CPG Consultants

Green Building, Energy + Certification Services

What We Do

Building Performance Services:

CPG advises residential and non-residential property owners, managers, and occupants in optimizing their building's energy use and operations with the goal of improving occupant comfort, retaining and attracting new tenants, and lowering operating cost to increase profit margins and property value.

Core Competencies:

- *Energy Modeling (Title 24)*
- *Energy Audits and Systems Monitoring*
- *Building Energy Benchmarking*
- *Building performance evaluations and analysis*
- *Combustion appliance safety testing, Blower Door testing*
- *New and Existing Building Commissioning (EBCx)*
- *Developing energy saving strategies to better manage and improve building value (Asset Management Strategies)*
- *Building operations analysis*
- *Energy Audits per Prop. 39 Guidelines (schools)*

Green Building, Certification & Development Services:

For rehab and new development projects, CPG provides green building design, green certification, code compliance and verification, land development services to assist property owners and developers achieve their development goals and comply to any local and state building requirements.

Core Competencies:

- *Title 24, CalGreen and Building Code Compliance*
- *Permit expediting and Development advising*
- *Green Point Rating & LEED certification*
- *Assistance to comply with local city Green Building requirements found in cities such as of San Francisco and San Jose*
- *Sustainable Building Requirements per TCAC Application for New and Rehab Affordable Housing projects*
- *Building Needs Assessment*
- *Sustainable building design for new/existing buildings, tenant improvement, build out projects*

Who We Are

Paul Correa founded CPG Consultants, together with his team of engineers, city planners, policy and energy professionals, to leverage their diverse real estate development, planning, and sustainability background to assist property owners, developers and property managers achieve their project goals. CPG specializes in assisting clients achieve goals such as better asset management, positioning for development or redevelopment, and or improved building performance to lower operating cost for residential and non-residential, new and existing buildings.

Overall, we strive to address our clients project needs with the goal of increasing the value of their asset and or project that is a benefit to them financially and to the environment.

Affiliations:

ASHRAE · Certified GreenPoint Rater · LEED AP O+M · EfficiencyFirst Energy Audit Company · Building Performance Institute, Inc. (BPI) · energy upgrade California Multifamily · CSBA certified sustainable building advisor

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Development and Green Building Certification Services:

Single Family, Multifamily *(new and rehab construction)*

- Energy Modeling per Title 24 requirements and Utility Rebate programs for new residential construction
- Permit Processing, Development feasibility analysis
- Green Pointing Rating certification for single and multifamily residential
- LEED certification
- Green building advising including green building materials selection, high performance building design
- Cal Green Compliance and Commissioning
- Site verification
- Utility Incentive/Rebate identification, application submission, processing and managing
- HERS Rating, Verification/Diagnostic Testing for alterations and new projects
- Combustion, Carbon Monoxide and Duct Testing per BPI and HERS protocols
- Plan Review, Building and Planning Code Compliance

Assistance to Obtain Cash-back incentives for energy efficient residential projects:

We are qualified to help you identify, apply, assist in the design, and manage the process to qualify your project for utility based cash-back programs.

Utility rebate programs include: California Advanced Homes Program and the California New-Multifamily Homes Program.

- Single-Family: Under the California Advanced Homes Program New projects could receive at least $300 per unit to upwards of $2,000 per unit depending on level of achieved energy efficiency

- Multifamily: Under the California Advanced Homes Program New projects could receive at least $150 per unit to no greater than $250,000 per project depending on level of achieved energy efficiency

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Affordable Housing Services

Typical Sustainable Building Services to Assist Rehab and Development of New Affordable Housing Projects and to Comply and Achieve "Green Points" on the TCAC Application Scoring Criteria

For Rehab Projects:
Whole Building Energy Audit, Recommendations and Utility Data Analysis
Energy Modeling per Title-24 and TCAC requirements
Third-Party Verification
Commissioning and retro-commissioning
Combustion appliance safety testing
Feasibility of renewable energy installation
Renewable energy inspection / verification
Green Point Rating
CalGreen Compliance / Verification

