

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment

Green Building Advisory Council

Meeting Date: 10/04/2017

Meeting Location: DOEE, 1200 1st Street NW

Attendees: Jay Wilson (DOEE), Steven Gyor (DCOP), Anica Landreneau (HOK), Carl Reeverts (Ret. EPA), Eugenia Gregorio (Tower), David Epley (DCRA), Mark James (Urban Green), Sandy Wiggins (Consilience), Cliff Majersik (IMT), Maribeth DeLorenzo (DOEE), Katherine Johnson (DOEE), Katie Bergfeld (DOEE), Marshall Duer-Balkind (DOEE)

Attendees (Via phone): Anna Shapiro (EOM), Lisa Mallory (DCBIA),

Main Points/Discussion:

Introductions (All)

Green Building Act Exemption Request: DC Bilingual PCS

Project location: 33 Riggs Road NE

Project Team: Elle Carne (Brailsford & Dunlavey), John Breyer (DC13), Casey Smith (Hord Coplan Macht)

The team from DC Bilingual Public Charter School (PCS) attended the meeting in order to request relief from the Green Building Act. After an introduction from Jay on the role of the GBAC in evaluating exemption requests, the team presented their project and answered questions from the Council.

Casey Smith (Architect) presented the project. Budget constraints led to phased approach and request for exemption.

- The school sits on four different lots with various District and Federal ownership which has made it challenging to define the lot.
- Initially built in the 1930s, expanded in the 1960s, windows were replaced recently (10 years ago) and are not part of the scope. Exterior is in good shape.
- Site includes play areas, a garden, and parking lot. Not a lot of green space available on the site.
- Masterplan included 4000 sqft addition, new entry, and repurposing of boiler room. Had received CFA approval. \$12-14 million budget initially. Initial plan projected 65 points, to achieve LEED Gold under v2009.
- Board determined that budget for the project was not feasible. Revised budget to \$6 million to include new mechanical system (energy efficient VRF system), fire alarm and sprinkler systems, adding elevator and vestibule, finish corridors with new LED lighting and bio-based tile, renovate restrooms with low flow fixtures in initial phase. Phase 2 will include additions to provide new programming space and renovation of classroom spaces.
- Scope will be phased as the school can secure funding. New smaller scope, limits what LEED points can earned in Phase 1, especially for minimum acoustical performance in indoor environmental quality section. Hope to make the additional improvements within 10 years (five years for each of two wings). Phase 1 would achieve 45 points on its own. Would achieve 64 once work is fully complete.

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Questions and Discussion:

Discussion focused on finding solutions to the issues confronted by the school, including questions and discussion about funding options, and maximizing opportunities to capture and energy savings in order to finance additional Phase 1 scope. Specific recommendations are included below (action items underlined):

- The project team is encouraged to seek out funding from DC Sustainable Energy Utility (DC SEU) and DC Property Assessed Clean Energy (PACE) financing to bring additional capital to the project. The team is looking into options including 30 year bond financing as well. The team spoke with DC SEU early on and will follow up and has not yet spoken with PACE.
- Due to the energy savings that could be captured, the Council has a strong desire for the lighting retrofit to be included in the first phase of the project. The team was asked to run additional energy models to show potential savings and return on investment.
- There is strong conviction among the school to see the project through and to complete subsequent phases. The school introduced new programs recently when they merged with another school and that short term cost increase will phase out over the next few years. There is a commitment at the management and board level to complete the renovation in order to meet the programmatic vision of the school.
- The team was asked to and plans to submit a full design package under LEED v2009 now to USGBC and the submit construction packages separately to DCRA for permits. This will anchor the project in LEED v2009 and give the Council confidence that the full project will move forward, achieving the required LEED Gold certification upon completion of all phases of construction. The school will need to follow up with DCRA and a condition will be noted on any future permits.
- The Council would like certification to be achieved as soon as possible. They are recommended to complete a Pro Forma to see if debt capacity is maxed out using long-term financing. The team will share Pro Forma, explore PACE financing opportunities, set up meeting with USGBC to discuss phased approach. Project team should follow up with DCRA on next steps.
- DCRA will provide a report of the exemption request and the applicant will follow-up with the items requested by the Council.

Green Building Fund Update

Dave Epley and Jay Wilson presented an update on the Green Building Fund Budget Plan for DCRA and DOEE. The FY 2018 budget provides funding for the following:

- Nine (9) Full Time Equivalent (FTE) employees plus two (2) contract employees at DCRA;
- The equivalent of six (6) FTEs at DOEE. Given the diversity of tasks and responsibilities, employees are funded through several sources; therefore the Green Building Fund contributes to the partial or full salary of eleven (11) employees plus a summer fellowship;
- Memberships to industry organizations that support the green building industry in the District including MWCOG, USGBC, ILFI, USDN, and ICLEI;
- Travel and training to build capacity and knowledge among the staff;

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- Supplies, telephone, and IT costs.

