

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
Department of Energy and Environment

**Green Building Advisory Council**

**Meeting Date:** 08/03/2016

**Meeting Location:** DOEE, 1200 1st Street NE

**Attendees: Refer to sign-in Sheet**

Bill Updike (DOEE), Karim Marshall (DOEE), Alexis Goggans (DOEE), Molly Simpson (DOEE), Chris Dickerson-Prokopp (DHCD), Elliot Seibert (Steven Winter Associates), Sean Reidy (Bonstro HarsSign), Kenneth Browen (HS&DC), Eric Jones (HSCDC), Anthony R. Agnew (HSCDC), Chris Harkins (Harkins Builder, Inc.), Bill Bonstro (Bonstro Haresign), Robert Widmer (Harkins Builders), Sally Parker (DCPS), Anica Landreneau (HOK), Eugenia Gregono (The Tower Companies), Carl B. Reevents (EPA, reited), Jay Wilson (DOEE), Maribeth DeLorenzo (DOEE), Scott Pomeroy (Downtown BID), MaryLynn Wilhere (DOEE),

**Attendees (Via Phone):** Maureen Hollman (DC Water), Kimberly Black King (DCHA), Chris Dickerson-Prokopp (DHCD)

**Main Points/Discussion:**  
**Introductions (All)**

**2321 4<sup>th</sup> Street NE Project Discussions – (Bill Updike and project team)**

Update from project team

- (Head guy from E&G and Nate) Trying in good faith to make the building effectively compliant if not technically so. Looking for an approval of the plan expeditiously from DOEE so that it can be implemented.
- Engaged SW&A as soon as they understood building not in compliance.
- Sampled 6 units and implemented internal scope of work to determine success. Expect the units to be more energy efficient than if they actually went through the program after retrofit plan from SW&A.
- Looked at full scope of the Energy Star criteria to see what would be required and what is possible.
- Report issued on July 22 and distributed to all parties.
- Further assessment:
  - Wall and ceiling removed in full unit, placed test holds in several locations, and reviewed plans. Determined non-compliant issues and what needed to be fixed.
  - Experimentation and trial of solutions.
- Proposed scope:

- Compartmentalization
- Duct Sealing – Aeroseal, Only 1 unit out of 6 not compliant. Completed aeroseal on 77 units (more than half) 3 units that did not pass (score <40 cfm). In those units, they will spend more effort to further seal ducts. If they cannot get to passing grades, they will reduce the rents accordingly. Rent reductions would apply as long as the tax credit covenant (4% tax credits) is in place (15 years). Reductions expected to be \$5-\$15.
- Ventilation
  - 2 part solution based on feasibility.
    - 75% of units – motorized damper and climate control
    - 25% of units – too tight for damper; install control and hard-wire the fan to run continuously.
      - \$152 per year/per unit.
  - Garage plenum
    - Cannot install insulation tight to slab. Proposing installing solar instead.
  - Solar
    - Installing 30% more than the deficiencies above to make up for insulation and ventilation inefficiencies.
- Total renovation costs, including soft costs are \$413,290. Construction costs are \$318,565. Does not include the cost of solar because they are leasing through a PPA.
- Under the GBA – 3 options for projects not in compliance
  - Bar developer from financing for 5 years
  - Fine the project based on a square foot cost
  - Remediate the non-compliant issues. In this case, they are also having Enterprise review the non-energy credits for compliance.
- Questions and comments from team:
  - All air sealing measures have been completed throughout the building. Still need to do motorized dampers.
  - Net energy use per square foot including the solar array would be less than if the project were designed to ENERGY STAR requirements without solar. Important point. Benchmarking would not include solar.
  - Appendix B does not include the solar. HERS models cover the apartments.
  - Reallocation of solar – passing savings along from PPA agreement (PEPCO rate minus solar PPA) Tenants paying utilities to PEPCO, but rent will be lowered to account for inefficiency.
  - Will thermal comfort be compromised in the 25% of the units? No.
- Next Steps:

- GBAC will make recommendations to the Director at this time. It should take about 3 weeks to render a final decision. DOEE recommends that the developer continue with the remediation plan in the meantime but not move the solar PPA forward until after a decision is made.

### **2015 Enterprise Green Communities Criteria and Pipeline (Krista Egger)**

- Q: ENERGY STAR requirements high in the baseline criteria and therefore not as aggressive as the DC Energy Code. There would be an amended requirement for DC projects. This needs to be further explored.
- Discussed the pipeline and approval criteria as it relates to the DHCD NOFA process. There are additional projects that are funded outside of the NOFA that need to be covered.
- High-level presentation from Krista on the criteria.
  - [www.Enterprisecommunity.org/green](http://www.Enterprisecommunity.org/green) for more information
    - Criteria overview
    - Certification process
    - Tools and Services
  - Enterprise study found a 2% increase in construction cost with a payback of 5 years. Link on the website.
- Contact info: [certification@enterprisecommunity.org](mailto:certification@enterprisecommunity.org)

### **Quick DOEE Updates:**

- ANC Outreach (Jay Wilson) – Quarterly meetings with ANC Commissioners. Next meeting (mid-September) will focus on green building and include a checklist for sustainable development and training.
- Comprehensive Energy Plan (Marshall Duer-Balkind) – Outreach and engagement proceeding later than planned but GBAC will receive invites in Fall.
- RPS (Bill Updike) – Updated legislatively by the Council and signed by the Mayor last month. Increasing the solar carve out to 5% and extending the RPS to 2032. Includes “solar for all” with vision that it would be funded by the ACP.
- Energy & Code Update (Bill Updike) – In the throes of updating the energy code. Simplifying the code to 2015 IECC, ASHRAE 90.1, and the energy chapter of ASHRAE 189.1. Expected that it would be 17%-18% more efficient than (current code) ASHRAE 90.1 2010. Performance based, prescriptive, and outcome based compliance paths.

