

GOVERNMENT OF THE DISTRICT OF COLUMBIA

District Department of the Environment



Green Building Advisory Council

Meeting Date: 6/5/2013

Meeting Location: DDOE, 1200 1st Street NW

Attendees: Bill Updike (DDOE), Brendan Shane (DDOE), Patty Rose (Greenspace NCR), Marshall Duer-Balkind (DDOE), Laine Cidlowksi (OP), Dave Epley (DCRA), Kim Newcomer (DCRA), Jess Zimbabwe (ULI), Scott Pomeroy (Downtown BID), Marc Bleyer (DME), Chris VanArsdale (DCSEU), John Andreoni (IMT), Cliff Majersik (IMT), Dave Good (DDOE), Donna Cooper (PEPCO), Manuel Vera (PEPCO), Rob Steward (PEPCO), Veronique Marier (DDOE), Maureen M. Holman (DC Water)

Main Points/Discussion:

Introductions (All)

Discussion/Shinberg Levinas on Charter School Projects

- ❖ Question was how the GBA applies to the existing and new construction plans (existing buildings will not be undergoing “substantial improvements” as defined by the Act, and also whether the additions could get LEED certified separate from the existing building)
- ❖ Project team offered summaries of the two projects under discussion (Paul PCS and DC Prep PCS)—doing level 2 alterations on the existing buildings, but planning LEED for the additions
- ❖ Project team felt that it would be too expensive to bring the existing buildings up to LEED Gold standard given that they are doing more minor alterations (said they were putting in \$4M to the existing building and would need to put in another \$5M to get to LEED-Gold)
- ❖ Dave Epley discussed what the process might look like at DCRA if they were to try and get the project verified as LEED-Gold “like” without getting the actual certification
- ❖ Patty Rose mentioned other potential standards that they might be able to pursue (CHPS, etc.) if they didn’t want to do LEED
- ❖ Brendan Shane mentioned that costs alone have not usually been allowed as an excuse on projects given that the Charter Schools have language in their bid documents that state that they are required to comply with the GBA
- ❖ **Action Item:** Project team, Bill Updike and Dave Epley to have conversation with USGBC/GBCI to discuss whether the additions on these projects can independently get LEED certification.
- ❖ **UPDATE:** There was a call with USGBC/GBCI in June and it was determined that the projects could indeed get LEED certified for the additions.

Discussion with Utilities

PEPCO:

- ❖ Discussion of PEPCO's Energy Wise Program
 - Energy Wise rewards kicked off this year for demand response (mostly cycling of HVAC) in residential
 - Possible expansion to commercial buildings later this year (they already have it in MD for commercial)
 - Question came up regarding participation rates (**UPDATE:** Donna Cooper followed up with numbers. Their target in 2012 was 12,625 and they signed up 7,301. They are ramping up their outreach efforts though.
 - **Action Item:** Potential coordination with the DCSEU on the Energy Wise program.
- ❖ Discussion on Green Button & Benchmarking
 - PEPCO is working on developing a new system for providing aggregate data for purposes of benchmarking (had been doing this manually when requests came in—had been turning data around in 10 business days, but with increases during noncompliance period they are extending it to 30 days)
 - Looking now for green button for customers with AMI meters, and reaching out to 3rd party vendors (hopefully they'll have a decision by the end of the year)
 - PEPCO is hoping to have interval data (similar to what they are providing to DGS) available to every customer by the end of the summer
- ❖ Discussion on Smart Grid
 - PEPCO working on a number of smart grid solutions—having AMI communicate to analyze solar arrays and solar penetration
 - Developing remote monitoring on underground network
 - Working on advanced distribution automatic system where circuits can be opened and closed to deal with outages (shooting for 75% outage reduction)
- ❖ Discussion on Microgrid
 - Looking at storage possibilities for micro or nanogrids, and investigating a demonstration project (don't know if the economics are there, but the technology is)
 - Question is how to bring all the players together to think strategically about microgrids (related discussion around the undergrounding plans)
 - **Action Item:** Schedule a strategic stakeholder meeting on microgrids (DDOE's Energy Administration is working on this)

DC Water:

- ❖ DC Water have an 18-month goal to finish installation of CHP anaerobic digester (12/2014)—13-14 MW of power, 3-4 MW will go to operating the digester, and the rest will offset DC Water power consumption by a third
- ❖ Planning installation of water tower at St. Elizabeth's to support projects there

