

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Green Building Advisory Council

Meeting Date: August 28, 2024 at 2pm

Meeting Location: Online – WebEx

Recording:

<https://dcnet.webex.com/recordingservice/sites/dcnet/recording/e1f8fb854795103dbcffbef3fe72268/playback>

Attendees (all by Webex/phone)

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

GBAC Members Absent: Anica Landreneau (HOK), Anthony Lee (DHCD)

Other Attendees: Connor Rattey (DOEE), Kate Tanabe (DOEE), Alisonya Poole (DOEE), Casey Studhalter (DOEE), Ryan Cafritz (DOEE), Jenna Bolino (DGS), Patrick Coltenburke, Lisa Carlis (DGS), Yasmina Raya, Casey Ross, Rachel Kenney, Erin Foxworthy (DGS), Aram Grigorian, Liliia Kolesnyk, Torsten Biernat, Keith Driscoll, Chris Wilson, Ashley Templeton, David Wooden, Brianna Galvan, Cassidy Mullen (DGS), Daniel Beatty, Rebecca Gullott, Adrienne Rejano, Amit Patani, Song Kim, Aaron Trout, Antonio Price, Jamie Johnson, Jake Abruzzi, Renee Pean, Selena Bullscio, Sean Frazier, Ronnie McGhee, Chad Sullivan, Andrea Foss, Jake Abruzzi, Mark Bryan, Mary Thomas, Tejas Basavaraj, Katie Bergfeld (DOEE), Joe Knackstedt (DMPED), Mike Etherton (DGS), Ivan Herdon, Kate Luxner

Administrative updates – *Jenn Hatch, DOEE*

- None

Roundtable Updates – *All*

- None

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

- [Congress Heights Recreation Center](#) (611 Alabama Avenue SE)
 - Background
 - The project includes demolition of the existing structure and construction of a one-story recreation center in Ward 8. The recreation center will include an indoor pool, gymnasium, gaming center, fitness room, two multi-purpose rooms and an incubator kitchen.
 - Exemption request
 - Building energy use intensity (zEPI = 40)
 - Annual heating demand (45.4 kBTU/sf)
 - Annual cooling demand (7/6 kBTU/sf)

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- On-site combustion
- GGBA compliance
 - The project is compliant with the remaining requirements, including building commissioning, airtightness testing, off-site renewable energy, on-site renewable energy, energy metering, ventilation flow rate, and energy reporting.
- GBAC questions and discussion
 - The GBAC asked if the project team had considered or analyzed the potential for geothermal systems on the field to connect to the pool or other building systems.
 - The GBAC had concerns regarding the gas-fired rooftop units and the long-term operations plans for converted to electric in the future, as well as concerns related to building code compliance.
 - The GBAC asked for clarifying details on the solar capacity, generation, and contract plans.
 - The GBAC asked if analysis had been conducted related to financial cost of meeting NZE standard. They also asked what these changes would require.
 - The GBAC asked if the project team had concerned tankless pool heaters or pool covers.
- Public questions and discussion
 - None
- GBAC recommendation
 - GBAC Member June Marshall motioned to recommend denial of the exemption request from the building energy use intensity, annual heating demand, annual cooling demand, and on-site combustion requirements of the GGBA. The GBAC requests the following analyses and appropriate revisions as determined by the analyses before reconsidering the project:
 - Updated energy model with correct roof insulation, pool insulation, vertical glazing, air infiltration, and door values,
 - On-site renewable energy analysis, including capacity and generation of on-site renewable energy,
 - Analysis of geothermal system with heat pumps,
 - Analysis of future electrification and cost associated with increased electrical capacity to future proof for future air-source heat pump rooftop units and full electrifications, and
 - Feasibility study of adding a pool cover.

Additionally, the GBAC requested the following analyses related to future planning considerations:

- Impact study of implementation of net-zero energy features on other community features.

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- Cost-benefit analysis to the District of pursuing an all-electric design now as opposed to the current gas design that will need to be converted to electric at a future date, including impacts to timeline and project delivery.
- Linda Toth seconded the motion. A vote was taken by roll call and the motion passed.
- [MacArthur High School](#) (4530 MacArthur Boulevard NW)
 - Background
 - MacArthur High School project includes a substantial improvement to the existing building, as well as a new addition.
 - The MacArthur project team returned to the GBAC after the first exemption request was denied on April 3, 2024. The original decision letter is available [here](#).
 - Exemption request
 - Addition:
 - Building energy use intensity (zEPI = 50.60)
 - On-site combustion
 - Existing building:
 - Building energy use intensity
 - Annual heating demand
 - Annual cooling demand
 - Airtightness testing
 - GGBA compliance
 - The addition and existing building portion of the building comply with the remaining GGBA requirements.
 - GBAC questions and discussion
 - The GBAC asked clarifying questions about the existing building's exemption requests given the lack of energy model.
 - The GBAC recognized and appreciated the project team's effort in conducting the requested analyses and making appropriate changes.
 - Public questions and discussion
 - None
 - GBAC recommendation
 - Existing building:
 - GBAC Member Linda Toth motioned to recommend approval of the partial exemption request from the building energy use intensity and on-site combustion requirements of the GGBA.
 - Cliff Majersik seconded the motion. A vote was taken by roll call and the motion passed unanimously.
 - Addition:

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- GBAC Member Cliff Majersik motioned to recommend approval of the partial exemption request from the building energy use intensity, annual heating demand, annual cooling demand, and airtightness testing requirements of the GGBA.
- June Marshall seconded. A vote was taken by roll call and the motion passed unanimously.

Meeting adjourned at 4:20 PM.

The next regularly scheduled meeting will be October 2, 2024.