

BERDO REVIEW BOARD MEETING

April 14, 2025



Mayor Michelle Wu

BERDO REVIEW BOARD



Jessica Boatright
Board Member



Rashida Boyd
Board Member



Gabriela Coletta Zapata
City Councilor



Stephen Ellis
Board Member



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Board Member



Lori Ferriss
Board Member



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Board Member



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Board Member



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Payne**

*Director,
Carbon Neutrality*



**Diana
Vasquez**

*BERDO Review
Board Manager*



**Dr. Claudia
Diezmartinez**

*Policy and Equity
Advisor*



**Zengel
"Ziggy" Chin**

*BERDO Review Board
Assistant*

Agenda

Today's Meeting



Public Hearing

1. *Building Portfolio Hearing*

Public Meeting

2. *Vote on Flexibility Measure Applications*
3. *Approval of Meeting Minutes*
4. *Administrative Updates*
5. *Adjournment*

The background of the slide is a dark blue aerial view of a city grid, rendered in white line art. The lines represent building footprints and streets, creating a complex, geometric pattern. The perspective is from a high angle, looking down on the city.

Avalon Bay Communities

Building Portfolio



Avalon Bay Communities

BERDO Portfolio Approach

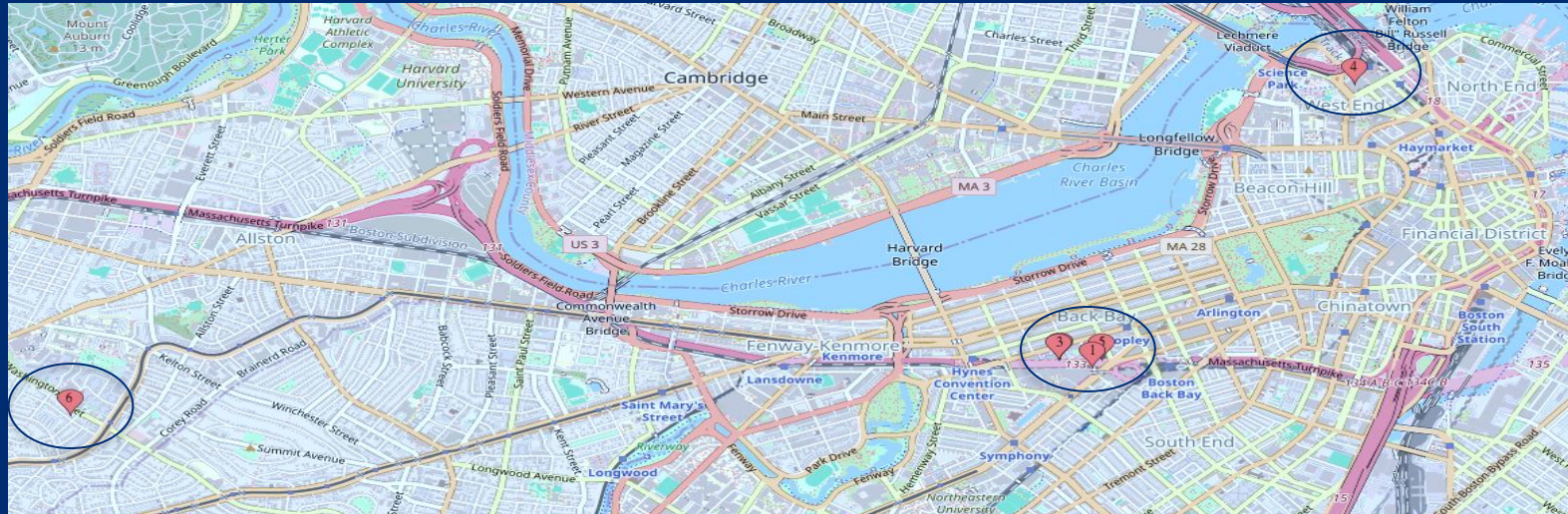


Agenda

- Avalon Bay's Boston Portfolio
- Pathway 3
- Blended Emissions Targets
- Anticipated Outcomes

Avalon Brighton

Avalon Bay's Boston Portfolio



| Map # | BERDO ID | Owner's Name | Parcel ID | Address | Year Built |
|-------|----------|---|------------|-------------------------------------|------------|
| 1 | 100484 | AVALON BAY BFG LPS MASS LPS , Avalon Prudential I | 0401037010 | 770 Boylston St, Boston, MA 02199 | 1968 |
| 2 | 100483 | AVALON BAY BFG LPS MASS LPS, Avalon Prudential II | 0401037050 | 780 Boylston St, Boston, MA 02199 | 1968 |
| 3 | 100482 | AVALON BAY BFG LPS MASS LPS, AVA Back Bay | 0401037075 | 790 Boylston St, Boston, MA 02199 | 1968 |
| 4 | 100485 | AVALON NASHUA LLC, Avalon North Station | 0301922050 | 1 Nashua St, Boston, MA 02114 | 2017 |
| 5 | 101345 | BP PRUCENTER EXETER LLC, Avalon Exeter | 0401037085 | 77 Exeter St, Boston, MA 02116 | 2014 |
| 6 | 108113 | BRIGHTON AVALON LLC Avalon Brighton | 2101832000 | 139 Washington St, Boston, MA 02135 | 2023 |

