

## CalEEMod Training Example Project – May 18, 2012 at MBUAPCD

TITLE: California Mixed Use Complex; AD: MBUAPCD; Climate Zone 4, Urban Op Yr 2013, Pacific Gas & Electric

		LECTURING NOTES
Residential –Mid-Rise Apartments (2 <sup>nd</sup> -5 <sup>th</sup> floors)	100 Dwelling Units (1.6 acres)	ITE trip rate = low rise apt. that is baseline for CAPCOA GHG mitigation measures so user can apply
Retail – Supermarket (1 <sup>st</sup> floor)	45,000 sq ft	Zero out acres since same footprint as residential
Recreational – Quality Restaurant	5,000 sq ft	Mixed use credit can be applied under Mitigation section
Parking – Parking Lot	50,000 sq ft (1.15 acres)	New land use category – separate entry; more accurate calculation (assumes 400 sq ft/space)
<i>Modify construction phase</i>		Default phases can be changed – example, the developer wants to cut the schedule in half; changes will be highlighted in yellow reminding user to justify change under Remarks; hit “default” to re-populate with default values.
Demolition	0 days	Changing # of days will automatically change END date; need to change start date, then # days.  If using the CSV template, need to enter 4 digit year, 2 digit month, 2 digit day
Site Preparation	2 days	
Grading	3 days	
Building Construction	110 days	
Paving	5 days	
Architectural Coatings	5 days	
<i>Remarks to justify change</i>		
Construction Equipment		Defaults based on one crew of equipment from construction survey. If reducing construction schedule in half, should double equipment. ( <i>Remarks</i> ) Download data to individual screen by using “import CSV” and browse for csv file (appropriate tab from excel saved as CSV); <i>NOTE: if using template, erase extra unused lines (down to 100).</i>
Material exported – site preparation	32 cu yds	User needs to input the amount of material imported and/or exported from the site; if phased, less trips. <i>NOTE: Trips+VMT tab provides default worker, vendor and hauling trips and assumes hauling truck carries 16 cu yd</i>
Material exported – grading	16 cu yds	
Operational – Water/Wastewater	100% aerobic	Can change (statewide) default to reflect site specific wastewater treatment ( <i>Remarks</i> )
Vegetation – grassland	3.25 - 1 acres	Change initial to final acres; GHG reduction (annual only)
Sequestration – new Hardwood Maples	14 trees	Will provide GHG benefit
Construction mitigation - engine	Tier 3	All equipment. Benefit from default fleet mix. ( <i>Remarks</i> )
Construction mitigation – watering	2 times/day	Automatic default percent reduction
Project setting	Urban	Dictates the allowable percent reduction (and cap)
Increase density	36 DU/acre	# DU/total project acre <i>developed</i> (100/2.75)
Increase diversity	Yes	Check box if mixed use project
Improve destination accessibility	0.2	Project in center city so not far to walk to work
Improve transit accessibility	0.01	Transit-oriented development in front of building
Integrate below market rate	10	For example: if 10% required by local law (10% of 100=10)
Improve pedestrian network	Project site and connecting offsite	
Implement NEV network	Applies low penetration	
Area	No hearths	
Energy – exceed Title 24	15% (LEED status)	
Alternative Energy	Check “on-site renewable energy” to account for 8,218 kW from Monterey solar panels on roof (medium size system)	