

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment

Green Building Advisory Council

Meeting Date: 08/05/2015

Meeting Location: DOEE, 1200 1st Street NW

Attendees: Tommy Wells (DOEE), Liz Halford (DOEE/EDF Fellow), Jay Wilson (DOEE), Cliff Majersik (IMT), Carl Reeverts (EPA – Retired), Sandy Wiggins (Consilience LLC), Lenny Kolstad (IMT), Anica Landreneau (HOK), Marshall Duer-Balkind (DOEE), Katie Bergfeld (DOEE), Scott Pomeroy (DC BID), Kate Johnson (DOEE), Karim Marshall (DOEE), Dave Epley (DCRA), Mike Dietrich (DGS), Zach Dobelbower (DGS), Molly Simpson (DOEE), Bill Updike (DOEE), Maribeth De Lorenzo (DHCD) (ph), Mark James (Urban Green) (ph), Kirsten Bowden (AOBA) , Karanja Slaughter (DHCD)

Main Points/Discussion
Introductions (All)

Project Updates

Liz Halford

- Liz presented her EDF research on cool roof potential in affordable housing. There is 1.1M square feet of potential roof space for cool roofs that are black and gray and low sloped in affordable housing which could result in 1.38M kWh saved overall.
- There are workforce training opportunities in addition to energy efficiency improvements.
- The work product is a full report to USA and a database of buildings that have cooling potential.

Molly Simpson

- The resident engagement grant was awarded.
- Technical Assistance was approved, and there is a site visit with Group 14, Enterprise Green Communities and DCHA next Monday through Wednesday.
- We will be kicking off a working group to develop recommendations for single family and small multifamily green building incentives and programs.
- DHCD Consolidated NOFA is out on the street, and launched at an event last Thursday. Proposals are due in October, and the instructions and the EGC 2015 have been updated.
- DHCD received the technical assistance from ILFI for predevelopment activities for the Deanwood 58th and Dix site, which was also the focus of the DC LBCC affordable living design competition.

Jay Wilson

- Working on DCRA with language that can be enforced for development projects.

Dave Epley & Mike Dietrich (consultant with DGS who focuses on schools)

- The cost of construction with DGS schools is high due to tight construction timelines. GBA's existing buildings triggered substantial improvement, which signifies substantial renovation or alteration.
 - Garnett Patterson which is across from the Civil War Memorial is valued at \$14M, but is undervalued in the OTR records. One recommendation is to look at its assessed value. The HVAC was partially replaced.
 - Hyde in Georgetown valued at \$18M. Future renovation is consistent with the addition. The ductwork was replaced, but the HVAC was not. The scope was under 50% and a phased approach to "refresh as many as possible" was used.
 - DGS will provide a summary and a recommendation for each project. DOEE's Director has power to grant an exemption if it is in the public interest.
 - Recommendations for future steps:
 - Consider a SIR ratio with energy audit for phased projects
 - Adding LEED EB path to demonstrate a pathway
 - A Level 3 renovation
- Green Building Act 2.0
 - Hoped to create a longer process of 6 months to a year for a draft. There is interest from the Mayor's office to move more quickly.
 - There is a need to understand the different options.
 - The private sector must be engaged if major changes are going to be made.
 - A next step is to generate a list of what is on the table and to create a realistic timetable.
 - The process needs to be tweaked. There are some things that are outdated or flawed in the original law that need to be fixed.
 - There is a need to incorporate code language.
 - A reasonable timeline was set which consisted of a completed draft by the end of 2015, public commentary in January and February, and a submission in March.

Roundtable Updates

Jay Wilson - Voices on Resilience is on September 24th. Also, the Smarter DC Challenge's projects in September are Health and Pollution Prevention.

Carl Reever - The commissioners are interested in making their meetings greener.

Sandy Wiggins- The 1st LBC building at Alice Fergusson is open and will be on a Greenbuild tours.

Lenny Kolstad- The Green Appraisal project is looking at a case study of the Portrait building.

Karanja Slaughter (DHCD) – Additional green requirements that can be added to PADD solicitations are being evaluated. Also, a LBC grant may be a method of rethinking turnkey development.

Cliff Majersik – The Green Appraiser solar training was hosted by DCSEU on September 23rd-24th. A lender guide was created, and the USDOE was about to give final approval for a grant to put benchmarking to work (SEED). Finally, there is a meeting to drive solar transactions at moment of sale.

Anica Landreneau– HOK has two projects on tours. It is also working with EPA, Green Sports alliance and AIA 2030 to have EPA ENERGY STAR ratings for sports facilities. Finally, HOK is working with Architecture2030 and coauthoring the white paper.

Marshall Duer-Balkind - Benchmarking is moving forward with enforcement and fines are being issued. Additionally, the 2014 data will be finished soon and the IMT Benchmarking project is moving forward.

Katie Bergfeld– Fifty-five fines were distributed to properties not meeting standards in 2013, and 400 warning were issued in February. This year, fines will be issued on projects that did not submit any data or submitted data incorrectly.

Scott Pomeroy – He is working with AutoDesk and Bill on the Smart Building Plan which includes an automated triple bottom line tool. Additionally, he noted that the Smart Cities Week is September 14th-17th, and that the new executive director is Neil Albert starting in September.

Kate Johnson- She discussed the clean power plan and noted that the data for the climate adaptation plan is being finalized.

Dave Epley– DCRA’s marketing campaign “Safe and Simple” opens on August 24th for the Green Building Resource Center. Also, recently there were PSC hearings on interconnection in which several solar organization positively commented on DCRA. Finally, 650 solar applications were submitted in the last year which is the equivalent of 3.4 MW, and another 10-12 MW from DGS projects are about to be approved.

Eugenia Gregorio–Two case studies are of interest. The first was about the kick off of a tenant plug load study by IMT which focused on a Class A building on K Street. IMT is working with the DC SEU to get advanced power strips and with Aquacore to do metering. There is a NAIOP event in September to discuss the program’s progress. Additionally, there is interest in doing a real time water study, as well as interest from NRDC in doing a water study on low-income multifamily housing by the end of the year.

Mike Dietrich– He is looking into building a net zero home this year.

Zach Dobelbower– The July council approved wind PPA which will supply 125-150 MWh/year, will avoid 100k tons of GHG annually, will reduce government emissions by 20%

reduction, and will save tax payers \$45M in 20 years. Additionally, solar PPAs are currently being negotiated.

Molly Simpson- The DC Living Building Challenge presentation will be at Design DC, and CNHED will also be speaking on water.