

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

## Green Building Advisory Council

Meeting Date: February 21, 2024 at 2pm

Meeting Location: Online – WebEx

### Recording:

<https://dcnet.webex.com/recordingservice/sites/dcnet/recording/b27f6403b319103c97ed00505681995a/playback>

### Attendees (all by Webex/phone)

**GBAC Members Present:** Vanessa Bertelli (Electrify DC), Michael Brown (DOB), Jen Croft (DGS), Jenn Hatch (DOEE), Joseph Knackstedt (DHCD), Stephen Gyor (OP), Anica Landreneau (HOK), Cliff Majersik (IMT), June Marshall (Private Sector), Linda Toth (Arup), Mansi Talwar (GWU)

**GBAC Members Absent:** Billy Grayson (ULI)

**Other Attendees:** Connor Rattey (DOEE), Casey Studhalter (DOEE), Kate Tanabe (DOEE), Francisco Matiella (DOEE), Maribeth DeLorenzo (DOEE), Michael Feldman-Wiencek (DOEE), Ali Alaswadi (DOB), Nicole Cooper (DOEE), Isabel Guide (DCHA), Andrea Foss, Marty Silber, Mary Thomas, Cassidy Mullen (DGS), Agyei Hargrove (DGS), Sean MacCarthy (FEMS), Matthias Paustian, Jie (Jessica) Qian, Miles Brewer, Rosette DiFranco, Spiro Gianniotis, David Bell, Crystal West

### Administrative updates – *Jenn Hatch, DOEE*

- None

### Greener Government Building Act: Requests for Exemptions – *DGS Staff*

- FEMS/OSSE Fleet Project – 6 Village Lane SW
  - Background:
    - Project materials can be found at <https://app.box.com/s/3s0z3v9ahjdsbdb52o6tk57ka07rscto>.
    - Consolidates two existing maintenance shops for the District and includes 5 facilities on site:
      - FEMS Maintenance Building – Multi-use, including office, vehicle maintenance, repair shops, and car wash
      - FEMS Ready Reserve – Vehicle storage
      - FEMS Logistics Building - Multi-use, including warehouse, repair shop, loading dock, and office
      - OSSE Administrative Building - Office
      - OSSE Bus Parking – Vehicle storage, EV charging stations, vehicle maintenance, and fuel station
    - Project began in FY2016, Design contract awarded in March 2020, Permit submissions began in 2023

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- NZE compliance:
  - On-site renewable energy: 7.6% of site is covered by PV array system which will offset 23% of total energy consumption. Annual production rate is anticipated to be 2.7 MMBtu/year.
  - Building certification: All buildings are designed to meet LEED BD+C New Construction at Silver Level and OSSE administrative building has Energy Star Design Score of 89.
  - Energy performance: All buildings achieve substantial energy performance improvement compared to ASHRAE 90.1-2010 (19-21%).
  - Building commissioning: Commissioning of mechanical, electrical, plumbing, renewable energy, and building envelope systems.
  - Airtightness testing: Whole building pressurization test will be conducted.
  - Energy metering: All forms of energy will be metered.
  - Energy reporting: DGS will benchmark energy and water use.
- Exemption request:
  - On-site combustion:
    - Fossil fuel is utilized in the following spaces: roof top units, vehicle wash water heaters, infrared heaters in vehicle wash space, unit heaters in loading dock, and domestic hot water heaters.
    - Office and administrative areas use electric VRF system.
  - Building energy performance:
    - High Energy Use Intensity (EUI), high annual heating and cooling demands, and high ventilation needs due to 24/7/365 operations, as well as need for larger amounts of ventilation for vehicle exhaust and repair areas, heated loading dock, and water requirements for FEMS gear cleaning and maintenance.
  - Off-site renewable energy
    - DGS does not have a power purchase agreement in Maryland or Virginia but does have a wind PPA in Pennsylvania.
- Questions and discussion:
  - GBAC asked clarifying questions about the project's high EUI and high ventilation needs, as well as the actions taken by the project team to address these high values.
  - GBAC asked if project team had conducted an electrical load study or if they evaluated non-fossil fuel sources for some elements of operations.
  - GBAC also asked if project evaluated solar canopy options over parking structures, building management systems and building controls, and non-gas alternatives for domestic water heating and ventilation (water source heat pumps, drain-water heat recovery, wastewater heat recovery, etc.).
  - GBAC asked clarifying questions about ventilation systems, specifically regarding whether the project considered demand-controlled ventilation systems.

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- GBAC recommendation:
  - GBAC member Anica Landreneau motioned to recommend partial exemption with the following conditions to be verified at time of Certificate of Occupancy issuance by DOB:
    - Provide summary of evaluation of demand control ventilation systems in addition to energy recovery for all occupied facilities.
    - Provide summary of a feasibility study for a potential solar canopy on the parking structures.
    - Provide summary of evaluation of electrified domestic hot water heating systems, including electric resistance, electric heat pump, and drain-heat recovery systems.
    - Provide documentation of a signed power purchase agreement for the electricity generation from the Pennsylvania wind farm identified by DGS in its exemption application.
  - June Marshall seconded the motion. A vote was taken by roll call, and the motion passed unanimously.

### **Discussion of GBAC By-laws – DOEE Staff**

- GBAC does not have by-laws. Jenn Hatch proposed that DOEE put together a draft set of by-laws based on existing models
- Questions to consider:
  - How and when to make project documents available to public?
  - How far in advance should project materials be made available to GBAC members?
  - Opportunity for questions and comments from public?
  - Where will the final documents and decisions live? How will DOEE and GBAC close the loop and capture conditions for DOB?
  - Definitions of quorum, voting procedures, conflicts of interests, etc.
  - What parameters justify confidentiality for building projects?

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## Roundtable Updates – All

- Anica Landreneau: Jenn Hatch and Anica Landreneau will be presenting about the GGBA to AIA's Design DC 2024 to provide GGBA education to designers in DC.
- Vanessa Bertelli: Electrify DC will be working to educate public on DERs. This may be an opportunity for GBAC's involvement and will set aside time at a later meeting for more discussion.
- Mansi Talwar: GWU just signed a large ESPC contract for BEPS goal – should cover 60-70% of energy reduction goal for GWU.
- Mary Thomas (Building Innovation Hub): Energy Code Wizard is moving into testing. The tool is intended to help people understand what standards their project is subject to. Looking for anyone interested in testing the tool to reach out.

Meeting adjourned at 3:45 PM.

The next regular meeting will be April 3, 2024.