- ❖ Discussion of Clean Rivers Project
- ❖ DC Water is working on a small amount of solar installations, but looking for opportunities to increase these (they control 152 acres of land in the District)
- ❖ Doing an analysis this summer of more than 400 above and below ground structures to look at energy consumption and efficiency opportunities. They don't have good energy consumption data now.
- ❖ Possible new HQ by the pumping station near The Yards.
- ❖ Have installed automatic meter reading.
- ❖ They are looking for innovative projects like living machines that are being discussed at UDC.
- ❖ DC Water is working to understand the energy costs of water supply and stormwater processing as well.
- ❖ Cliff Majersik mentioned that in NYC they have direct uploads for water as part of their benchmarking program. **Possible Action Item:** Have a meeting to discuss automatic upload of data for benchmarking with DC Water. Cliff also mentioned that it would be great to have a one-stop shop for all utilities for benchmarking data.
- ❖ Patty Rose asked if DC Water has any programs to increase water efficiency (Maureen said that they currently do not have such programs).

Green Construction Code Update (Bill Updike & Dave Epley)

- ❖ Second public comment period ended on June 14, and the CCCB is working with various parties to discuss the comments and try to come to some resolution.
- ❖ Codes will not be voted on by the Council until after the summer recess.
- ❖ Trainings on the new Green Construction and Energy Conservation Codes will be held for DCRA staff and 3rd Party firms throughout August and September using the Green Building Fund revenue. Also, the DCSEU and IMT are working on private sector trainings for the new codes.

Green Building Fund Update (Bill Updike & Dave Epley)

- ❖ Funds have finally been distributed between DCRA and DDOE, and both agencies are working to implement the Fund Spending Plan that was developed by GBAC
- ❖ **Action Item:** DDOE and DCRA to present a draft plan for the FY14 Green Building Fund at our August meeting.

Green Building Position at DDOE (Bill Updike)

- ❖ Brendan and Bill are working on putting all of the final documents together to hire an additional person at DDOE to support the green building program in the city
- ❖ Job posting should be out sometime in July

LEED Update (Bill Updike)

- ❖ The District continues to lead the nation (both as a state and as a city) in per capita LEED and Energy Star certified square footage (and certified projects per capita)
- ❖ If you factor in LEED-Homes and LEED-ND, we are nearing the 100M SF mark (only two other cities have crossed this threshold—New York and Chicago). We are also nearing the 100M SF mark for Energy Star.
- ❖ **Action Item:** Do press outreach for when we cross the 100M SF thresholds.

Green Building Report Update (Bill Updike)

- ❖ The green building report has been delayed due to the delays related to the Green Construction Code, the implementation of the Green Building Fund and Grant Program, and other items.
- ❖ The intention is still to complete the draft report in the Summer of this year.

Roundtable Updates (All)

- ❖ Patty Rose – working with Enterprise on a potential retrofit program for the region’s affordable housing stock. Some challenges: HUD limits for energy bills and submetering restrictions for residential projects in DC.
- ❖ Chris VanArsdale – wants to create a market rate multifamily program at the DCSEU in addition to the other programs in place.
- ❖ Brendan Shane – DDOE working on a climate adaptation/risk analysis.
- ❖ Cliff Majersik – Mentioned that Rockefeller is offering \$1M grants for Chief Climate Resiliency Officers (\$100,000 per city).
- ❖ Dave Epley:
 - DCRA’s 2nd Annual Green Building Symposium will be held on September 24 at the Kellogg Center at Galludet
 - Kim Newcomer was hired as a green building analyst to support DCRA’s green building work.
 - Discussed compliance training program
- ❖ Marshall – Benchmarking non-compliance letters are going out at the end of August—currently have about 64% compliance (400 buildings will be getting letters).
- ❖ Scott Pomeroy – the Smarter Business Challenge has 115 buildings signed up as of mid-June
- ❖ Dave Good – the first PACE project closed on May 31!

New/Continued Action Items:

- ❖ Draft green building report
- ❖ Do strawman proposal regarding change to Green Building Act.
- ❖ Issue Green Building Fund Grant RFA
- ❖ Revise FY14 GB Fund Budget and prioritize grant ideas

Date for next meeting: August 7, 2013

Location for next meeting: DDOE, 1200 1st Street NW, 5th Floor

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