

BEPS Task Force Meeting Notes – July 21, 2020

Task Force Member Attendees: Katie Bergfeld, Patti Boyd, Jen Croft, Marshall Duer-Balkind, Asa Foss, Dave Good, Max Greninger, Adrian Gross, Reshma Holla, Jessica Jones, Cliff Majersik, Matt Praske, Joe Reilly, Jay Wilson

Public Attendees: Andrew Held, Sharon Jaye, Molly Hofsommer, Kate Johnson, Adefunke Sonaiké, Kristian Hoffland, Dave Epley, Michael Feldman-Wiencek, Joanna Saunders, Kevin Carey, Adam Szlachetka, Andrea Foss, Emily Low, Linda Toth, Frank LeBlanc, Cet Caldwell, Lindsey Falasca, Jennifer Johnston

Agenda:

1. Administrative Items
 - a. Opened Meeting at 2:32pm
 - b. Attendance taken by roll call (see above) and quorum acknowledged
 - c. Role of Task Force, overall schedule, and current agenda reviewed
2. Sub-committee update
 - a. First meeting on July 15 – Reviewed background information from previous meetings. Will start technical discussion on July 29.
3. High-performance Building Hub
 - a. General update
 - i. Goal: Develop resources and services that directly address barriers in DC's commercial real estate market that hinder the pursuit of high-performance buildings.
 - ii. Timeline: Launch Fall 2020
 - iii. Resource Highlights:
 1. Regulation (BEPS and code) basics
 2. Funding/Financing Map
 3. Procurement Guide
 4. O&M Best Practices Manual
 5. Where Health & Wellness meet Building Performance
 6. Green Leasing for BEPS
 7. What do we do (vs. DCSEU, vs. DOEE, etc.)
 - b. What other resources will be helpful that the hub can provide at the time of launch?
 - i. Planned:
 1. BEPS Basics
 2. Common errors in benchmarking
 3. How to use your benchmarking data
 4. Where Code meets BEPS
 5. Defining BEPS targets in new projects
 - ii. Suggestions:
 1. <https://be-exchange.org/l197-calculator/>

2. List of vendors that building owners can use – look at upcoming DCRA 5 star rating system for project team members. You may be able to replicate it for BEPs consultants/contractors
 - c. After launch of rules, what resources can the hub provide?
 - i. Help people better understand the rules and Task Force report
 - ii. Tech primers on prescriptive pathway
 - iii. Hub working on procurement guide to focus on “how to find a qualified vendor” instead of providing a qualified vendor list (which would be subjective, not specific/ tailored for owners’ needs)
 - iv. Building case studies - Looking for stories of market leaders
4. BEPS Disclosure of Data
- a. Current state of public disclosure discussed (see slides)
 - b. Potential BEPS data points that could be disclosed?
 - i. Could figure out from current disclosure but not easily accessed
 1. Public? If the property meets BEPS? Yes or no
 2. Public? EUI targets?
 3. Public? Starting alternative payment level?
 4. Public? % EUI from BEPS threshold
 5. Public? Baseline 2018-2019 score or EUI – starting 20 ES, ending score?
 6. Map improvement – filters and overall savings over time
 7. Trends over time? (mostly new acquisitions?)
 - ii. New items that have to do with owner decisions during compliance
 1. New - Compliance Pathway selected?
 2. New - Points/measures taken for Prescriptive Path?
 3. New? - Current alternative payment level (based on progress)?
 4. New - Cost of improvements
 - c. Potential use cases for the new data points?
 - i. Scorecards
 - ii. Connection with technical assistance
 - iii. Energy service providers using for business dev’t
 - iv. Architects check on how their buildings are performing
 - v. Analyze data at portfolio level for performance on incentives and rebates
 - vi. Corporate social responsibility report for manager’s bldgs
 - vii. Tenants looking at data for realty choices
 - viii. Developers using comparable buildings for RFP language
 - ix. Associations using it to tailor outreach their members
 - x. Baking information into CoStar
 - xi. Status of existing buildings and status of new acquisition (investment grade information?)
 - xii. Building owners to search for similar bldgs. And examine compliance paths? Matchmaking service?
 - xiii. Compliance report for buildings that are changing ownership?

- d. Public vs Private? Would the tool be where the building owner can go to check their status? What do we add to OpenDataDC vs. Benchmarking Map?
 - i. Who will be able to access the data?
 - ii. What is the DOEE's authority to disclose information? AOBA would like to work with DOEE on possible disclosure of new BEPS data points
 - e. Where else should we integrate data?
 - i. DCSEU
 - ii. Green Bank
 - iii. DCRA - SCOUT
 - iv. Hub
 - v. CoStar
 - vi. MLS listings?
 - f. Wrap-up: DOEE - We'll need to take this information back to the office, check with general counsel on what's possible, engage with certain stakeholder one-on-one, and explore options based on timeline and budgets available. Will report back to TF when possible.
5. Cost/Benefit Study Update
- a. SWA/AOBA/NBI working on market segmentation analysis, identifying model properties, and goal setting for education strategy (several TF members participating in focus groups)
 - b. Feedback session for TF planned for August 4 meeting
6. Monthly Webinar
- a. DOEE hosting new monthly update webinar on BEPS from now until December
 - b. <https://www.eventbrite.com/e/beps-monthly-update-webinars-tickets-114157744888>
7. Task Force Report
- a. DOEE/Co-chairs shared planned outline for TF report
 - b. If any TF members interested in helping edit and approve report, email [Sharon](#).
8. Next Meeting – August 4
- a. Proposed agenda – still firming up details.
 - i. Sub-committee update
 - ii. Possible – alternative compliance guidance?
 - iii. Possible – cost/benefit study discussion?
9. No announcements
10. Closed meeting at 4:14pm