

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Green Building Advisory Council

Meeting Date: August 7, 2024 at 2pm

Meeting Location: Online – WebEx

Recording: <https://dcnet.webex.com/dcnet/ldr.php?RCID=a3da7c89dfc6dd29d443626f849e6de2>

Attendees (all by Webex/phone)

GBAC Members Present: Michael Brown (DOB), Jen Croft (DGS), Jenn Hatch (DOEE), Stephen Gyor (OP), Anica Landreneau (HOK), Anthony Lee (DHCD), Linda Toth (Arup), Mansi Talwar (GWU), Billy Grayson (ULI)

GBAC Members Absent: Vanessa Bertelli (Electrify DC), Cliff Majersik (IMT), June Marshall (Private Sector)

Other Attendees: Connor Rattey (DOEE), Kate Tanabe (DOEE), Alisonya Poole (DOEE), Casey Studhalter (DOEE), Brittany Whited (DOEE), Jenna Bolino (DGS), Elena Skotar, Lisa Carlis (DGS), Patrick Coltenburke, Rosette DiFranco, Brandon Lewis, Ronnie McGhee, Liliia Kolesnyk, Ronald Alverenga, David Franklin, Scott Kratz, Chad Sullivan, Mark Bryan, Kevin Wynter, Linda Tolliver, Michiko Gadson, Rebecca Gullot, Zahava Van Leeuwen, Ashley Templeton, Brent Sisco, David Wooden (DGS), Vivian Frias, Yasmina Raya, Renee Pean, Alan Karnofsky, Adrian John, Ali Alaswadi (DOB), Andrew Chaveas, Casey Ross, Hana Freymiller, Mars, Nick Carneglia, Mary Thomas, Aaron Trout, Keith Driscoll, Tejas Basavarej, Brian Matthews, Aram Grigorian, Ghazala Zuberi, Adam Carlesco, Aaron Trout, Jake Abruzzi, Jamie Johnson, Alan Walsh, Jim Guinther, Eddie Whitaker, Andrea Foss, Spiro Gianniotis, Miles Brewer, Vijay Kasimsetty, Javier Dussan, Jessica Qian

Administrative updates – *Jenn Hatch, DOEE*

- None

Roundtable Updates – *All*

- None

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

- [Leckie Education Campus](#) (4201 Martin Luther King Jr Avenue SW)
 - Background
 - Leckie Education Campus serves PK-8th grade students in Ward 8. The existing Leckie facility consists of a four-story building and two on-site modular trailers, which were added in 2012 for supplement classroom spaces for grades 6-8. This project consists of a two-story addition to replace the existing trailers.
 - The school is also on the PACE list and is scheduled to receive full modernization beginning in 2028.
 - Exemption request

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- Building thermal energy performance – Annual heating demand of 6.5 kBtu/ft²_{ICFA}/yr
 - On-site combustion
 - On-site renewable energy
 - GGBA compliance
 - The project will comply with certain NZE standard requirements (building energy use intensity, building commissioning, airtightness testing, energy metering, ventilation flow rate, post occupancy measurement, and performance verification), plus LEED and reporting requirements of Green Building Act.
 - GBAC questions and discussion
 - GBAC members asked clarifying questions about the project's plans to decommission the current trailers.
 - GBAC members asked if the project has conducted a site-wide solar study, if the team plans to conduct one during the future modernization, and if the team has experience with integrated green roofs with solar through a PPA.
 - GBAC members discussed the need for Bunsen burner alternatives, if the use of Bunsen burners is driven by DCPS curriculum, and if the addition will have a new gas connection. The GBAC voiced concern about the gas connections and urged projects to think intentionally about where any science labs are places to minimize leak opportunities.
 - GBAC members discussed the request for exemption from the annual heating demand requirement and some noted they are not comfortable with granting an exemption given the use of electric resistance heating.
 - GBAC asked clarifying questions about the on-site renewable energy and DGS's PPA plans and scaling.
 - Public questions and discussion
 - None
 - GBAC recommendation
 - GBAC Member Anica Landreneau motioned to recommend denial of exemption for annual heating demand and recommend partial exemption from on-site renewable energy, and on-site combustion requirements of the GGBA with the following conditions to be verified at time of Certificate of Occupancy:
 - Provide site-wide solar study to identify if site can handle solar requirements for addition and future modernization and commitment to implement at time of modernization.
 - Provide indoor air quality mitigation plan and occupancy health monitoring plan.
 - Linda Toth seconded the motion. A vote was taken by roll call and the motion passed unanimously.
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- [UDC Building 71](#) (4250 Connecticut Avenue NW)

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- Background
 - Building 71 is an existing eight-story facility above the Van Ness metro station. The scope of the project is to fully renovate Floors 2 through 7 for new classrooms, faculty offices, and student support spaces. The scope excludes the existing first floor retail, restaurant, and tenant spaces and equipment.
- Exemption request
 - Building energy use intensity – zEPI of 34.4
 - Building thermal energy performance – Annual heating demand of 4.64 kBtu/ft²_{ICFA}/yr.
 - On-site combustion
 - Procurement of off-site renewable energy
- GGBA compliance
 - Project complies with remaining NZE standard requirements (annual cooling demand, building commissioning, airtightness testing, on-site renewable energy, energy metering, ventilation flow rate, grid integration, post occupancy measurement, and performance verification).
- GBAC questions and discussion
 - GBAC members asked clarifying questions about the design phases, window to wall ratios, and energy model.
 - GBAC members discussed the legacy fossil fuel systems and the need for decommissioning plans or addressing future electrification.
 - GBAC members discussed the variable refrigerant flow systems and the phase down plans.
 - GBAC members asked about the central utility plan, specifically regarding the remaining useful life of the plan and if the team had modeled options for upgrading the central utility plan.
 - GBAC members asked about the possibility of a simple avoided embodied carbon assessment.
 - GBAC members asked about the on-site renewable energy, how the team will ensure the PPA is implemented, and how calculations were conducted for the analysis.
 - GBAC members asked about the energy model and discussed the use of very low values for interior lighting.
- Public questions and discussion
 - None
- GBAC recommendation
 - GBAC Member Anica Landreneau motioned to recommend approval of conditional, partial exemption from the building energy use intensity, annual heating demand, on-site combustion, and procurement of off-site renewable energy requirements of the GGBA with the following conditions to be verified at time of Certificate of Occupancy:

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- Analysis of avoided embodied carbon emissions due to building reuse compared to new construction.
 - Assessment for future electrification.
 - Refrigerant phase out plan.
- Jen Croft seconded the motion. A vote was taken by roll call and the motion passed unanimously.

Meeting adjourned at 4:00 PM.

The next meeting will be August 28, 2024.