

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

MEETING 04: May 05, 2020

Member Roster

>> Virtual meeting held via Microsoft Teams.

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	X	Masoud Vafaei, RED
X	Erin Cooke, SFO		Richard Berman, SFPort
X	Eugene Ling, DPW	X	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

- Workgroup recap and next steps (Eden Brukman - SFE)
- SFO Zero Committee: A replicable framework for citywide decarbonization efforts? (Erin Cooke, SFO; Discussion – All)
- MEBW RFI Responses: priorities summary, empowerment/education, and overarching linkages (All)

Notes

- Workgroup recap and next steps:
There have been four meetings and one Request for Information worksheet completed independently by Workgroup members. Content from meetings and RFI will be summarized in an interim report to the Steering Committee on May 18th and used to inform the Zero Emissions Building Roadmap (anticipated completion November 2020).
- SFO Zero Committee: A replicable framework for citywide decarbonization efforts?:
 - ZERO: “Zero Energy and Resilient Outcomes”
 - Goal of committee to ensure project approaches are appropriate, informed, and aligned with SFO’s strategic plan, goals, and objectives. Also validates project cost estimates to determine appropriateness for ZERO funding (pooled for explicit use to enable implementation of related design/construction solutions).
 - Comprised of individuals with diverse interests and knowledge, allowing new sustainability leaders to emerge and brings broad support to the initiative. Meets monthly.
- MEBW RFI Responses:
 - Priorities Summary
Draft matrix of top five themes and member feedback was discussed. Suggested revisions:
 - *Know the portfolio*: Acknowledge need for software/technology that can organize data, and inherent complexity of the task. SFE to ask REC about their new facilities assessment tool.

- *Be strategic and get started:* Reinforce department alignment, guidance (e.g., training, tools), and need to stay on track to meet emissions reductions commitments.
- *Seek the highest value, including co-benefits:* Establish milestones and metrics, ways to celebrate successes. Underscore values and move 'fiscal accountability' to the next priority.
- *Evolve the funding model:* No changes.
- *Pursue a geographic approach:* Note the importance of early and frequent engagement with PG&E.

Refer to attached updated draft of Priorities Summary, revised 05/08/20.

- Empowerment/Education
Suggestions from RFI responses were compiled and shared with members. Request made for additional ideas and feedback.
- Overarching linkages
RFI responses from SFO and SFDPH were compiled and shared with members. Request made for others to provide information about plans to develop department-specific goals, commitments, policies, or vision statements/activities that relate to reduction/elimination of building operational carbon.

Existing Municipal Priorities Summary, Updated DRAFT 05/08/20

Task Force Input	SFE Interpretation	*Fine Print
Know the portfolio.	We need aggregated and easy access to the many data sources describing municipal buildings.	Information is available, but it will be an effort to integrate datasets, fill in gaps, and perform Facility Needs Assessments (FNAs). Selection and deployment of a shared platform or common schema will be a significant lift.
Be strategic and opportunistic.	Align departments to capture easy wins, address complex situations, and fulfill emissions commitments.	With proper guidance, evaluative frameworks, and feedback loops, we can learn as we go – and improve with every iteration.
Seek the highest value, including co-benefits.	An integrated planning approach is not just about operations, but excellence.	The economic, health and resilience impacts of public investments are as important as technology selection. Like-for-like equipment replacement is insufficient.
Evolve the funding model.	There will always be financial constraints, and we need to find creative solutions.	Total Cost of Ownership is critical to capturing avoided cost and delivering value to the taxpayer.
Pursue a geographic approach.	We need a decarbonization masterplan.	The City needs to leverage development patterns and relationships with private sector partners. Engagement with PG&E -early and often- will be critical.