

CPUC Staff Ex Ante Review

CPUC Staff Project ID Number	PGE 22 T C 821 PRJ - 04028744 HVAC
CMPA Directory Link	https://deeresources.info/cmpa/projects/20641
PA	PGE
PA Application ID	PRJ - 04028744
PA Application Executed Date	
PA Program ID	PGE_COM_003
PA Program Name	Commercial Efficiency Program - Customized Retrofit
PA Program Year	
Date of CPUC Staff Review:	12/13/2022
PA CMPA Upload Dates Included in this review:	
First PA Upload	11/1/2022
Second PA Upload	N/A
Third PA Upload	N/A
Fourth PA Upload	
Fifth PA Upload	
Sixth PA Upload	
Seventh PA Upload	
Eighth PA Upload	
PA Measure Description(s):	
Measure 1	HVAC RETROFITNEW-CONTROLS-LOCAL CONTROLS-ADD SETBACK CONTROLS
Measure 2	
Measure 3	
Measure 4	
Measure 5	
Measure 6	
Measure 7	
Measure 8	
Measure 9	
Measure 10	
PA Project Description:	It is recommended that the hotel installs a new Guest Room Energy Management System with 236 thermostats which will provide deeper temperature setbacks of the room temperature setpoint and the fan operation based on the actual rental or occupancy status of the room and tie into the RFID keys and hotel rental EMS
Bi-Monthly Upload kW Demand Reduction	5.6
Bi-Monthly Upload Annual kWh Impacts	262,258.3
Bi-Monthly Upload Therm Impacts	0.0
PA Proposed Incentive \$ (to Customer)	\$32,317.00
Project Documentation kW Demand Reduction	5.6
Project Documentation Annual kWh Impacts	262,258.3
Project Documentation Annual Therm Impacts	0.0
Project Documentation Incentive \$ (to Customer)	32,317.0
CPUC Staff Primary Reviewer Name	
CPUC Staff Primary Reviewer Firm	DNV
CPUC Staff Review Supervisor Name	
CPUC Staff Review Supervisor Firm	DNV
PA Primary Reviewer Name	
PA Primary Reviewer Firm	
CPUC Staff Project Manager	
CPUC Staff Policy Authorization (as needed)	
CPUC Staff Recommendation:	Application ready to proceed with exception(s), as noted
For rejection, action required:	N/A
M&V Review:	Post M&V Review NOT Required

Action Number:	Summary of CPUC Staff Required Action by the PA:	Action Category	PA Response	ED Resolution
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1	<p>The measure is categorized as Normal Replacement, which invokes a standard practice baseline. California Title 24 Section 120.2.e.4 includes special requirements for hotel guest rooms: "Hotel and motel guest rooms shall have captive card key controls, occupancy sensing controls, or automatic controls such that, no longer than 30 minutes after the guest room has been vacated, setpoints are set up at least +5°F (+3°C) in cooling mode and set down at least -5°F (-3°C) in heating mode." The review team determined that the savings calculation did not accurately incorporate Title 24 requirements. Specifically, in "Att#1 Calculation Spreadsheet" Baseline tab column AN, the baseline vacancy schedule reflects a 100% rental rate throughout the year. As shown in Summary tab column D and Proposed tab column L, the hotel's rental rate is consistently below 100% throughout the year. Guest room vacancy occurs both when rooms are unrented as well as when rented rooms are unoccupied. The submitted savings reflect a baseline assumption that vacancy only occurs when rented rooms are unoccupied. Please revise the baseline calculation to incorporate vacancy as a result of unrented rooms.</p>	Analysis assumptions		
2	<p>Please ensure the post-installation M&V and final savings estimate account for actual monthly rental rates at the customer location. From our review of "Att#1 Calculation Spreadsheet" and "Sample Post-install M&V Savings Calc per Trends," the source of the assumed monthly rental rates is unclear.</p>	M&V plan		

Note or Instruction Number:	CPUC Staff Notes or Instructions:	Instruction Category	PA Response	ED Resolution
1	The customer is affiliated with a national hotel brand that self-imposes Environmental, Social, and Governance (ESG) goals that include energy efficiency performance metrics. The 2021 ESG report includes a case study that features a similar guest room energy management system (GREMS). The customer's standard practice for guest room HVAC control is unclear from the ESG report or other available corporate material. The review team requests that PG&E and developers consider such corporate standards where applicable when investigating standard practice baselines.	Baseline		

CPUC Staff Recommendation Definitions	
CPUC Staff Recommendation	Definition
Application ready to proceed without exception	The PA will continue to upload application documents to the CMPA directory through the implementation and claims phases of the project. The PA may proceed to approve the project without waiting for CPUC Staff response. A project is waived from further review at the post-installation stage by CPUC staff, but the PA is responsible for post-installation (IR) review. There will not be conditional approval.
Application ready to proceed with exception(s), as noted	<p>The PA must make revisions or changes as noted in CPUC Staff's review comments before signed agreement with customer. The PA will continue to upload application documents to the CMPA directory through the implementation and claims phases of the project. The PA may proceed to approve the project without waiting for CPUC Staff response. If CPUC Staff decides to perform IR review of a project, CPUC Staff will notify the PA. The scope will be limited to determine if the project was carried out consistent with the application and notes provided during pre-installation review and to obtain information pertaining to whether the eligibility criteria or metrics should be revised.</p> <p>Unless the scope of work presented in project application has changed at IR review, the project will not be reviewed again in the areas specified below. Scope change is defined by substantial changes include significant modifications to the proposed equipment type, size, quantity, configuration, the expansion of a project to include additional retrofits, or the splitting of a project into multiple phases.</p> <p>The following areas will not be reviewed again by CPUC Staff:</p> <ul style="list-style-type: none"> • Calculation Tool • Calculation Methodology • M&V Plan • Baseline • Eligibility • EUL/RUL • Measure Type • Program Influence
Application rejected.	<p>The application is rejected as submitted. The PA shall promptly inform the applicant as to the reasons why the project was rejected and the specific recommendations for the conditions under which the project would be approved. CPUC Staff shall provide the reasons for the rejection or request for modification, including each basis as to why the project is rejected, or modification is requested. In addition, CPUC Staff shall provide specific recommendations for the conditions under which the project would be approved.</p> <p>If any party to the project is unsatisfied with the Commission's directions for the project, a dispute resolution process may be initiated by that party. The Commission shall adopt rules for the conduct of the dispute resolution process. – Section 381.2 (g) (3) (F)</p>
Advisory.	The PA is not formally required to follow instructions or recommendations given in an Advisory review. However, issues found will affect ESPI scoring and may come up again in Ex-Post review.