

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Green Building Advisory Council

Meeting Date: May 15, 2024 at 2pm

Meeting Location: Online – WebEx

Recording:

<https://dcnet.webex.com/recordingservice/sites/dcnet/recording/76eca00bf513103cbdcb005056815359/playback>

Attendees (all by Webex/phone)

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

GBAC Members Absent:

Other Attendees: Connor Rattey (DOEE), Casey Studhalter (DOEE), Kate Tanabe (DOEE), Francisco Matiella (DOEE), Maribeth DeLorenzo (DOEE), Ali Alaswadi (DOB), Anthony Lee (DHCD), Andy Bayer (DGS), Cassidy Mullen (DGS), Michael Etherton (DGS), Burt Jackson (DGS), Mohamed Jalloh (DGS), Kerric Baird (DGS), Osei Headley (DGS), David Wooden (DGS), Brian Vassallo, Jake Torok, Alex Buckler, Paul Vayon, Louise Brodnitz, Nathaniel Pall, Stephen Kitterman, Keith Hack, Rebecca Borovsky, Ivan Herndon, Kolar Bowen, Emmanuel Nnoli, Sasha Peterson, Will Perkins, Virgil Hood, Molly Prothero, Margaret Thacker, Justin Aruck, Shari Sharafi, Hana Freymiller, Amy Marcenaro, Maria Espinoza, Brandon Wilson, Gabe Oliver

Administrative updates – Jenn Hatch, DOEE

- Jenn announced that Joe Knackstedt has started a new position at DMPED. Anthony Lee will soon join the GBAC to fill the DHCD vacancy.

Roundtable Updates – All

- None

Greener Government Building Act: Requests for Exemptions – DGS Staff

- [Kenilworth Swing Space](#) (1300 44th Street NE)
 - Background
 - Small addition (15% of existing building area) to convert the building into a permanent swing space to support ongoing modernizations of Ward 7 Elementary Schools.
 - The project includes the addition of a permanent kitchen and dining space.
 - GGBA compliance
 - LEED certification: Project is pursuing LEED Silver certification
 - Net-zero energy standard:

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- Z2.5 Building Commissioning: HVAC and controls, lighting and controls, and domestic water systems on addition will be commissioned.
- Z3.1 On-site Combustion: All electric kitchen and HVAC systems, but the existing building is reliant on fossil fuels.
- Z2.4 Registered Design Professional
- Z4.3 Energy Metering
- Z4.4 Ventilation Flow Rate
- Z4.5 Grid Integration (not applicable)
- Z5.1 Post Occupancy Measurement and Reporting
- Z5.2 Performance Verification
- Exemption request
 - Project requests exemption from the remaining net-zero energy standard requirements: Z2.1 Building Energy Use Intensity, Z2.2 Building Thermal Energy Performance, Z2.6 Airtightness Testing, Z3.3 On-site Renewable Energy, Z3.4 Procurement of Off-site Renewable Energy
- GBAC questions and discussion
 - The GBAC asked clarifying questions about the energy model and airtightness testing for the addition. The team provided EUI values and DGS noted they would look into airtightness testing.
 - The GBAC asked if the project team had analyzed how much additional resources would be required to meet NZE standard for this project.
 - The GBAC made a general note that projects would not receive exemption recommendations based on RFP or design kicking off before GGBA was enacted. They also stated that all projects should provide the baseline EUI, proposed EUI, zEPI score, and thermal demands in writing prior to the meeting.
 - Following the conversation from the 4/3/2024 GBAC meeting, DOB shared clarifying language for additions. They stated that additions over 10,000 square feet will trigger the net-zero energy standards, and thus may need to request exemption, to be consistent with language in the Green Building Act.
 - DOB's interpretation means that Kenilworth Swing Space does not need an exemption request. The project team will withdraw the request.
- Public questions and discussion
 - None
- GBAC recommendation
 - Given the DOB determination for additions, the GBAC did not vote on this case and the project application has been withdrawn.
- [Junior Achievement of Greater Washington](#) (3149 16th Street NW)
 - Background

