on each permit) and an *Updated Schedule for Acquiring Permits*.
- Send the CAM a *Copy of Each Approved Permit*.
- If during the course of the Agreement permits are not obtained on time or are denied, notify the CAM within 5 days. Either of these events may trigger a CPR meeting.

Products:

- Permit Status Letter
- Updated List of Permits (*if applicable*)
- Updated Schedule for Acquiring Permits (*if applicable*)
- Copy of each Approved Permit (*if applicable*)

Subtask 1.9 Subcontracts

The goals of this subtask are to: (1) procure subcontracts required to carry out the tasks under this Agreement; and (2) ensure that the subcontracts are consistent with the terms and conditions of this Agreement.

The Recipient shall:

- Manage and coordinate subcontractor activities in accordance with the requirements of this Agreement.
- Incorporate this Agreement by reference into each subcontract.
- Include any required Energy Commission flow-down provisions in each subcontract, in addition to a statement that the terms of this Agreement will prevail if they conflict with the subcontract terms.
- If required by the CAM, submit a draft of each *Subcontract* required to conduct the work under this Agreement.
- Submit a final copy of the executed subcontract.
- Notify and receive written approval from the CAM prior to adding any new subcontractors (see the discussion of subcontractor additions in the terms and conditions).

Products:

- Subcontracts (*draft if required by the CAM*)

TECHNICAL ADVISORY COMMITTEE

Subtask 1.10 Technical Advisory Committee (TAC)

The goal of this subtask is to create an advisory committee for this Agreement. The TAC should be composed of diverse professionals. The composition will vary depending on interest, availability, and need. TAC members will serve at the CAM's discretion. The purpose of the TAC is to:

EXHIBIT A

Scope of Work

- Provide guidance in project direction. The guidance may include scope and methodologies, timing, and coordination with other projects. The guidance may be based on:
 - Technical area expertise;
 - Knowledge of market applications; or
 - Linkages between the agreement work and other past, present, or future projects (both public and private sectors) that TAC members are aware of in a particular area.
- Review products and provide recommendations for needed product adjustments, refinements, or enhancements.
- Evaluate the tangible benefits of the project to the state of California, and provide recommendations as needed to enhance the benefits.
- Provide recommendations regarding information dissemination, market pathways, or commercialization strategies relevant to the project products.

The TAC may be composed of qualified professionals spanning the following types of disciplines:

- Researchers knowledgeable about the project subject matter;
- Members of trades that will apply the results of the project (e.g., designers, engineers, architects, contractors, and trade representatives);
- Public interest market transformation implementers;
- Product developers relevant to the project;
- U.S. Department of Energy research managers, or experts from other federal or state agencies relevant to the project;
- Public interest environmental groups;
- Utility representatives;
- Air district staff; and
- Members of relevant technical society committees.

The Recipient shall:

- Prepare a *List of Potential TAC Members* that includes the names, companies, physical and electronic addresses, and phone numbers of potential members. The list will be discussed at the Kick-off meeting, and a schedule for recruiting members and holding the first TAC meeting will be developed.
- Recruit TAC members. Ensure that each individual understands member obligations and the TAC meeting schedule developed in subtask 1.11.
- Prepare a *List of TAC Members* once all TAC members have committed to serving on the TAC.
- Submit *Documentation of TAC Member Commitment* (such as Letters of Acceptance) from each TAC member.

Products:

- List of Potential TAC Members
- List of TAC Members
- Documentation of TAC Member Commitment

Subtask 1.11 TAC Meetings

The goal of this subtask is for the TAC to provide strategic guidance for the project by participating in regular meetings, which may be held via teleconference.

EXHIBIT A

Scope of Work

The Recipient shall:

- Discuss the TAC meeting schedule with the CAM at the Kick-off meeting. Determine the number and location of meetings (in-person and via teleconference) in consultation with the CAM.
- Prepare a *TAC Meeting Schedule* that will be presented to the TAC members during recruiting. Revise the schedule after the first TAC meeting to incorporate meeting comments.
- Prepare a *TAC Meeting Agenda* and *TAC Meeting Back-up Materials* for each TAC meeting.
- Organize and lead TAC meetings in accordance with the TAC Meeting Schedule. Changes to the schedule must be pre-approved in writing by the CAM.
- Prepare *TAC Meeting Summaries* that include any recommended resolutions of major TAC issues.

