

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Green Building Advisory Council

Meeting Date: April 6, 2022 at 3pm

Meeting Location: Online – WebEx

Recording:

<https://dcnet.webex.com/webappng/sites/dcnet/recording/e047f512980b103abb6b005056814104/plyback>

Attendees (all by Webex/phone): Anica Landreneau* (HOK), Fernando Arias* (Clark Construction), Cliff Majersik* (IMT), Michael Brown* (DCRA), Joseph Knackstedt* (DHCD), Linda Toth* (Arup), Billy Grayson* (ULI), Gonzalo Rodriguez* (Earthjustice), Nick Burger* (RAND) Casey Studhalter (DOEE), Jenn Hatch (DOEE), Katie Bergfeld (DOEE), Connor Rattey (DOEE), Michael Feldman-Wiencek (DOEE), Erin Garnaas-Holmes (DOEE), Sarah Edwards (DOEE), Maribeth DeLorenzo (DOEE), Lolita Perry (DOEE), Ali Alaswadi (DCRA), Rebecca Schwartzman (OP), Jeo Valenzuela (Amazon Web Services), Megan Wright (), Meghan McAvoy (GHT)

(*denotes members of the Green Building Advisory Council)

Swearing-in ceremony – *LaNesha Kears & Booker Roary, MOTA*

- Representatives from the Mayor’s Office of Talent and Appointments (MOTA) held a swearing-in ceremony prior to the meeting for the following new GBAC members:
 - Nonprofit sector representative: Nicholas Burger (RAND Corporation)
 - District agency representative: Matt Floca (DGS)

Introductions of new and existing members – *All*

- Brief round of introductions to everyone in attendance.

Administrative items – *Connor Rattey, DOEE*

- The GBAC meeting scheduled for October 5, 2022 coincides with Yom Kippur. To avoid conflicts for attendees who observe this holiday, this meeting will be rescheduled for one week later, Wednesday, October 12, 2022 from 3-5 pm.
- After last meeting, one of the Council-appointed GBAC representatives decided to step down from their role due to schedule conflicts that will continue to prevent them from attending the GBAC meetings. Council has not yet appointed a new representative for this role.
- The other remaining vacancy is for the GBAC chairperson position, which Kate Johnson vacated. DOEE is working on filling her position and expects her replacement to take on the role as chairperson by the time of the next GBAC meeting.

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Update on DCRA/DOEE budgets – *Michael Brown, DCRA & Maribeth DeLorenzo, DOEE*

- Green Building Fund: Last year’s Budget Support Act streamlined the process for sharing the funds between agencies: now there will be a direct transfer from DCRA to DOEE.
- DOEE will receive \$900,000 annually—in line with most recent funding level to maintain a neutral fiscal impact—held constant through 2025. After that, 50% of the Fund will transfer to DOEE at the beginning of the fiscal year (to be deposited as a subcategory of the Sustainable Energy Trust Fund), with the other 50% to remain with the (new) Department of Buildings.
 - At DOEE, this supports 4.8 full-time equivalents (FTEs), covering a portion of 8-10 staff members, and the Green Building Fund Grants, which totaled \$275,000 this year. The GBF provides funding for Innovation Grants and seed funding for the Building Innovation Hub, among other things. Next year, DOEE anticipates approximately \$300,000 for grants. DOEE’s overall FY23 budget reflects 503 FTEs.
- At DCRA, no change in staffing levels for FY23 in the new Department of Buildings. The GBF supports approximately 12 FTEs, not including contracted plan reviewers. The revenue in the GBF is fairly consistent annually, so DCRA anticipates a similar amount of funding in future years.
 - The Department of Buildings’ FY23 budget is set at \$64M operating budget, supporting 360 FTEs (which includes ARPA funding for FY23).
- GBAC request for list of staff positions supported by GBF at both agencies.
 - DOEE Green Building Fund personnel (4.8 FTEs total): Deputy Director, Urban Sustainability Administration .28; Branch Chief, Green Building & Climate .15; Staff Assistant .5; Green Fellow 1; Program Analyst, Sustainable Business .3; Program Analyst, Sustainability & Equity .35; Program Analyst, Green Building .55; Program Analyst, Green Building & Climate 1; Program Analyst, Green Building .67
 - DCRA to provide breakdown in the future.

Introduction to District Buying Power program – *Lolita Perry, DOEE*

- Municipal aggregation for energy procurement contracts began in 2001 within DC Government after energy market deregulation. While large accounts have since been able to negotiate on their own, the benefits of aggregation have eluded consumers with smaller purchasing power.
- In 2020, at the beginning of the COVID-19 public health emergency, DOEE launched a private sector aggregation program: [District Buying Power](#). The program is currently enrolling non-residential accounts (businesses, multi-family buildings) and working toward a reverse auction.
- GBAC: how do we incentivize virtual power purchase agreements (VPPAs) and flatten peak loads to get to 24/7 renewable energy? Is there an opportunity to look for a VPPA at a level of demand that we can guarantee, and have consumers buy-in for different amounts of time, based on the time frames they can commit to? This is a new contract and iterative process, and DOEE will take this back to the broker to explore.
- DC will ask for different bundles of energy mixes, look at all the rates, and then make the determination for what to include in the final contract.

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- In looking to the next energy code cycle, recommendation for indicating which “bundles” of energy comply with the net-zero energy (NZE) code requirement (Appendix Z).
 - The TAG will coordinate with the District Buying Power program to define Appendix Z compliance so that the aggregator can put together a bundle that complies.

