Zero Emissions Building Taskforce (ZEBT), Municipal Existing Buildings Workgroup
MEETING 02: February 27, 2020

Member Roster

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<td>X</td>
<td>Anthony Bernheim, SFO</td>
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<td>Julia Laue, DPW</td>
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<td>Eden Brukman, SFE</td>
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<td>Kay Kim, SFDPH</td>
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<td>Emilie Hagen, MGBTF* Rep., Atelier10</td>
<td>Masoud Vafaei, RED</td>
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<td>Erin Cooke, SFO</td>
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<td>Richard Berman, SFPort</td>
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<td>Eugene Ling, DPW (James Ng - proxy)</td>
<td>Roberto Lombardi, SFPL (Todd Robinson-proxy)</td>
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<td>X</td>
<td>Heather Green, ORCP</td>
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<td>Sachiko Tanikawa, RED</td>
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<td>Jaime Seidel, SFPUC</td>
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<td>Soe Thu, DPW</td>
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*MGBTF = Municipal Green Building Task Force

Agenda

- Recap of Meeting 1 (Eden Brukman - SFE)
- Municipal Capital Planning - How it really works and how we wish it worked (Heather Green - ORCP)
- Deciding what to do and when to do it - Private sector analogs (Group activity: Filling in the Blanks) (Lane Burt - Ember Strategies; All)
- Group discussion: Where do we start? Cataloguing and evaluating existing buildings and project influences (All)

Reference Documents

- GoogleDrive for meeting presentations and notes: https://tinyurl.com/zebt-mebw
- SFPUC Green Bonds Reports
- CCSF Capital Plan, Chapter 4. Building Our Future >> Resilience in San Francisco
- CCSF Hazards and Climate Resilience Plan

Notes

Deciding what to do and when to do it: See attached for notes from group activity, Filling in the Blanks.

Pathways Toward Scenario Planning (Informs Funding Plan)

- Start with biggest polluters?
- Community need/expectations
- Ease of conversion to electric from existing supply
- Based on energy analyses: Efficiency first can reduce costs for electrification equipment and operations
- Tenants in city-owned property must comply (lease agreements – e.g., SFO)
- PGE & SFPUC increased capacity, ability to cover demand

Recommended actions:

- Do a Facilities Needs Assessment (Number of buildings, size in sqft, energy use, carbon impact…) and review against the 10-year Capital Plan
- Determine what percent of existing building systems we are touching today; Are we close to 3%?
- Document which Departments/properties are “IN” and would rely on the typical municipal process; which are “PARALLEL” and have their own process; and which are “OUTSIDE” but contribute to or can share solutions and impacts.

Per Administrative Code, Chapter 6 Section 6.2.: Departments Or Commissions Empowered To Contract For Public Works Or Related Professional Services: “…San Francisco Public Works, the Municipal Transportation Agency, and the Airport, Port, Public Utilities, and Recreation and Park Commissions. All other departments or commissions must procure construction or related professional services through San Francisco Public Works.”
**STEP 1:** Department identifies a need

**STEP 2:** Public Works provides a Project Development MOU (Scope) the “plan for the plan”

**STEP 3:** Public Works provides ROM $

*OPPORTUNITY*
Ask about possibilities for including electrification in scope

**STEP 4a:**
Department determines if budget is available [CAPEX, OPEX] when does it pay for itself?

OPEX:
* Typically spending less on electricity, lower maintenance costs
* Enterprise departments PUC rates are more $ - how to offset costs?
* Retrofits = added loads that require panel/T24 upgrades $

**STEP 4b.** ORCP negotiates $ available to fit within fixed amount

2 yr budget, updated annually

ORCP tries to solve with cash - goal is to not go back to board to request more $

No source for long-term “problem” $

(Also: avoid investing in buildings that we plan to unload)

**STEP 5:**
Public Works (sometimes private firm) & Department DESIGN

**STEP 6:** Project Team CONSTRUCTION

**STEP 7:** Department OPERATIONS

**TYPICAL TRIGGERS:**
- emergency
- end-of-life

NOTE:
Very few whole HVAC replacement requests come to ORCP - triggers clarifications/questions about project because marginal costs for whole HVAC replacement can be very high.

If goal is 3% replacement per year, will require additional money

**QUESTION:** What % of existing building systems are we touching today? Are we close to 3%?

**CONSIDER:** Currently externalized Budget impacts
(+) Carbon saved: credit?/offset program (set a citywide carbon budget with department allocations?)
(-) Health impacts to people/loss of productivity (e.g., CCSF pays for healthcare... different bucket)

Try not to go back to ORCP only if more $ is needed due to significant changes

**NEED EXPERTISE**
of engineers for innovative solutions that can reduce construction costs

**REQUEST:**
- Ref doc’t which departments are required to do what per policy
  “perfect interpretation of requirements”
- Required to use DBI, Env Code Ch 7 for Whole Building Major Renovations?

Admin Code, Chapter 6 Sec. 6.2. Departments Or Commissions Empowered To Contract For Public Works Or Related Professional Services:
- MTA
- Port
- Public Works
- PUC
- RPD
- SFO