For New Construction
Energy Modeling per Title-24 and TCAC requirements
Site Verification
HVAC system efficiency and balancing, including duct testing
Central Domestic Water Heating and Distribution System Efficiency (verification & design)
Commissioning
Water, IAQ and resource measures (verification & design)
Combustion appliance safety testing
Renewable energy inspection/verification
CalGreen Compliance / Verification

CPG holds the following certifications required to perform, verify compliance to TCAC's Sustainable Building Method Requirements:

- BPI Multifamily Analyst
- BPI Building Analyst
- CABEC Certified Energy Plans Examiner
- PG&E Multifamily Energy Upgrade Rater
- Green Point Rater, Multifamily
- LEED AP
- CalGreen Inspector
- HERS Rater
- State of California, Registered Professional Engineer

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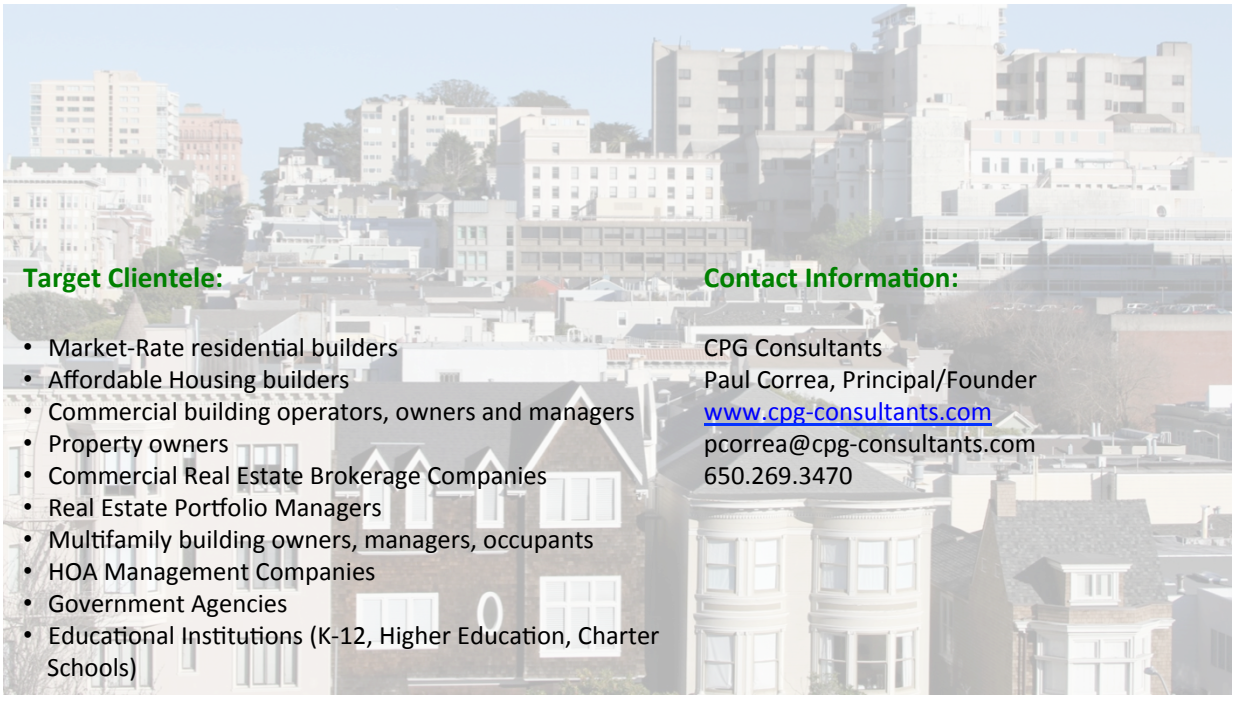
Residential and Non-Residential Services

Sustainability Services:

