

WRITTEN TESTIMONY OF BRADFORD H. DOCKSER

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HEARING BEFORE THE COMMITTEE ON TRANSPORTATION, ENVIRONMENT,
SUSTAINABILITY, AND INFRASTRUCTURE FOR MAYOR-ELECT MURIEL BOWSER

Thank you, Co-Chairman Tommy Wells and Ted Trabue for the invitation to testify today. My name is Brad Dockser, and I am the Chief Executive Officer of Green Generation Solutions. Prior to founding GreenGen in 2011, I spent more than 20 years in real estate private equity. In addition to my work at GreenGen, I serve as Chairman of ULI Washington's Sustainability Committee and as Adjunct Faculty at Johns Hopkins Carey School of Business teaching energy efficiency and sustainability in the built environment.

GreenGen is an international firm based in Metropolitan Washington, DC that engineers and implements comprehensive energy efficiency solutions that lower operating costs while improving sustainability. In this region, we have worked with numerous public agencies, including the DC Government, WMATA, DC Water, and the FBI to lower energy consumption in their facilities.

There is extraordinary excitement surrounding Muriel Bowser's election as Washington, DC's eighth mayor, and she is faced with catalyzing this energy and converting it into action. The first of nine planks of the Environment Section of We Are Washington is titled "Develop a Modernized Energy Policy to

Make the District More Energy Efficient” and states, in part, that “the District must do a better job of capturing the cutting-edge ideas and technology being developed here in the District and elsewhere, and in concert with all the interested stakeholders, collectively plan the District’s Energy Future, to transform the way energy is produced and delivered, with a specific focus on developing localized sources like microgrids. As Mayor, Muriel Bowser will lead efforts to develop a modern, comprehensive, innovative energy policy that ensures District residents and businesses have the best service – and the lowest rates – from reliable sources of energy, with the smallest environmental footprint possible.

We Are Washington makes very limited reference to energy efficiency, which may be because this is an area of great progress under Mayor Vincent Gray. Under Department of General Services Director Brian Hanlon, the city has embarked on many initiatives that incorporate cutting edge ideas and technology to help the District of Columbia lower operating costs while improving sustainability.

These initiatives include:

- Audits of city facilities, including ENERGY STAR® benchmarking
- Retro-commissioning of many public buildings, including establishing basic scheduling
- Securing and presenting interval data for government buildings and making them available on BuildSmartDC.com
- Creation of DCSEU and its robust energy efficiency programs

The result of these collective efforts has been a 5.8% reduction in utility-related operating costs in the past year on nearly 20M sf of space. And yet, there is so much more to be done.

The City faces five broad challenges as it seeks to become a world-leader in energy efficiency

- Replacing and upgrading of existing equipment and controls
- Creating buy-in and training of building personnel at all levels of government
- Coordinating efforts across agencies and departments and with local utilities
- Greater use of energy data to drive decisions

Allow me to explain what I mean.

- On a recommissioning project we undertook last year for the DC Government, we identified equipment that needed to be replaced and/or upgraded, all with a payback of less than five years; however, no action was ever taken on our recommendations
- On an enterprise level, high ROI measures like upgrading lighting and retrofitting the hundreds of constant volume rooftop units should be undertaken.
- In the past few days, I reviewed building interval data on BuildSmartDC.com. I was excited to see the ebb and flow of the available data indicating that scheduling had occurred, as the building consumed less energy at night than during the day.

BUT, there were also things that deviated greatly from best practices. The buildings exhibited significant utility consumption on Thanksgiving and the Friday holiday, indicating no holiday scheduling. This is also true over the weekend period. Secondly, the peak-to-trough or difference between the max consumption and overnight consumption is low by industry standards at 50% or less at all buildings I reviewed.

- Only 20 of the City's buildings indicate an ENERGY STAR score of 75 or greater; and several of those scores are very suspect. This is a very low level at only 10% of all the benchmarked buildings listed on the BuildSmartDC portal. However, to date the City has only benchmarked approximately half of its facilities.
- Last year, we were unable to measure and verify our work on a City project because one department had hired us, and another controlled the utility bill and would not provide data to us in order to verify the energy performance.

DGS came into existence through the combination of three different agencies and many barriers continue to exist.

- DGS' Division of Sustainability and Energy has undertaken several cutting edge pilots that need to be pursued, and where appropriate, scaled as quickly as possible. There is no time to lose, as the City is otherwise wasting millions of dollars annually.

- Stakeholders must be given incentives to participate in order to help create a culture of substantive behavioral change. The BuildSmartDC portal needs to be expanded into public buildings and include action steps and measures that building occupants and citizens can take in order to help the City to reduce its operating costs. Our behavior modification pilot with the GSA and FBI has proven that this approach can be very effective.
- The City must make better use of LEED programs for its buildings, training for its people, and the use of data must be improved and expanded.
- District Government employees **must** make energy efficiency a priority. With total utility consumption currently exceeding \$75 million, there may be up to \$20 million in potential annual savings in utility consumption; but only if every level of government makes this a priority.

Based upon its work to date, the District has the ability to have a best-in-class energy efficiency program that reduces the City's energy-related operating costs. Many of the necessary pieces are already in place or are being put into place; but all levels of the City's government must get on board and support these efforts.

The stakes are too high to ignore this. A lot of action is needed, and it is needed now.

Thank you for the opportunity to be a part of this discussion and advise the Transition Committee.

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