Zero Emissions Building Taskforce (ZEBT), Municipal Existing Buildings Workgroup
MEETING 03: March 19, 2020

Member Roster

>> Virtual meeting held via Microsoft Teams.

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

*MGBTF = Municipal Green Building Task Force

Also in attendance: Daniel Young, SFPUC.

Agenda

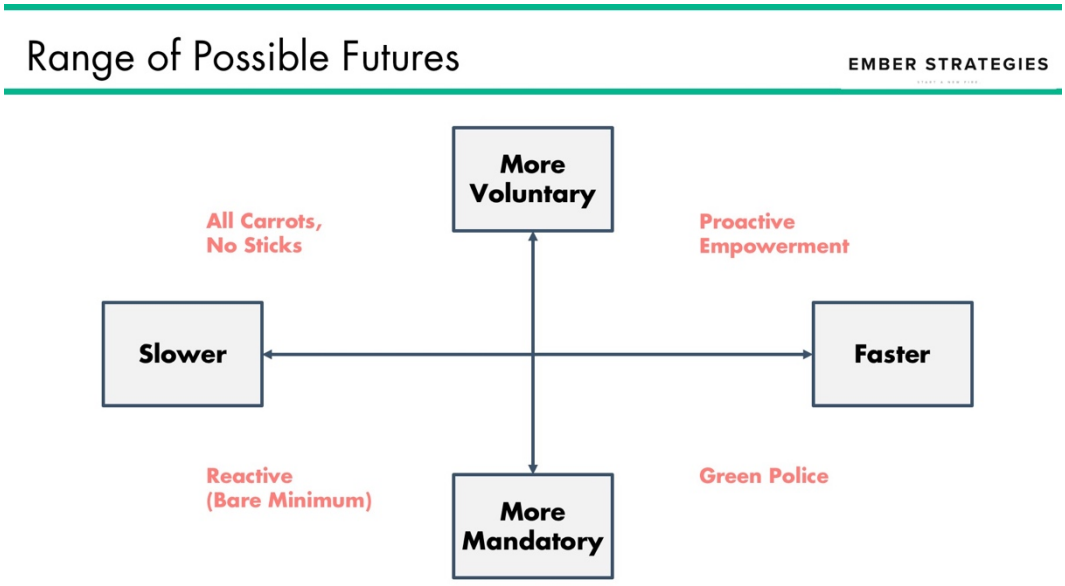
- Recap of Meeting 2 (Eden Brukman - SFE)
- Evaluating our current position and progress: How do we know we're on track? …doing enough? (Lane Burt, Ember Strategies; All)
- System map overlay: How does our process evolve to allow for appropriate action? (Lane Burt, Ember Strategies; All)

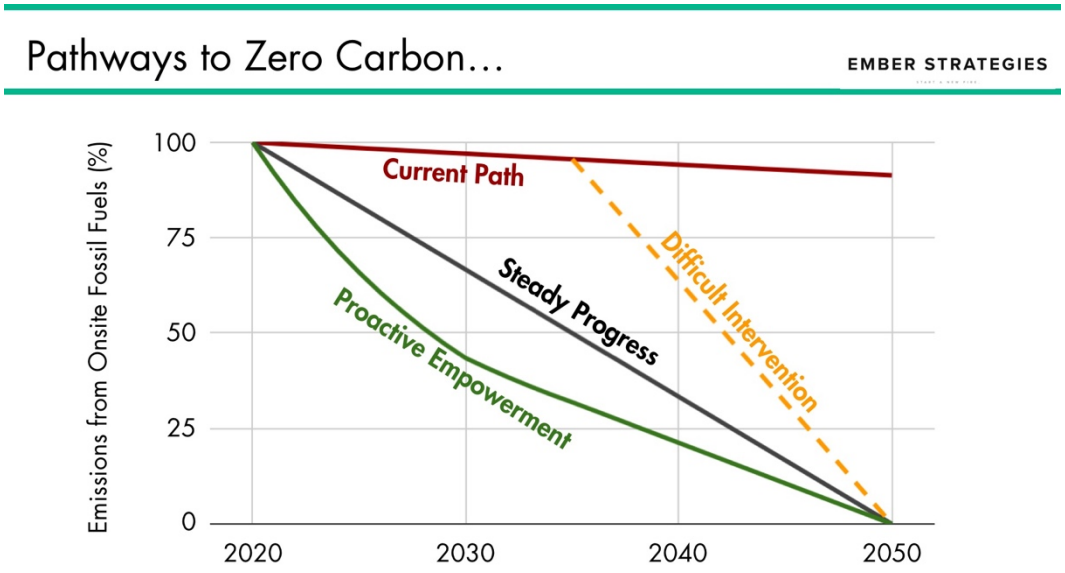
References

- 2018 Energy Benchmarking Report: Hetch Hetchy Power – San Francisco Municipal Buildings (published January 2020)
- 2016 San Francisco Municipal Decarbonization Report

Notes

- Reviewed and refined decision matrix from Meeting 02 (See attached updated diagram)
- Discussed the 'range of possible futures' and 'pathways to zero carbon' (See slides, copied below)





There are many paths that can lead to decarbonization.