- Benchmarking, building energy use analysis and monitoring, Statements of Energy Performance, and Energy Star certifications
- Energy audits, evaluations, and systems monitoring
- Building Performance evaluations and consulting
- Regulatory compliance support, including Title 24, CalGreen and local ordinances
- Computer modeling, building energy use simulation
- Incentive and rebate program participation support
- On-site energy generation feasibility analysis and sizing
- Solar energy system feasibility analysis and sizing
- PG&E Multifamily Energy Upgrade Rating
- Combustion and Carbon Monoxide, Blower Door testing
- Green Point Rating for New and Existing Homes, Multifamily including checklist preparation
- Completion of the Sustainable Building requirements for New and Rehab Affordable Housing projects per TCAC
- Existing Building Commissioning (EBCx)
- LEED Gap Analysis including checklist preparation
- LEED certification for Existing Buildings & Operations
- Prop. 39 Energy Audit, Assessment services

Development Services:

- Building Needs Assessment
- New and Existing Building Commissioning (EBCx)
- Permit/Entitlement Processing
- Regulatory Compliance including Title 24, CalGreen, local building and planning codes
- Code/Site Verification Services (CalGreen, HERS, Title 24, Green Point Rating)
- Land Planning & Development
- Improvement plans and specifications development
- Building envelope and systems design
- Project identification, economic analysis, and prioritization
- Project Management
- Project Feasibility
- Site Analysis and Project Feasibility for new or rehab development projects
- Highest-Best-Use Analysis
- Site Planning
- Asset Management
- Institutional Master Plan Preparation
- Government, Public Agency Relations



Target Clientele:

- Market-Rate residential builders
- Affordable Housing builders
- Commercial building operators, owners and managers
- Property owners
- Commercial Real Estate Brokerage Companies
- Real Estate Portfolio Managers
- Multifamily building owners, managers, occupants
- HOA Management Companies
- Government Agencies
- Educational Institutions (K-12, Higher Education, Charter Schools)

Contact Information:

CPG Consultants
Paul Correa, Principal/Founder
www.cpg-consultants.com
pcorrea@cpg-consultants.com
650.269.3470

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Representative Projects / Clients: (shortlist)	
UC Berkeley	Retro-commissiong services for an existing 65,000 square foot academic office building. Existing commissioning activities included: monitoring of air handling system through deployment of data loggers, existing lighting assessment, pump testing, energy benchmarking.
City of Hayward, Department of Planning	Assist City on miscellaneous city planning services such as permit review including special projects involving right of way acquisitions for city wide street improvement projects.
City of Belvedere, Department of Planning	Assist community development director on miscellaneous city-wide projects including design and permit review.
San Francisco Wholesale Produce Market: Facilities Assessment services	Provided contract facility planning services for the San Francisco Wholesale Produce Market revolving around facility condition, lighting and building systems assessment, pre-leasing work, and as needed, miscellaneous land use advisory services
Academy of Art University - San Francisco, CA	Advised university President on all land and facility planning & operations activities as they pertain to all existing and potential university buildings – the university currently has 37 academic and residential buildings located in San Francisco with a total student population of approximately 16,000 students. Managed and coordinated with environmental consultant team and City of San Francisco on developing a comprehensive EIR document covering all university buildings including future growth scenarios over the next ten years. Represented/Interfaced the university at San Francisco City Hall on activities related to planning, facilities management, government relations – acted as the face of the university at all City departments. Managed and worked with general contractor and design teams on miscellaneous tenant improvement projects for existing buildings which involved envelope and building systems improvements.
Gilmor & Associates - Santa Clara, CA	Provided school district land disposition services.
Chinatown Community Development Corporation, San Francisco, CA	Sustainability services for building rehab projects.
Corbett Avenue Development project - San Francisco, CA	Green Point Rating services for a new condo project
CBS Outdoor	Provide government relations and strategic planning, entitlement services to CBS corporate
Design Avenues/Stanford University	Provided assistance to the sustainability design team for the new faculty housing
SummerHill Homes - Palo Alto, CA	2013 Title 24 and CalGreen advisory services
1309 Howard Street - San Francisco. CA	Green Professional / LEED AP of record for a commercial renovation project
National Hispanic University - San Jose, CA	Energy building benchmark, facility assessment services