



BUILT ENVIRONMENT AND ENERGY ADVISORY COMMITTEE (BEEAC)

July 20, 2017 DRAFT Meeting Summary

BEEAC Members in Attendance:

Gina Mathias, City of Takoma Park (Chair) (*)
Noel Kaplan, Fairfax County
Joan Kelsch, Arlington County
Dianne Neville, City of Rockville
Kate Walker, City of Falls Church
Cory Weiss, City of Falls Church
Bill Eger, City of Alexandria (Vice Chair)
Bharati Bhosale, Healthy Buildings
Marissa Mitzner, Healthy Buildings
Stuart Shell, Forte Building Science (*)
Stella Tarnay, Biophilic DC
Flavia Gray, USGBC
Greg Miller, Georgetown University (*)
Khoa Tran, City of Alexandria (*)
Najib Salehi, Loudoun County (*)
Dyan Backe, City of Gaithersburg (*)
Rob Emard, City of Gaithersburg (*)
Kristin Larson, City of Bowie (*)

COG Staff:

Leah Boggs, COG Environmental Programs
Alex Bonelli, COG Climate & Energy Intern
Amanda Campbell, COG Environmental Programs (*)
Maia Davis, COG Environmental Programs
Jeff King, COG Environmental Programs (*)
Steve Walz, COG Environmental Programs
Brett Rolf, COG Climate & Energy Intern

(*) Indicates participation by phone

1. Call to order and Introductions, Gina Mathias, City of Takoma Park, BEEACH Chair

The meeting was called to order by the Chair. Vice Chair Bill Eger was designated as Chair pro tempore as the Chair was participating via conference call. Due to technical difficulties, the agenda the Biophilic DC agenda item was postponed.

2. *Review of Local Government Actions to the Paris Climate Accord*, Steve Walz, COG Environmental Programs Manager

The CEEPC chair has asked COG to draft resolution language recognizing all actions taken by local jurisdictions in conjunction with 2017/2020 Regional Action Climate Plan. Steve summarizes recent removal of the United States from the COP15 Paris Climate Accords, citing calls for jurisdictions to join the mayor's national climate agenda or sign 'We Are Still In', under the umbrella of the national climate action agenda, which COG has pledged. Responses and action taken by the local jurisdictions have been recorded and the document is included in the final links included here. COG pledges to continue to support under the direction of the local, elected officials. Steve called briefly on jurisdictions to note any changes:

- Kate Walker, City of Falls Church
 - City Council resolution reaffirmed in June
- Lisa Orr, Frederick County:
 - Mayor released a statement
- Bill Eger, City of Alexandria:
 - Council of Mayors 100% commitment to Renewables, mayor is believed to be a signatory
- City of Gaithersburg:
 - National League of Cities Climate Action Letter was signed by the Mayor and brought to attention of the committee
- City of Bowie:
 - Statement Released

With the approval of the committee, BEEAC will bring the topic to CEEPC to determine regional consensus. The committee approves.

3. *WELL Building Standard Review*, Marisa Mitzner, Healthy Buildings; Bharati Bhosale, Healthy Buildings; Stuart Shell, Forte Building Science

In response, to the CEEPC request to evaluate current building certification for energy standards and provide recommendations, Steve introduces speakers from Healthy Buildings. Steve notes how COG has been evaluating internal action, in its plans for renovating current occupied leased space. Analysis determined that COG's space was unable to meet the WELL standard given the specific mechanical, heating ventilation and air conditioning upgrades required. However, COG's evaluation team found value in the process and outcome due to the standard's emphasis on behavior aspects and well-being.

Marissa Mitzner provided an overview of the [WELL Building standard](#). Its current form is version one and is based on seven years of research. Marissa outlines the 5-step process to becoming certified, including a 5-year registration that includes an individual consultant to guide towards completion, as well as for the documentation review and performance verification. The standards three focal areas include: core and shell, commercial interior (the most popular), and new and existing buildings. The standard also focuses on air (the highest focus), water, nourishment, light, fitness, comfort and mind. WELL also includes pre-conditions that must be met followed by optimization to elevated ratings. Each has separate pre-conditions and optimization qualifications. The standard emphasizes employee productivity and cultural work life balance, with additional points for innovation that go

beyond the standard. Completion requires on-site performance verification by a WELL assessor during occupancy hours. At the end, the building is provided with scorecard and given time to address gaps.

The following are responses and remarks made during the Q&A:

- The standard incorporates social aspects through fitness (active work stations and outdoor space for walking), and mindfulness techniques.
- The organization provides a certification matrix based on charrettes for end-user and can contrast to meeting LEED standards.
- WELL differs from the Living Building Challenge which has an ecological focus compared to the behavior/employee focus of WELL; there is an emphasis on both internal staff, external visitors, and co-sharing space to perpetually invite productivity.
- One issue is the trend of tele-working and people not always using the space; WELL takes into consideration the HR policy and employee well-being, happiness and satisfaction.
- WELL is divided by commercial market segment including Well-Schools, Well-Health Care, and Well-Senior.

All meeting materials (including speaker presentations) can be found by clicking the link - <https://www.mwcog.org/events/2017/7/20/beeac-meeting/>

4. ENVIRONMENTAL JUSTICE TOOLKIT

Maia Davis requested approval to move the Environmental Toolkit forward to CEEPC. The committee approved.

5. NEXT MEETING AND ADJOURNMENT

The next BEEAC planning call is August 3.
The next BEEAC meeting is scheduled for September 14.
The next CEEPC meeting is September 27.

Reasonable accommodations are provided upon request, including alternative formats of meeting materials. For more information, visit: www.mwcog.org/accommodations or call (202) 962-3300 or (202) 962-3213 (TDD)