Products:

- TAC Meeting Schedule (draft and final)
- TAC Meeting Agendas (draft and final)
- TAC Meeting Back-up Materials
- TAC Meeting Summaries

EXHIBIT A

Scope of Work

IV. TECHNICAL TASKS

*Products that require a draft version are indicated by marking “(draft and final)” after the product name in the “Products” section of the task/subtask. If “(draft and final)” does not appear after the product name, only a final version of the product is required. **Subtask 1.1 (Products)** describes the procedure for submitting products to the CAM.*

TASK 2 DESIGN AND CONSTRUCTION

The goals of this task are to identify optimal technology strategies for the first net-zero energy, multi-unit dwelling retrofit, develop a specific design for the target building, and execute the energy upgrade at the demonstration site. The demonstration site identified as of the commencement date of this grant is the 160 Eddy St. building, San Francisco, a four-story mixed-use building with retail/non-residential on the first floor (theater; offices/youth center) and residential units (mainly single-room occupancy apartments) on the upper floors. The building owner is Chinatown Community Development Center (CDCC), one of the subcontractors for this agreement. For any changes in site location, the Recipient must check with the CAM or CAO, who will provide guidance regarding the level of commission approval required.

Subtask 2.1 Site Investigation

The Recipient shall:

- Review maintenance records.
- Execute a physical site inspection to examine energy infrastructure.
- Analyze utility reports for residential and retail/non-residential tenants, obtained by CDCC through Pacific Gas & Electric (PG&E) access. Survey residents following the process in the special Terms and Conditions for collection of personal information.
- Survey retail/non-residential tenants (with no collection of any personal information, including name of person surveyed).
- Produce the *Site Investigation Report*, which defines the current conditions of the building including energy consumption, energy-uses, and physical infrastructure. The report will comply with the Special Terms and Conditions to include aggregated and/or anonymous personal information from residents. If Recipient is not able to obtain disclosure agreements from all retail/non-residential tenants, then their information will be aggregated in a manner to properly mask each retail/non-residential tenant (with CAM approval). If Recipient is able to obtain disclosure agreements from all retail/non-residential tenants, then the Recipient may, with CAM approval, choose the best way of relaying information (e.g. whole building, residential and non-residential, etc.).

Products:

- Site Investigation Report

Subtask 2.2 New Technology & Strategy Identification

The Recipient shall:

- Establish criteria for new technology and strategy identification.
- Execute outreach to startups and existing companies for pre-commercial technologies for multi-unit residential applications.
- Screen proposed pre-commercial technologies by selected criteria.
- Identify promising technologies based on feasibility and impact.

EXHIBIT A

Scope of Work

- Execute detailed assessment, if needed, including modeling and lab evaluation
- Consult with the City of San Francisco's preservation planners to verify that the proposed technologies and strategies are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995 Weeks and Grimmer) and the City of San Francisco's Standards for Window Replacement.
 - Below is a list of preliminary measures under consideration that have the potential to affect character-defining features of the building. Implementation of these measures will be done with full adherence to the Secretary of Interior standards to ensure no impact to the historic designation. If any proposed step is determined to be out of compliance, alternative measures will be identified for implementation.
 - Window replacement, window films (Most windows are non-historic, facing interior light wells. For public exterior windows, the Recipient may use transparent window film or interior storm windows)
 - Replace lighting with LEDs (Most lighting will be outside the lobby area which could be deemed historic. The lobby has non-historic lighting; however, if the lobby is deemed historic, the current lighting will be retained or appropriate historically-consistent lighting will be implemented)
 - Replace community theatre lights with LEDs
 - Install ceiling fans (this measure will apply to non-public areas)
 - Install PV panels / Solar Thermal / Combined PV & Thermal (panels will not be visible from the street)
 - In addition to the measures above, the following measures are being considered but will not cause any changes to the character-defining features of the building. If any measure is deemed non-compliant with the Secretary of Interior standards, alternatives that comply will be chosen.
 - Add/Replace existing roof insulation
 - Exterior wall insulation on North façade of building
 - Replace community theatre portable air conditioning units with equipment that allows air recovery
 - Provide supply and exhaust ducts at front units
 - Insulation of envelope within lightwells
 - Dense pack insulation of attic
 - Storefront system HVAC replacement
 - Install attic air ventilation or seal attic
 - Provide exhaust in kitchen and bathrooms
 - Provide Heat Recovery Ventilators for filtered fresh air to supplement operable windows
 - Replace exit signs with LEDs
 - Introduce plug load controls, using a key card system or other, to be determined
 - Install electric duct heaters at front units
 - Install electric baseboard heaters at "well" units
 - Install Nest-like thermostats in all units
 - Install Variable Refrigerant Flow (VRF) Air-cooled Heat Pump for Theater, Offices and Youth Center

EXHIBIT A

Scope of Work

- Collect waste heat from VRF for domestic water pre-heat
- Produce the *New Technology and Strategy Identification Report* which will detail new technologies and approaches appropriate for multi-family applications under 50,000 square feet based on the need of this project, and include a discussion of the results of conversations with the City of San Francisco's preservation planners regarding the proposed technologies and potential compliance with the Secretary of Interior's and the City of San Francisco Standards for historic properties.

