

Zero Emissions Building Taskforce (ZEBT), Municipal Existing Buildings Workgroup

MEETING 02: February 27, 2020

Member Roster

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

*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."

