

# Memorandum



CITY OF DALLAS

DATE October 30, 2020

TO Honorable Chair and Members of the Environment & Sustainability Council Committee

SUBJECT **October 5, 2020 ENVS Committee Meeting Responses**

The following information is provided in response to the Committee's questions at the October 5, 2020 meeting.

## **1. How does the work of the Dallas 2030 District fit into CECAP goals?**

The Dallas 2030 District is a non-profit entity leading a public-private initiative with commercial and governmental building owners and managers in the Dallas Central Business District, Design District, Medical District and portions of Uptown. By 2030, the members of the Dallas 2030 pledge to reduce their energy consumption by 50%, be carbon neutral for new buildings, reduce water consumption 50%, and reduce transportation-related emissions from the district by 50%. Each of these goals exceed the CECAP goals for 2030 and will help the city at large meet these goals since the combined building and energy sectors account for the highest contribution (64%) of greenhouse gas emissions in Dallas, and of this amount, 33% is attributed to commercial buildings including offices, restaurants and retailers.

The CECAP references the work of the Dallas 2030 District as a specific example of how the commercial sector can work collaboratively with the public sector towards meeting the goals of the CECAP. These efforts also support the outreach, education and engagement efforts that are necessary to achieve the goals of the CECAP.

## **2. Provide additional information on how the City works with the Dallas 2030 District:**

The Dallas 2030 District includes businesses and public agencies in the designated area (described above). Members represent three different stakeholder groups - Property Owners and Managers, Professional Members and Community Members. The City is currently a founding (Community) member. City staff from OEQS and Building Services participate on the Steering Committee. City staff also participate and help promote Dallas 2030 District-sponsored training, education and outreach events to other building industry professionals. These events advance an understanding of the current state of design for high-tech, energy efficient buildings, the cost efficiencies gained through water and energy efficiency upgrades, and towards our ability to reach other commercial building owners and operating staff by demonstrating how any building can be more energy efficient. More information on the Dallas 2030 District, including the schedule for pending meetings may be found at [Dallas 2030 District](#).

## **3. What green building initiatives is the City implementing to meet CECAP goals?**

As early as 2003, the City of Dallas was one of the first US Cities to adopt a Green Building Ordinance that requires new buildings of more than 10,000 square feet to meet higher energy efficiency standards, and to implement water conservation and other sustainable design and

construction certification elements (like the Leadership in Energy and Environmental Design (LEED), Envision, etc.). As of spring of 2020, the City has at least 40-LEED certified buildings.

In addition to the Green Building Program focused primarily on the design of new facilities, efforts have also been made to retrofit existing buildings. As summarized in the February 3, 2020 briefing to this Committee, the City has made significant progress making our buildings more energy efficient. Over the last two decades, the City has entered into several performance contracts that, in simple terms, fund energy efficiency improvements with savings guaranteed by the improvements. In addition, energy efficiency retrofits have been completed through the annual budget appropriations, grants, rebates, and even negotiated value-added benefits through our electricity contract (such as the LED lighting retrofit of City Hall in 2012 and 2013). These efforts have helped reduce City electricity expenses by nearly \$20 million over the past 12 years.

On April 10, 2019, City Council adopted our first Green Energy Policy including direction to establish an energy management system to include benchmarking of our energy efficiency efforts, identifying areas for improvement, and exploring opportunities for on- and off-site renewable energy generation. The Building Services Department reallocated a position in FY2019-20 and filled it in March to lead development of a framework to guide the establishment of the City's first true energy management system. These efforts are consistent with CECAP actions of implementing a municipal energy management plan that ultimately moves the City towards greater carbon neutrality.

The recent National Community Solar Partnership grants are being used to explore opportunities for implementing on- and off-site renewable energy generation, particularly as we look at energy equity and energy poverty across Dallas, consistent with targets for increasing local solar generation, and for implementing renewable energy projects.

Other planned and on-going actions, consistent with the CECAP for the current fiscal year include:

**a. Begin energy benchmarking of 225 City facilities using the U.S. Environmental Protection Agency (EPA) Portfolio Manager® web-based tool**

Portfolio Manager® will be used to help establish baseline energy performance, set goals for energy performance, identify under-performing buildings, and verify efficiency improvements. This is the same data platform that the Dallas 2030 District uses. Staff will consider becoming an active Property Owner and Manager member by enrolling Dallas City Hall and the J. Erik Jonsson Central Library into the Dallas 2030 District program once the necessary data collection is developed (later this fiscal year).

