

Green Building Advisory Council

Meeting Date: April 1, 2026

Meeting Location: Online – WebEx

Recording: <https://dcnet.webex.com/dcnet/ldr.php?RCID=06a1090c74b886313d7c675b2de31aed>

Attendees (all by Webex/phone) (49)

GBAC Members Present: Jenn Hatch (DOEE), Stephen Gyor (OP), Anthony Lee (DHCD), Mike Brown (DOB), Jen Croft (DGS), June Marshall (Private Sector), Andrea Foss (SWA), Linda Toth (Arup), Vanessa Bertelli (Electrify DC), Cliff Majersik (IMT)

GBAC Members Absent: Mansi Talwar (GWU)

Other Attendees: Ryan Cafritz (DOEE), Kate Tanabe (DOEE), Casey Studhalter (DOEE), Marta Drzymala (DOB), Ali Alaswadi (DOB), Maribeth DeLorenzo (DOEE), Alisonya Poole (DOEE), Connor Rattey (DOEE), Aimee Miller (DC Courts), Teresa Rainey (DLR Group), Danielle Reinhold (DC Courts), Sean Garganio (DGS), Paris H., Meagan Reed (EOM), Megan Nguyen (DLR Group), Derek DiPiazza, Andrew Eckhoff, Rachel Chung (DLR Group), Aimee Miller, Alex Haver (Page), Alexandra Dragomirescu, Andre N., Andrew Eckhoff, Brian Anderson, Chloe Cohen (EOM), Craig Brsndt (Stantec), Dan Zimmerman, Danielle Reinhold (DC Courts), Francisco Matiella (DOEE), Izzy Marshall (DOEE), Jackson Padgett, Jessica Wachter, Mathew Hunt (AECOM), Michael Kuser (Gibane), Peter Nohrdern (DPR), Rebekah Dunbar (EOM), Michael Feldman-Wiencek (DOEE)

Administrative updates – Jenn Hatch, DOEE

- Jenn welcomes everyone to the April 1st GBAC meeting.

Greener Government Building Act: Requests for Exemption

Jelleff Recreation Center

- **Background:** The Jelleff Recreation Center project is a replacement facility for the DC Department of Parks and Recreation. The proposed 19,500 gross square-foot, two-story building includes a welcoming lobby, a large gymnasium, a fitness room, locker rooms, meeting rooms, and activity rooms. Proposed site improvements feature a new entry plaza, a refashioned outdoor pool with a screened equipment yard, bio-retention areas, a new parking lot, and outdoor photovoltaic shade structures. The new facility will be designed to support a wide range of activities for a multigenerational user group, will be fully accessible, and will reflect the District’s commitment to sustainability through Net Zero Energy design.

Exemption requests

- The project team requested exemption from the following Appendix Z requirement: Z2.2 Thermal Energy Performance (*n.b. DOEE confirmed the project did not need to seek an exemption to Z3.4 Off-site renewable energy. Even if the project is unable to meet its full energy demand with on-site solar, any remaining electricity demand would be met with DGS’s existing wind PPA, which meets this requirement.*)
 - Performance Metrics:
 - Source EU_{lp} : 73.2 kBtu/sf/yr
 - Source EU_{lb} : 178.3 kBtu/sf/yr
 - Zero Energy Performance Index (zEPI): 20.69
 - Annual heating demand (TEDI): 5.6 kBtu/sf/iCFA/yr
 - Annual cooling demand (CEDI): 25.9 kBtu/ft² /iCFA/yr

- **GBAC questions and discussion**
 - The GBAC expressed enthusiasm about the educational opportunity related to using geothermal wells on the site and praised the aggressive enclosure infiltration rate. They also questioned whether the general contractor agreed to that rate and if they have the trained labor force capable of implementing the means and methods of construction.
 - The GBAC was glad to confirm that site lighting, pool heating, and pumping were not included in the energy model calculations and encouraged teams to explore ways to allocate spaces with higher energy use caused by spatial and programmatic heating and cooling demand versus occupancy, such as kitchen equipment versus occupied office spaces.
 - The GBAC noted there is still an opportunity to further optimize the PV design on the rooftop and asked whether the design team considered spacing, tilt angles, east-west racking options, or PV solar canopies on the parking lot, since they are excavating for the geothermal wells. As the project team noted a potential budgetary constraint to adding solar canopies, the GBAC highlighted ways to maximize rooftop PV, even with requirements around setbacks and/or aisles for access and maintenance.
 - The GBAC applauded the project team’s thoughtful proposal, and since some GBAC members are District residents who enjoy Jelleff Recreation Center, they noted that despite the building’s south-facing façade, awnings would help with cooling by providing shade.

- **Motions**
 - Cliff motioned to recommend approval of a partial exemption from the building thermal energy performance requirements of GGBA with no conditions, and June seconded the motion.