- *What trajectory does our current process set us on?*
- *What process changes are necessary to move from our current path to '0 by 2050'?*
    - *What does the difficult intervention look like?*
    - *How do we do even better than that?*

Proactive Coordination

- It would be beneficial to have a comprehensive and centralized documentation of existing municipal building stock that can be queried via a standardized method, flexible to respond to department needs
    - Important to start with what we know about municipal portfolio and electrification requirements
    - Would be helpful to offer guidance on implementation
    - Use a common language for clarity and ease of adoption
    - Use life cycle assessment in early stages to determine building upgrade projects
    - Suggest ways for departments to innovate on project proposals
    - Educate project teams about options and repercussions
    - Reference existing benchmarking requirements (SFPUC annual report) and inventory of natural gas boilers completed as part of the 2016 San Francisco Municipal Decarbonization Report

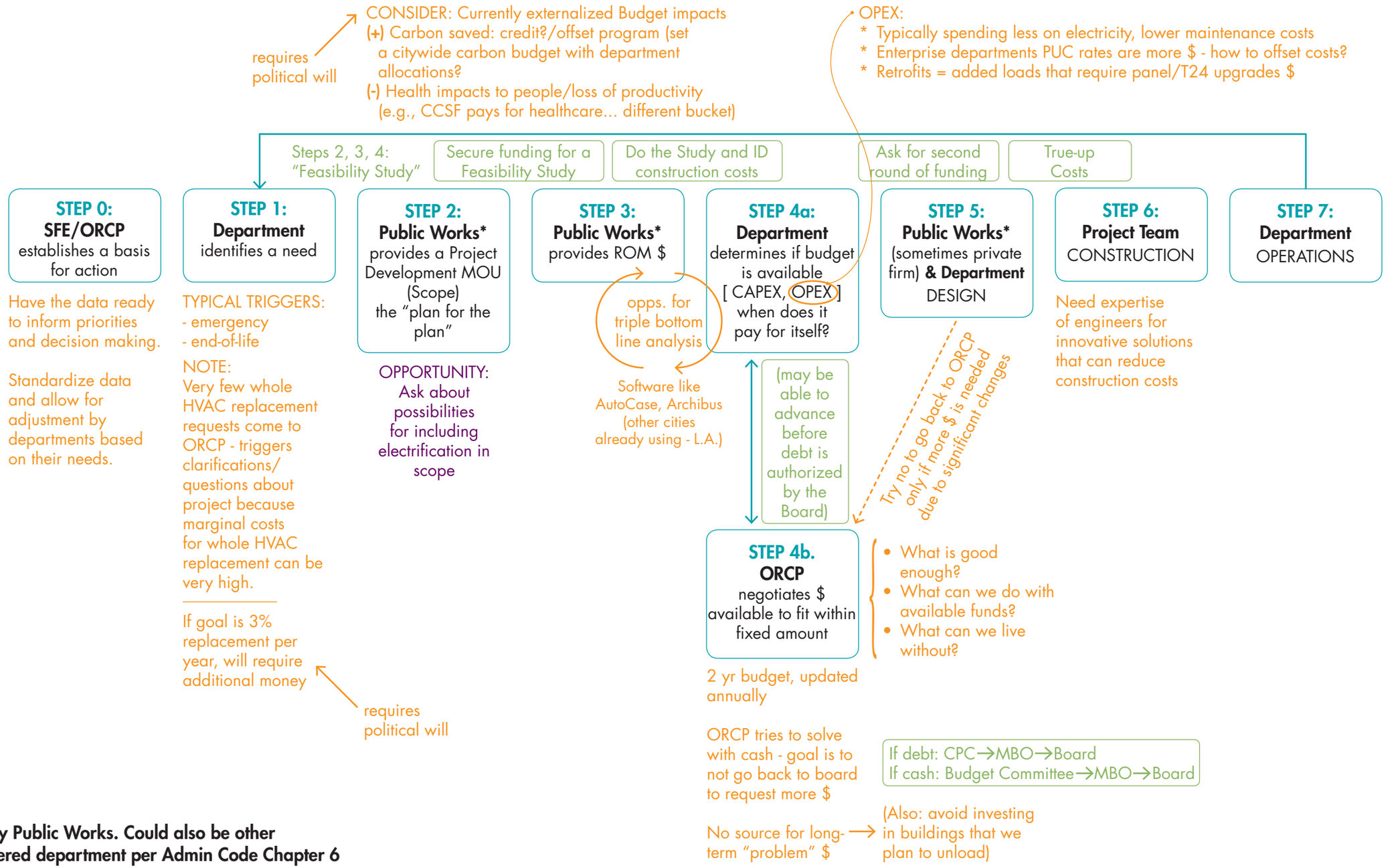
What we can control vs. external uncertainties:

- Internal: design costs, consistent signal
    - Early capital planning stage is competitive with limited funding overall, helpful for electrification and other priorities to be clearly integrated and weighted in assessment criteria
        - Need to provide structure for proposals to include the cost of inaction or total cost of ownership including resilience/loss of functionality
            - SFO planning group builds the budget into the earliest feasibility studies so that concepts and requirements are covered.
            - Port is starting to bring LCA into early stages of defining project requirements.
            - Departments have different funding realities and projects may be scaled back or deferred, as necessary.

    - Incentives for fuel-switching would be required through ordinance. That signal has great value for buy-in (to establish the goal a strong signal is needed, but to implement the funding must be available)
    - Cost of inaction vs action
        - Need to shift away from a 'scarcity' mindset and total budget competitiveness
        - Important to recognize the savings through resilience planning
        - Best to take action when it makes the most sense: lease changes, other upgrades, end of life, etc.
        - Most costly to wait until tough circumstances force action (e.g., earthquake recovery)
    - Consider: existing tenant agreements and extended contracts (e.g., restaurants at Port/SFO)

- External: technology availability, access/space constraints, service upgrades, historic preservation requirements
    - Projects with technology limitations should be on a different track
    - Projects that are easier to implement may not have as significant carbon savings

Mapping Exercise: "Deciding what to do and when to do it"



*** Not only Public Works. Could also be other empowered department per Admin Code Chapter 6**