



ZERO ENERGY COMMERCIAL BUILDINGS CONSORTIUM

Owners and Tenants

Working Group

Zero Energy Commercial Buildings Consortium (CBC)

Call Notes

August 10, 2010; 1:30-2:30 pm EST

Participants

Amy Cortese	Ron Burton, BOMA
Molly McCabe	Abi Kallushi, ASE
Diana Lin, NASEO	Aaron Needham, Garner Energy Solutions
Catherine Cotter	Jim Arwood, NASEO
Michael Doane, Eco Insights	Garth Otto, NASEO
Jeff Harris, ASE	

Key Conclusions

The Owners and Tenants WG will submit chapter sections and comments to Amy Cortese (amy@newbuildings.org); please cc Diana Lin dlin@naseo.org and Abi Kallushi (akallushi@ase.org) as well. The August timeline and section leads were discussed and are outlined below.

Next Steps

- **Friday, 8/20**-submit sections/comments to Amy, copy to Diana and Abi
- **8/25**-Amy will compile and circulate draft
- **8/27**-Members to submit final comments for final draft

Subgroup leads and assigned areas include:

- **Amy will check with Jack Davis if he can** could cover the section on split incentives and is presenting it at ACEEE Summer Study
- **Amy will check with Mark Bennett about** his work with ASTM -could provide some language on building performance disclosure.
- **Aaron Needham** of Garner Energy has some information on an upcoming project with multi-tenants; utilization of carbon credits (in new and existing). This could fit into section 2b
- **Ron** can cover:
 - 1) green leases and
 - 2) policy and tax depreciations
- **Amy** can cover:
 - 1) existing vs. new in section 1a and
 - 2) financial incentives
- **Molly** can cover the trend towards mixed use (district systems)

Meeting Minutes

The O & T WG put out a draft outline and it was generally agreed upon that the appropriate areas have been represented. The focus of this call was to assign areas to members. The chapter needs to be as concise as possible, including a summary of challenges, opportunities, and successes.

Recommendations should be concrete and include actionable items. Also, the outline goes in order of

barriers, trends, and opportunities; responses to these topics can be submitted in that order (as a suggested, but not mandatory format).

A majority of this report will focus on recommendations; the best of the best and what we need to do to move forward. One challenge is the fact that there is overlap with other WGs. Dave Hewitt will tie these together and Diana Lin can connect related chairs and subgroup leads as appropriate. These other WGs where overlaps might occur include:

1. Finance
2. Benchmarking & Performance Assurance
3. Building Envelope
4. Workforce Development
5. CHP, MBS, Grid (on topic of building portfolios)

Molly McCabe stated that it is important to add the relationship between owners/tenants and their utility. It's simpler to negotiate with one utility than multiple utilities and this can complicate a national strategy. This can be a barrier to scaling up.

Also, the topic of tax depreciation was brought up, which Amy will look into, and lastly, performance assurance had information on owners and tenants. Hannah Friedman is the point of contact for this.

Reminder

During the Asilomar/ACEEE Summer Study, there will be an open discussion session on Thursday afternoon with CBC WGs.