**b. Identify and implement an appropriate Energy Management System (EnMS) software / online tool**

Due diligence is being performed to identify a suitable EnMS system that best serves City of Dallas with minimum requirements and features such as:

- Portfolio Manager® integration
- Interval meter data analysis
- Fully automated data entry after initial setup
- Sustainability metrics and energy usage dashboards
- Energy Use Intensity heat mapping
- Robust reporting

**c. Energy Auditing, Assessment and Solar Feasibility Studies**

Staff is collaborating with State Energy Conservation Office (SECO) to participate in their technical assistance programs for energy assessments and feasibility studies offered to various municipalities at no to very low cost. This will help identify building-specific energy conservation measures and assess feasibility of installing solar photovoltaics on various City buildings to reduce electric grid energy usage in support of the goals set forth in the CECAP initiative. In addition, staff will provide input on routine City facility improvements to incorporate energy efficiency where feasible.

Again, the preceding three items are high-level components of the FY20-21 work plan for the recently initiated energy management program. Periodic briefings to the committee are envisioned beginning in the first quarter of 2021 to provide additional detail and updates. In the interim, please feel free to contact Errick Thompson, Director of the Building Services Department, at (214) 670-0196 with any questions.

**4. Provide a list of NCTCOG committees with regular OEQS staff participation**

OEQS staff participate in several NCTCOG committees to support regional coordination and collaboration of the CECAP, and to also support consistent regulatory efforts related to the stormwater, air quality and zero waste programs. A list of these committees is attached to this memorandum (See Attachment A below).

Please contact Sheila Delgado, Interim Director of the Office of Environmental Quality & Sustainability at (214) 670-1642, should you have questions or need additional information.

Joey Zapata  
Assistant City Manager

**Attachment**

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| <p>c: Honorable Mayor and Members of the City Council<br/>Chris Caso, City Attorney<br/>Mark Swann, City Auditor<br/>Biliera Johnson, City Secretary<br/>Preston Robinson, Administrative Judge<br/>Kimberly Bizzor Tolbert, Chief of Staff to the City Manager</p> | <p>Majed A. Al-Ghafry, Assistant City Manager<br/>Jon Fortune, Assistant City Manager<br/>Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services<br/>M. Elizabeth Reich, Chief Financial Officer<br/>M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion<br/>Directors and Assistant Directors</p> |
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**Attachment A - NCTCOG Committees with OEQS Programmatic Participation**

<b>Committee/Task Force</b>	<b>Purpose</b>
Regional Implementation of Sustainability Efforts	Regional coordination with NCTCOG Member cities towards developing regional greenhouse gas inventory and climate plan
Air North Texas	Regional air quality outreach and education effort
Dallas - Fort Worth Clean Cities Coalition	Regional effort towards emissions reduction, promotion of cleaner energy and vehicles
Regional Stormwater Management Coordinating Council	Regional coordination with NCTCOG Member cities towards Stormwater Permit implementation
Bacteria TMDL Program Coordination Committee	Bacteria Total Maximum Daily Load Program under the City's Stormwater Permit
<a href="#">Monitoring Coordination Forum</a>	Coordination for Regional Water Quality Monitoring Program under the City's Stormwater Permit
<a href="#">TMDL Stormwater Subcommittee</a>	Bacteria Total Maximum Daily (Pollution) Load Program under the City's Stormwater Permit
Illicit Discharge Detection & Elimination Task Force	Regional coordination with NCTCOG Member cities towards Stormwater Permit implementation
Pollution Prevention Task Force	Regional coordination with NCTCOG Member cities towards Stormwater Permit implementation
Stormwater Public Education Task Force	Regional coordination with NCTCOG Member cities towards Stormwater Permit implementation, particularly permit-mandated outreach and education efforts
<a href="#">iSWM Implementation Subcommittee</a>	Public Works Council - Regional coordination with NCTCOG member cities towards Stormwater Permit implementation, particularly for Green Infrastructure (in CECAP)
<a href="#">Sustainable Public Rights of Way Subcommittee</a>	Public Works Council - Regional coordination with NCTCOG member cities towards Stormwater Permit implementation, particularly Green Infrastructure and Complete Streets (in CECAP)
Resource Conservation Council	Resource Conservation Council - Regional coordination with NCTCOG Member cities towards recycling and waste management under our local solid waste management plan (AKA Zero Waste Plan)
Regional Management Plan Subcommittee	Resource Conservation Council - Regional coordination with NCTCOG Member cities towards recycling and waste management under our local solid waste management plan (AKA Zero Waste Plan)
Materials Management Grant Selection Subcommittee	Resource Conservation Council - Regional coordination with NCTCOG Member cities towards recycling and waste management under our local solid waste management plan (AKA Zero Waste Plan)
Surface Transportation Technical Committee	Regional coordination with NCTCOG member cities and agencies related to the State Implementation Plan for air quality