Products:

- New Technology and Strategy Identification Report

Subtask 2.3 Design Phase

The Recipient shall:

- Consult with the City of San Francisco's preservation planners to verify that the proposed design is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995 Weeks and Grimmer) and the City of San Francisco's Standards for Window Replacement.
- Utilize the *Site Investigation Report* (Task 2.1) and the *New Technology & Strategy Identification Report* (Task 2.2) to inform potential measures to include into project scope
- Model potential measures to assess impact.
- Execute a design charrette with entire project team.
- Produce an *Owner's Project Requirements* which specifies the owner's description of project goals, measurable performance criteria, cost considerations, benchmarks, success criteria, and supporting information.
- Produce the *Basis of Design* which describes the technical approach and assumptions, including any mitigation or changes needed to comply with the Secretary of the Interior and City of San Francisco's standard for rehabilitating historic buildings, used to create the design.
- Produce the *Final Measures Report* detailing the specific measures to utilize in construction.
- Produce the *Design Development Documents* which provides preliminary layout out of mechanical, electrical, plumbing, structural, and architectural elements.
- Participate in a CPR as described in Task 1.3 and provide a *CPR Report*

Products:

- Owner's Project Requirements
- Basis of Design
- Final Measures Report
- Design Development Documents
- CPR Report

Subtask 2.4 Pre-Construction Activities

The Recipient shall:

EXHIBIT A

Scope of Work

- Submit final design plans to City of San Francisco for review and approval as directed by city planning staff and per the procedures outlined in San Francisco Preservation Bulletin 16. Submit a duplicate set of design plans to California Energy Commission for concurrent review and consultation.
- Produce *Procurement Documentation* which defines the scope and terms of the construction for a general contractor.
- Engage a general contractor through a competitive selection for the construction.
- Develop and execute the *Construction Contract* which defines the legal obligations of the contractor and owner for the project and provide a copy.
- Develop and provide *Architectural Drawings* specifying the architectural design of windows, roof elements and store fronts.
- Develop and provide *Mechanical Systems Drawings* specifying all mechanical, electrical, and plumbing systems as well as title 24 documents.
- Develop and provide the *Construction Implementation Plan* which details the construction timeline.
- Develop and provide the *Tenant Management Plan* which specifies the strategy for managing tenants during the construction process. Building owner (Chinatown Community Development Center) is responsible for all communications with residents and non-residential tenants in the demonstration site building.
 - In working with residents, Recipient shall follow the process in the special Terms and Conditions when collecting personal information.
 - The *Tenant Management Plan* delivered to the CAM will not include any personal information identifying residents of the building, including without limitation, name, address, phone, etc.
- Secure all *Permits and Approvals* for the renovation and provide proof of approval by the City of San Francisco and provide copies.

Products:

- Procurement Documentation
- Copy of Construction Contract
- Architectural Drawings
- Mechanical Systems Drawings
- Construction Implementation Plan
- Tenant Management Plan
- Copies of all Permits and Approvals

Subtask 2.5 Construction

The Recipient shall:

- Initiate construction activities to deploy the energy upgrade measures.
- Hold a mid-construction checkpoint meeting to evaluate progress, timeline, installation performance of new technologies and determine resolution strategies for any issues.
- Produce a *Mid-Construction Summary Assessment* detailing progress, issues and project adjustments, if any.
- Complete construction activities.
- Execute final walk-through and identify any items requiring correction.
- Address any final construction corrections.
- Develop and provide the *As-Built Drawings* which are updated mechanical systems drawings showing final constructed systems.

EXHIBIT A

Scope of Work

- Develop and provide the *Substantial Completion Report* which certifies that the substantial work has been completed on a construction project in accordance with the contract.