### **Reflection on 2321 4<sup>th</sup> Street**

- Concern is that there is a pathway to not comply with the law and pay 1/3 the cost for remediation as would be required if they were fined.
  - We could ask for additional criteria in their remediation plan.

- Resident engagement, continuous monitoring of garage to ensure it's not overheating, retro-commissioning to ensure continued performance, reporting.
- We could also require additional strategies for the next project. For instance...
- Ask them to participate in a case study to be an effective messenger to other developers. Examine the bad units and monitor them overtime. Have them talk about the cost that it would have been to comply in the first place.
- DOEE will put together a proposal for the GBAC to consider and get final recommendations.

## Roundtable Updates

**Molly** – Grad student did the thesis presentation on Monday on her project analyzing the ILFI competition entries. Residential PACE guidance came out in the last month and working closely with Kenley to push the envelope and try to roll out program in DC. Over the last year, working on single family small multifamily working group. Massaging the final draft for the director and will share with him in the next month. Feeding into the CEP and other code work.

**Bill** – Working on EPC for public building portfolio. A lot of improvement opportunity for DC Gov buildings. First 3 just ES certified. Just issued the Climate Adaptation Plan, Climate Ready DC. Public comment period closes on Sept 2 and we are doing a lot of community outreach in the next 2 months.

**Scott** – DtBID launching public kiosks that would have ongoing sustainability news. Starting with 30 across the downtown area but also talking with WMATA and GSA to see if they would be interested in adding more. New ways to communicate with the public! Next week ES will make an announcement about the inclusion of waste into portfolio manager and DtBID advising on best practices for buildings.

**Jessica** – No updates

**Anica** – HOK has a partnership with the AIA design and health research consortium and working on healthy communities criteria with quantitative research. RFP out for universities who are interested in participating.

**Cliff** – Rockville just voted unanimously to adopt the MoCo benchmarking law. IMT will be publishing the plug load study done with Tower. IMT working with EPA and others on Energy Star for Tenants and will be launched in the Spring. Design guidelines for ES tenant spaces based on sub-metered data. Could be used to

provide expedited permitting for retail tenants (especially hospitality) where each day matters. IMT looking for new hires – Info on the website.

**Michael** – Excited to be working much more closely together with DOEE. Optimistic that HFA can effect change.

**Marshall** – Katie had a baby (Grace!) so please send any questions to Marshall. Launching later this month the 2015 public disclosure as an interactive public map showing metrics and scale. Q: When would co-star go live with DC data? Not sure but the hope is that they would include 2015 data.

**James** – Looking into putting the public portfolio into a performance contract. Work in progress but coming along.

**Sally** – Continuing to work on communication between construction and operations. Working on green cleaning program extension of OCP efforts. Looking at the DC supply schedule catalogs to see what actually complies. Molly can share resources from the DCHA process.

**Carl** – No updates

**Jay** – Sustainable Development Planning and Analysis grant awarded to Hickok Cole with IBC Engineering, Skanska,

## **Group Updates**

### **Green Building Fund Grant Update – Jay Wilson**

- *Behavior Change Programs-* Currently 250+ organizations have explicitly named an action they are taking to improve efficiency. There is ongoing discussion on what the best use of funding availability is and how to keep participants engaged. Current topics include how to focus on metrics vs. participation and qualitative impacts and if there is value in bringing the program internally to DOEE or other District agencies.
  - *Participants provided feedback on difficulty with time constraints, multiple competing projects and inability to plan for future actions.*
  - *Discussion explored alternatives such as having a monthly challenge that is schedule or focused heavily on behavior change*
- *Sustainable Development Planning and Analysis-* Currently undergoing paperwork for the award process. This year, buildings will be the focus of the analysis.

- *Microgrid Technical Assistance*- Microgrid infrastructure discussions ongoing at St. Elizabeths East. Next steps include applying for technical assistance grants and exploring financing options.
- *Living with Water/Heat Competition*- Looking to implement water and heat plans as a follow up to the Climate Adaptation Plan.
- *Historic Sustainability Guidelines*- DCRA has been discussing implementing guidelines. This will be discussed as a project for next year.
- *Getting to Zero Net Emissions Buildings in Cities*- Carbon City Neutral Alliance is requesting funding to conduct a planning exercise for cities with net zero, or near net zero emissions targets. This would be a matching program, with cities providing upwards of \$50k in funding.
- *Green Building Cost Benefit Analysis*- COSTAR completed a benefit analysis in 2008. DOEE is pursuing funding opportunities for research to update this study.

**Date for next meeting:** October 5, 2016

**Location for next meeting:** DOEE, 1200 1st Street NE, 5th Floor

**Contact:** [william.updike@dc.gov](mailto:william.updike@dc.gov)