Future of the BEPS Task Force – *Katie Bergfeld, DOEE*

- At the last GBAC meeting, there was a discussion about the possibility of integrating the BEPS Task Force as a sub-committee of the GBAC.
- After that discussion, DOEE determined that it will be simpler for the BEPSTF to remain separate, but simply meet less frequently now that the BEPS program has been established and the group’s role is reduced.
- Next steps: BEPSTF to discuss and formally vote on this change.
- GBAC interest in the stakeholder engagement plan, noting that not every property manager for every building has been reached. DOEE interested in feedback for other ways to expand that outreach, and noted that a new staff member to liaise with the Downtown DC BID is coming on-board soon.

Green Building Fund grant program discussion – *Connor Rattey & Casey Studhalter, DOEE*

- DOEE recently completed the RFA period for its Green Building Innovation Assistance Grants, and is working on awarding funds. Applicants were asked to propose one or more of the following for their District-based building project(s):
 1. Net-zero energy,
 2. Building electrification,
 3. Renewable energy storage,
 4. Embodied carbon reduction, and/or
 5. Deconstruction and reuse.
- DOEE is currently working on an RFA related to resident engagement and equitable building decarbonization/electrification. DOEE will share additional information with the GBAC once the funding is formally announced and will count on the GBAC’s support to help spread the word.
- Previous Green Building Fund (GBF) grants have supported research and innovation. For example, these grants have been used to incubate the DC Green Bank and Building Innovation Hub.
- Past grant projects: <https://doee.dc.gov/node/1144081> and case studies resulting from projects are coming soon.
- Recommendation that DOEE look for opportunities to connect grant-funded projects with final project outcomes/performance data, as projects get built and begin operations. DOEE-initiated follow-up would be valuable to better see the impact of these early-process grants.

Introduction to DC Resilient Design Guidelines – *Erin Garnaas-Holmes & Sarah Edwards, DOEE*

- Resilient Design Guidelines (RDGs) available here and address flooding, extreme heat, power outages, and waterfront considerations:

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https://doee.dc.gov/sites/default/files/dc/sites/ddoe/service_content/attachments/CRDC%20resilient%20design%20guidelines_FINALApproved.pdf

- DOEE Climate Adaptation and Preparedness: <https://doee.dc.gov/climateready>
- Packaging the RDGs up in different ways and finding ways to incorporate them into the development process earlier would be valuable. GBAC recommends looking into whether there is an opportunity to incorporate RDGs as a pilot LEED (or other) credit or requiring/incentivizing in local policy (e.g., Green Construction Code Appendix A) to increase uptake and get incorporated into early design.

GBAC objectives and work plan discussion – All

- A couple GBAC members worked on updating an existing GBAC work plan last year, and this effort should be restarted now. The objective of the effort will be to establish specific goals, deliverables, and timelines for the GBAC’s work in 2022 and beyond so that meetings are more structured and members can feel that they are using their volunteer time effectively.
- RMI presented embodied carbon policy recommendations at the last GBAC meeting. GBAC members expressed interest in championing this work in 2022. Ideas from this discussion:
 - GBAC notes the need for greater transparency from manufacturers. The District can push for greater availability and collection of building material information. This can help set a baseline against which to measure the success of an embodied carbon policy/program.
 - The District can incorporate requirements for “low-hanging fruit” materials (e.g., concrete, steel) into building codes.
 - Perhaps start with a requirement for government buildings/procurement.
 - How can the District incent the reuse/retrofit of existing buildings, rather than demolition and new construction?
 - Who is leading in this space, and what can we learn from them?
 - GSA: <https://www.gsa.gov/about-us/newsroom/news-releases/gsa-lightens-the-environmental-footprint-of-its-building-materials-03302022>
 - Carbon Leadership Forum: <https://carbonleadershipforum.org/>
 - Colorado: <https://leg.colorado.gov/bills/HB21-1303>
 - The GBAC has a short window of opportunity to propose legislation or make recommendations to Council this year. To further this discussion and take action, some members of the GBAC would like to collaborate and prepare a deliverable before the next GBAC meeting in June.

Roundtable Updates – All

- Anica: HOK is moving forward with an ~1MW CREF at the new hospital in Ward 8. RFP to be released soon to construct the CREF, providing green energy to ~200 low-income residents in the neighborhood through the Solar for All program.

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- Linda: Arup is working on a study about limitations of mass timber and height regulations that have historically made DC a concrete town, and how to overcome these challenges.
- Nick: Net-Zero Energy Coalition is working to put together a forum focused on workforce development in energy efficiency. Forum will likely take place this Spring/Summer.
- Joe: DHCD is anticipating opening its RFP for a third cycle to help fund affordable housing in the District. Round 2 is currently wrapping up the review process. Maryland is interested in replicating some of DHCD's green building requirements for their QAP program.
- Billy: Working with DOEE to evaluate and gather feedback on voluntary stormwater management programs to increase uptake by developers in the District.
- Cliff: Building Innovation Hub just release a BEPS Compliance Pathway Wizard for building owners to help decide which pathway they should take. CM Cheh has a CEDC Building Code bill that is likely to get marked up in April/May, which would codify the CEDC Plan's target to adopt NZE codes by 2026.
- Gonzalo: GSA adopted new national standards for low-carbon concrete procurement and other environmentally preferable materials. New Biden Admin grant program to provide \$500M in federal funding to improve the energy efficiency of public schools. Hopes to see the District apply for some of this funding. In March, the Migratory Local Wildlife Protection Act was introduced in DC Council, which would require bird-friendly design in new construction and retrofits for major renovations.
- Jenn: DOEE is targeting a release date later this month for the annual progress reports for Sustainable DC, Climate Ready DC, and Clean Energy DC. Will share with GBAC when they are published.

Meeting adjourned at 5:00pm.

The next meeting will be:

June 1, 2022 at 3-5pm