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- Junior Achievement of Greater Washington is the tenant of a federally owned property for which DGS serves as the administrative manager. The District has pledged funding in support and DGS is overseeing the project.
- The building is a historic property. The project includes the restoration of the property, plus an expansion of the existing building and interiors fit-out to accommodate the programmatic needs of the Junior Achievement organization.
- GGBA compliance
 - Project complies with Z2.1 Energy Use Intensity, Z2.2 Building Thermal Energy Performance, Z2.4 Registered Design Professional, Z2.5 Building Commissioning, Z2.6 Airtightness Testing, Z3.1 On-site Combustion, Z4.3 Energy Metering, Z5 Energy Reporting
- Exemption request
 - Project requests exemption from the LEED certification and the following net-zero energy requirements of the GBA:
 - Z3.3. On-site Renewable Energy
 - Z3.4 Procurement of Off-site Renewable Energy
- GBAC questions and discussion
 - DOB specified that they will accept procurement of off-site renewable energy via power purchase agreements or bundles RECs from Tier 1 renewable energy sources meeting the minimum percentage of the District's Renewable Portfolio Standard and limited geographically to the PJM interconnection region.
 - The GBAC stated that they would like to see the sustainability dashboard to ensure it complies with the intent of the law.
 - The GBAC had additional questions on the project's low LEED scorecard. Members suggested that the project team could pursue different rating systems and aim to achieve Silver as required by the Green Building Act. The project team noted that the preliminary scorecard was done conservatively and that they will investigate areas for additional points.
 - The GBAC appreciated the embodied carbon analysis and would like to know how the avoided emissions compare to the building's operating emissions.
 - The GBAC asked DGS for more information on the overall strategy for the Pennsylvania wind PPA, specifically regarding the allocation of renewable energy to projects and additionality. DGS noted that the PPA offsets about 30% of the District's electricity use, new buildings are typically designed to be solar-ready, and that DGS keeps account of project allocation for the PPA.
 - The GBAC discussed procurement of off-site renewable energy. There were concerns about putting all responsibility to procure renewable energy on the non-profit.
 - The GBAC noted that this project is unique given that it is owned by the Federal government, managed by the District government, and leased by a non-profit organization and should not be seen as a precedent

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- Public questions and discussion
 - None
- GBAC recommendation
 - GBAC Member Anica Landreneau motioned to recommend exemption from the on-site renewable energy requirement due to space constraints, inadequate solar access, and historic nature of the building and a partial exemption from the off-site renewable energy with the following condition to be verified at the time of Certificate of Occupancy:
 - Provide analysis that demonstrates that the 460 metric tons of CO₂e that is avoided through adaptive reuse of the existing building offsets at least 5 years of total operating emissions.
 - Cliff Majersik seconded the motion. A vote was taken by roll call and the motion passed 6-1.
- [Southeast Tennis and Learning Center](#) (701 Mississippi Avenue SE)
 - Background
 - Ward 8 facility that offers tennis programs (6 indoor courts and 7 outdoor courts), youth classrooms, multipurpose room, and playground.
 - Project will expand campus south over Oxon Run to include new indoor tennis facility with 3 indoor courts, a community room, 4 outdoor tennis courts, and 8 pickleball courts.
 - GGBA compliance
 - Project complies with Z2.4 Registered Design Professional, Z2.5 Building Commissioning, Z2.6 Airtightness testing, Z3.1 On-site Combustion, Z3.3 On-site Renewable Energy, Z4.3 Energy Metering, Z5 Energy Reporting
 - Proposing 100% site energy offset based on modeled energy performance.
 - Exemption request
 - Project requests the exemption from the following requirements:
 - Z2.1.1 Zero Energy Performance Index = 33.5
 - Z2.2.1 Annual Heating Demand = 25.7
 - Z2.2.2 Annual Cooling Demand = 24.7
 - GBAC questions and discussion
 - The GBAC asked clarifying questions about the air change rate for the facility and natural ventilation options.
 - They also asked if DGS will be entering into a PPA for the onsite solar and why solar was not planned for the entire roof area.
 - Public questions and discussion
 - None
 - GBAC recommendation
 - GBAC member Anica Landreneau motioned to recommend partial exemption from the Zero Energy Performance Index, Annual Heating Demand, and Annual

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Cooling Demand requirements of the GGBA due to the building's size, ventilation requirements, and proffer of 100% offset of site energy through on-site renewable energy with the following condition to be verified at the time of Certificate of Occupancy.

- Conduct an evaluation of opportunities to use natural ventilation techniques in the building.
- Cliff Majersik seconded the motion. A vote was taken by roll call and the motion passed unanimously.

Meeting adjourned at 4:10 PM.

The next regular meeting will be June 5, 2024.