Discussion:

- With regard to the capacity and training of DCRA staff, originally all reviewers and inspectors were trained to do green and energy code, but it was determined that due to the specialty nature of the requirements, issues arose with depth or consistency. The decision was made to make the energy and green review as a specific discipline as codes grew more complex. That work is now consolidated within Green Building Program and with 3rd party reviewers. The Green Building team performs cross training on topics like solar and LEED, and the next iteration of the construction code will require specific final inspections for things like external insulation to provide more specificity to the process.
- Permit review functions and staff levels are closely tied to the green building fund. If the fund balance is reduced, there will be a direct effect to the programs at DCRA and DOEE. The fund is dependent on fees, and is therefore tied to economy, similar to the rest of DCRA. Unlike any other city in the country, GBF has enabled DCRA to implement and enforce.
- As long as spending is consistent with the budgeted amount for staff, the fund balance is not likely to be swept. However, unspent funds are vulnerable as with all local funding. In addition, a request has been submitted to correct a misalignment of the fee for alteration projects. This correction is expected to result in a modest annual increase of the fund.
- DCRA will be requesting additional FTEs for FY19 as anticipated changes to the building code will result in additional staff workload. Codes will be sent to legal review in late October and the first public comment for new codes is anticipated in early 2018. After additional public comment and review, the new codes are anticipated to be finalized in late 2018.
- Additional staff resources will be required for an expedited permitting process that DCRA is currently piloting. This process will involve a higher fee that will go into a special use fund to provide staff capacity for the program.

Green Building Fund Grant Projects

Jay provided a summary of grant project performance and proposed grant projects for FY18 (see attached).

Discussion:

Proposed projects for Fiscal Year 2018:

- Technical Bulletins:
 - This grant seeks develop of a series of easy-to-understand “technical bulletins” that can be used as a resource by the design community to incorporate strategies and technologies not often integrated into projects, and that would move the needle and help the District meet our sustainability goals. This may include strategies such as solar photovoltaic arrays (both commercial and residential applications), solar plus green roof, rainwater harvesting and re-use, dry flood-proofing strategies, ground source heat pump, waste-water thermal, and others

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- Documents will not be theoretical and include actual examples. This possibly includes links to permit sets, samples, products, etc.
- The GBAC will have an opportunity to weigh in on the potential topics after a grantee is selected.
- Implementing Sustainable Behavior Change:
 - Study and analysis of the best opportunities to encourage more sustainable behavior among DC residents based on the [GreenNYC assessment](#).
 - GBAC encouraged inclusion of an assessment of energy savings verification would be useful for the DCSEU.
- Climate Ready DC Implementation:
 - Development of a Resilience Checklist for critical facilities, multifamily, and publicly funded projects.
 - Analysis of Renew Boston Trust and
- GBAC members recommended that we offer multi-year grants. Should discuss structure of fund as part of Green Building Act update conversation.

Roundtable Discussion

Stephen Gyor:

- SDC 2.0 working groups will begin later this month and it would be great if the GBAC members would like to get involved and serve in any of the groups. More information is available at www.sustainableDC.org.
- OP is continuing efforts to revise the city's Comprehensive Plan. More information is available at plandc.dc.gov.

Cliff Majersik:

- In June, NYC published their climate plan aligning their goals with the Paris Climate Agreement and aggressively aiming for only 1.5°C increase.
- Kate and Cliff will be on panel with Johnson Controls about energy efficiency in buildings.

Maribeth DeLorenzo:

- Green Building Fund grant program works closely with DCRA.
- CM Cheh's Solar Ready Roof & Sustainable Development Amendment Act amends the Green Building Act, requiring solar ready residential Jan 1 2020 and commercial Jan 1 2023. This group will discuss at the December meeting.

Eugenia Gregorio:

- Tower Companies worked with IMT on Green Lease 1 page infographic which will be published in Oct.
- Tower looking to do FitWell Multifamily PILOT project.
- Suggested looking into the Center for Active Design's [Healthy Housing index](#) that ties to financing from Fannie Mae

Marshall Duer-Balkind:

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- DOEE launched interactive map of benchmarking data last week. Site is mobile optimized and includes data from 2013-2016 and will add data from 2011-2012 soon.
<http://energybenchmarkingdc.org>
- Notices of Infraction for 2016 will be sent out shortly.
- Clean Energy DC –
 - o Team is finishing public engagement
 - Active survey from DCBIA
 - Video launching in the next few days
 - o Interactive dashboard in Tableau including a visualization for GHG emissions -
<https://public.tableau.com/profile/dc.department.of.energy.and.environment#!/vizhome/CleanEnergyDC/DCCEP> Feedback welcome.
- Upcoming events - Pair of Clean Energy Power Hours at BlueJacket & similar meeting at DOEE Wed 11th and Thurs 12th.
- Working to finalize the Clean Energy DC plan by end of January.

Carl Reeverts:

- Recommends reaching out to the ex-EPA employee network, EnvironmentalProtectionNetwork.org to inform what is happening at EPA.
- Frontline has a series about what happened to EPA starting next Wednesday.
- It would be great for DC and cities to get involved

Next Meeting

The group discussed that the December meeting will discuss updates to Green Building Act, including changes to the codes and related policies and legislation.

December 6, 2017

**Department of Energy & Environment
1200 First Street NE, 5th Floor**