Products:

- Mid-Construction Summary Assessment
- As-Built Drawings
- Substantial Completion Report

Subtask 2.6 Post-Construction Activities

The Recipient shall:

- Produce a *Draft Operations and Maintenance Guide* detailing the facilities maintenance requirements of the installed systems.
- Produce the *Energy Efficiency Incentive Application* which is the utility defined report detailing measures eligible for rebates.

Products:

- Draft Operations and Maintenance Guide
- Energy Efficiency Incentive Application

TASK 3 DATA COLLECTION AND ANALYSIS

The goals of this task are to collect performance data of the building and energy systems, ensure the energy systems are performing as expected, and provide analysis on benefits and shortcomings of the Innovate ZNE package of energy upgrades. The report will comply with the Special Terms and Conditions to include aggregated and/or anonymous personal information from residents. If Recipient is not able to obtain disclosure agreements from all retail/non-residential tenants, then their information will be aggregated in a manner to properly mask each retail/non-residential tenant (with CAM approval). If Recipient is able to obtain disclosure agreements from all retail/non-residential tenants, then the Recipient may, with CAM approval, choose the best way of relaying information (e.g. whole building, residential and non-residential, etc.).

The Recipient shall:

- Develop and provide the *Commissioning, Measurement and Verification Plan* which details the specific approach to both commissioning of the Innovate ZNE energy upgrade package and verification of its performance.
- Execute the commissioning and verification of performance after completion of construction.
- Survey residents following the process in the special Terms and Conditions for collection of personal information.
- Survey retail/non-residential tenants (with no collection of any personal information, including name of person surveyed).
- Develop the *Commissioning Report* which details any issues discovered during while commissioning along with the corresponding resolutions taken.
- Develop the *Measurement and Verification Report* detailing the savings achieved utilizing utility meter data, obtained by CDCC through Pacific Gas & Electric (PG&E)

EXHIBIT A Scope of Work

access, for whole building analysis and measure-by-measure verification utilizing International Performance Measurement and Verification Protocol protocols.

- Produce the *Performance Persistence Recommendations* detailed strategy to ensure energy savings persistence to the building owner.
- Develop the *Energy Upgrade Analysis* which details the overall benefits and weaknesses of the Innovate ZNE package, its cost-benefit, and its potential impact with broader adoption, and discusses whether all the agreement goals and objectives in Section II.C were met.
- Generate *Final Operations & Maintenance Guide* to include appropriate changes based on resulting data analysis and commissioning activities of the systems.

Products:

- Commissioning, Measurement and Verification Plan
- Commissioning Report
- Measurement and Verification Report
- Performance Persistence Recommendations
- Energy Upgrade Analysis
- Final Operations & Maintenance Guide

TASK 4 EVALUATION OF PROJECT BENEFITS

The goal of this task is to report the benefits resulting from this project.

The Recipient shall:

- Complete three Project Benefits Questionnaires that correspond to three main intervals in the Agreement: (1) *Kick-off Meeting Benefits Questionnaire*; (2) *Mid-term Benefits Questionnaire*; and (3) *Final Meeting Benefits Questionnaire*.
- Provide all key assumptions used to estimate projected benefits, including targeted market sector (e.g., population and geographic location), projected market penetration, baseline and projected energy use and cost, operating conditions, and emission reduction calculations. Examples of information that may be requested in the questionnaires include:
 - For Product Development Projects and Project Demonstrations:
 - Published documents, including date, title, and periodical name.
 - Estimated or actual energy and cost savings, and estimated statewide energy savings once market potential has been realized. Identify all assumptions used in the estimates.
 - Greenhouse gas and criteria emissions reductions.
 - Other non-energy benefits such as reliability, public safety, lower operational cost, environmental improvement, indoor environmental quality, and societal benefits.
 - Data on potential job creation, market potential, economic development, and increased state revenue as a result of the project.

EXHIBIT A Scope of Work

- A discussion of project product downloads from websites, and publications in technical journals.
- A comparison of project expectations and performance. Discuss whether the goals and objectives of the Agreement have been met and what improvements are needed, if any.
- Additional Information for Product Development Projects:
 - Outcome of product development efforts, such copyrights and license agreements.
 - Units sold or projected to be sold in California and outside of California.
 - Total annual sales or projected annual sales (in dollars) of products developed under the Agreement.
 - Investment dollars/follow-on private funding as a result of Energy Commission funding.
 - Patent numbers and applications, along with dates and brief descriptions.
- Additional Information for Product Demonstrations:
 - Outcome of demonstrations and status of technology.
 - Number of similar installations.
 - Jobs created/retained as a result of the Agreement.
- For Information/Tools and Other Research Studies:
 - Outcome of project.
 - Published documents, including date, title, and periodical name.
 - A discussion of policy development. State if the project has been cited in government policy publications or technical journals, or has been used to inform regulatory bodies.
 - The number of website downloads.
 - An estimate of how the project information has affected energy use and cost, or has resulted in other non-energy benefits.
 - An estimate of energy and non-energy benefits.
 - Data on potential job creation, market potential, economic development, and increased state revenue as a result of project.
 - A discussion of project product downloads from websites, and publications in technical journals.
 - A comparison of project expectations and performance. Discuss whether the goals and objectives of the Agreement have been met and what improvements are needed, if any.
- Respond to CAM questions regarding responses to the questionnaires.