[Recorder of Deeds](#)

- **Background:** The restoration and modernization of the historic Recorder of Deeds (ROD) Building, designated a DC Historic Preservation Review Board Historic Landmark, will include restoring the exterior façade and bronze entrance doors, replacing windows, installing a new low-slope roof assembly, and adding a skylight above the historic glass laylight structure on the courtyard roof. New thermal insulation will be applied to exterior walls without affecting interior historic finish materials. The historic interior spaces—such as the Lobby, ROD Office, and Library on the second floor—will be restored. Additionally, new code-compliant restrooms, a second egress stair, and modifications to existing historic stairs will be added to meet current code standards.

Exemption requests

- The project team requested exemption from the following Appendix Z requirements: Z2.1 Energy Use Intensity, Z2.2 Thermal Energy Performance, Z2.5 Building Commissioning, Z2.6 Airtightness Testing, Z3.1 On-site Combustion, Z3.2 Acceptable Sources of Renewable Energy, Z3.3 On-site Renewable Energy, and Z3.4 Off-site Renewable Energy.
 - Performance Metrics:
 - Source EU_Ip : 82.7 kBtu/sf/yr
 - Source EU_Ib : 109.7 kBtu/sf/yr
 - Zero Energy Performance Index (zEPI): 38

- Annual heating demand (TEDI): 15.3 kBtu/sf/iCFA/yr
- Annual cooling demand (CEDI): 13.2 kBtu/ft² /iCFA/yr

○ **GBAC questions and discussion**

- The GBAC questioned the commitment to the LEED Enhanced Indoor Air Quality Strategies credit, which requires projects to increase ventilation in occupied spaces by at least 30% above the minimum code. The GBAC asked if the design team ran the model without the increased ventilation, simply at code compliance, to compare energy consumption and explore the potential to downsize equipment and add energy recovery solutions.
- The GBAC requested clarification on why the building couldn't host more rooftop solar PV, including whether the reason was due to spatial constraints or structural load.
- The GBAC asked whether the design explored the idea of using the existing mechanical penthouse wall as a screen for the heat pump chiller. They also asked about the cost of reinforcing the roof and whether the project would consider using the basement and courtyard to split the units among different areas of the building if installing mechanical equipment on the roof is infeasible.
- The GBAC expressed concern that with the current design and the use of gas boilers, future project teams will face challenges to electrifying the building systems and meet the legislation's intent, potentially creating a cyclical problem. The GBAC identified opportunities to think creatively about electrification. The GBAC later questioned whether the design team had left open the option to reconnect to the district energy system in the future, should that system decarbonize.
- The GBAC questioned the solar analysis for the PV panels because a 39-degree tilt is unusual for commercial solar installations in the District of Columbia. Typically, at this elevation on rooftops, tilts range from 0 to 10 degrees due to wind uplift and structural loads. Steep angles require deep inter-roof spacing, which limits the number of panels. The GBAC suggested exploring rack-mounting options to elevate the panels by 6 to 10 inches, eliminating shading, while keeping them low enough to avoid visibility issues. This would allow for the proper tilt and enable closer spacing for functional needs like drains, window cleaning, and tie-downs.
- Regarding the building envelope commissioning, the GBAC questioned if the design will provide the testing standard that they are using, as well as the credentials of the person who will be doing the review, and if a design review will be conducted in addition to the construction review.
- The GBAC inquired whether the design team has analyzed energy recovery ventilation and if the building currently has radiators or piping used for heating water distribution, which prevents electrification.
- The GBAC asked the design team to clarify approval status from the Commission of Fine Arts and the Historic Preservation Review Board.
- The GBAC requested clarification about communication with PEPCO regarding electrical capacity to support electrification, either now or in the future, and exploration of off-site renewable energy procurement.

- **Public questions and discussion**

- One member of the public asked whether the project team considered non-conventional electrification solutions, such as those used in New York, where some projects managed to install geothermal wells in the basement of the building through precision drilling.
- Another member of the public questioned whether the design team was aware of the updated sustainability guidelines for historic buildings.

- **Motions**

Motion to recommend additional requests for information, for the exemption from the energy use intensity, thermal energy performance, building commissioning, airtightness testing, on-site combustion, on-site renewable energy, and off-site renewable energy requirements of Appendix Z, with the following conditions:

Recommendations: The GBAC recommends that the project team,

- Reevaluate what the project can do to electrify within the current scope of work. If electrification is truly infeasible, what is the project doing now to enable future electrification and avoid the replacement of like-for-like? Can the project propose an electrification plan for any uses unable to be electrified now? Is the project keeping open the possibility to reconnect to the district energy loop if it decarbonizes in the future?
 - Revisit the solar PV plans with a PV designer to see if there are ways to maximize the solar capacity of the roof.
 - Reconsider the 30% increase in ventilation for the mechanical systems, and if the design team can reduce equipment size or include energy recovery, if this increase isn't included.
 - Clarify discussions with PEPCO regarding electrical capacity to support electrification, either now or in the future, and exploration of off-site renewable energy procurement.
 - Clarify the CFA and HPRB approval status and review updated historic preservation guidelines in coordination with DOEE.
- Linda motioned, and Andrea seconded.

- **Roundtable Updates – All**

- None

- Meeting adjourned at **4:05**
- The next regularly scheduled meeting will be on **June 3rd, 2026**.