The Energy Commission may send the Recipient similar questionnaires after the Agreement term ends. Responses to these questionnaires will be voluntary.

Products:

- Kick-off Meeting Benefits Questionnaire
- Mid-term Benefits Questionnaire
- Final Meeting Benefits Questionnaire

TASK 5 TECHNOLOGY/KNOWLEDGE TRANSFER ACTIVITIES

EXHIBIT A

Scope of Work

The goal of this task is to develop a plan to make the knowledge gained, experimental results, and lessons learned available to the public and key decision makers.

The Recipient shall:

- Prepare an *Initial Fact Sheet* at start of the project that describes the project. Use the format provided by the CAM.
- Prepare a *Final Project Fact Sheet* at the project's conclusion that discusses results. Use the format provided by the CAM.
- Prepare a *Technology/Knowledge Transfer Plan* that includes:
 - An explanation of how the knowledge gained from the project will be made available to the public, including the targeted market sector and potential outreach to end users, utilities, regulatory agencies, and others.
 - A description of the intended use(s) for and users of the project results.
 - Published documents, including date, title, and periodical name.
 - Copies of documents, fact sheets, journal articles, press releases, and other documents prepared for public dissemination. These documents must include the Legal Notice required in the terms and conditions. Indicate where and when the documents were disseminated.
 - A discussion of policy development. State if project has been or will be cited in government policy publications, or used to inform regulatory bodies.
 - The number of website downloads or public requests for project results.
 - Additional areas as determined by the CAM.
- Conduct technology transfer activities in accordance with the Technology/Knowledge Transfer Plan. These activities will be reported in the Progress Reports.
- When directed by the CAM, develop *Presentation Materials* for an Energy Commission-sponsored conference/workshop on the results of the project.
- When directed by the CAM, participate in annual EPIC symposium sponsored by the California Energy Commission.
- Provide at least six *high quality digital photographs* (minimum resolution of 1300x500 pixels in landscape ratio) of pre and post technology installation at the project sites.
- Provide signed *Photo Waiver Release* by the California Energy Commission.
- Prepare a *Technology/Knowledge Transfer Report* on technology transfer activities conducted during the project.

Products:

- Initial Fact Sheet (draft and final)
- Final Project Fact Sheet (draft and final)
- Presentation Materials (draft and final)
- High quality digital photographs
- Photo Waiver and Release Form
- Technology/Knowledge Transfer Plan (draft and final)
- Technology/Knowledge Transfer Report (draft and final)

V. PROJECT SCHEDULE

Please see the attached Excel spreadsheet.

STATE OF CALIFORNIA

STATE ENERGY RESOURCES
CONSERVATION AND DEVELOPMENT COMMISSION

RESOLUTION - RE: PROSPECT SILICON VALLEY

RESOLVED, that the State Energy Resources Conservation and Development Commission (Energy Commission) adopts the staff CEQA findings contained in the Agreement or Amendment Request Form (as applicable); and

RESOLVED, that the Energy Commission approves Agreement EPC-15-064 from GFO-15-308 with Prospect Silicon Valley for a \$2,995,653 grant to fund the demonstration of a ZNE retrofit to a low-income, multi-unit, mixed-use building using energy efficiency upgrade packages that can be replicable under the challenging conditions typical of small-medium commercial and residential building sectors. The project location is San Francisco; and

FURTHER BE IT RESOLVED, that the Executive Director or his/her designee shall execute the same on behalf of the Energy Commission.

CERTIFICATION

The undersigned Secretariat to the Commission does hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted at a meeting of the California Energy Commission held on May 17, 2016.

AYE: [List of Commissioners]

NAY: [List of Commissioners]

ABSENT: [List of Commissioners]

ABSTAIN: [List of Commissioners]

Cody Goldthrite,
Secretariat