Pathway 3 and Clarifying Questions

| Reasons or Question | Explanation |
|--------------------------------------|---|
| Avalon Brighton | <ul style="list-style-type: none">- Avalon Brighton was complete in 2023 and did not have BERDO ID for 2024.- This ID was provided at the end of 2024 to be included in the Portfolio Application and reporting. |
| Electrical Data at Prudential Campus | <p>AVB was delayed in reporting 2021 and 2022 data, but this was resolved in 2024. Explanation below:</p> <ul style="list-style-type: none">- Aggregate electrical data received from Eversource appeared unrealistic based on building systems.- Expected heating and cooling load profiles were not apparent and, therefore, could not be verified.- 3 buildings in question—770, 780, and 790 Boylston—are very similar and should have comparable consumption profiles, which did not show in the data.- For two of the buildings, the aggregate data was smaller than the consumption recorded by the common area meters- Two main issues were identified that caused the aggregate data to not reflect the total building consumption, as received from aggregate data: Misallocated Meters and Service addresses |
| Water Data at AVA Back Bay | <ul style="list-style-type: none">- Water consumption data from 2022 is missing from the invoices that were paid by AVB- Conservice is our utility vendor and has provided confirmation that consumption was not listed on the bill. Conservice is in communication with BERDO personnel to resolve this issue. |
| GFA on Energy Star Portfolio Manager | <ul style="list-style-type: none">- Building area by use type was not correct in Energy Star Portfolio Manager.- Updated to reflect building area and emissions blended submission. |

Blended Emissions Targets

| BERDO ID | Building | Multifamily Area | Storage (Parking) Area |
|----------|----------------------|------------------|------------------------|
| 100484 | Avalon Prudential I | 340,200 | N/A |
| 100483 | Avalon Prudential II | 340,200 | N/A |
| 100482 | AVA Back Bay | 340,200 | N/A |
| 100485 | Avalon North Station | 293,107 | N/A |
| 101345 | Avalon Exeter | 574,647 | 87,705 |
| 108113 | Avalon Brighton | 209,747 | 66,866 |

| Metric | 2025 - 2029 | 2030 - 2034 | 2035 - 2039 | 2040 - 2044 | 2045 - 2049 | 2050 |
|---------|-------------|-------------|-------------|-------------|-------------|------|
| Blended | 4.2 | 2.4 | 1.8 | 1.1 | 0.6 | 0 |

Anticipated Outcomes

- ❑ Projecting based on 2023 data – anticipated emissions target is now expected to be exceeded in **2030** under the Portfolio Approach, rather than **2 buildings exceeding targets in 2025** without it.
- ❑ Delay in target impact will allow for continued and **thorough analysis** of decarbonization and retrofit opportunities at our buildings to support improved decision-making. This delay also allows **in-progress projects** time to **show measurable impact** in the coming years.
- ❑ Energy management projects are planned for installation in 2025 across the Boston portfolio, with reduced consumption anticipated beginning in 2026.
- ❑ **Older buildings** present challenges and hurdles for retrofits, requiring complex project analysis. Ongoing efforts include **decarbonization studies** and **retrofit design options** at the worst-performing buildings to improve energy consumption. **Tenant impact and coordination** remains a key considerations across multiple retrofit scenarios.
- ❑ Parallel efforts in **long-term capital planning** are underway to identify decarbonization paths for **gas-burning equipment at the end of its useful life**. The Portfolio Approach supports **responsible capital planning** that aligns with equipment life cycles.

Questions



The background of the slide is a dark blue aerial view of a city, overlaid with a white line-art map showing building footprints, streets, and parks. The map is semi-transparent, allowing the blue background to show through.

Staff Comments

Environment Department shares staff comments

The background of the slide is a dark blue aerial view of a city, overlaid with a white line-art map showing building footprints and street layouts. The map is semi-transparent, allowing the city image to be visible through it.

Board Q&A

Board Members may discuss and ask staff questions

The background of the slide is a dark blue aerial view of a city, overlaid with a white line-art map showing building footprints, streets, and parks. The map is centered and covers the entire background.

Public Comment Period

Members of the public may provide public comment

The background of the slide is a dark blue aerial view of a city grid, rendered in white line art. The grid shows various building footprints, streets, and a curved road or waterfront area. The overall style is architectural and modern.

Board Motion & Vote

Avalon Bay Communities



Public Meeting



Flexibility Measure Applications

Discussion and Vote



Tufts University

Building Portfolio Application



Building Portfolio Application

Tufts University



Background Information

- Submitted through Pathway 1.
- 6 buildings in the neighborhoods of Chinatown and Mission Hill.
- Applicant meets all eligibility criteria and application was deemed complete.

Standard Conditions

- Timely compliance with reporting and third-party verification requirements.
- Timely compliance with the requirements in [Section XI.b](#), including, when applicable, the submission of a satisfactory Emissions standard compliance plan.
- The Review Board or its designee may inspect any Building that is part of an approved Building Portfolio, at reasonable times and with reasonable notice, in order to assess compliance with the terms and conditions of said Building Portfolio.

Tufts University Proposed Portfolio

Owner: Tufts University

Building Use Types: Healthcare, College/University, and Technology/Science

Number of buildings: 6 buildings

Addresses of buildings:

- 780 Washington Street Boston, MA 02111
- 200 Harrison Ave Boston, MA 02111
- 136 Harrison Ave Boston, MA 02111
- 150-166 Harrison Ave Boston, MA 02111
- 141-145 Harrison Ave Boston, MA 02112
- 35-39 Pontiac Street Boston, MA 02120

Calculated Blended Emission Standards

| Calculated Blended Emissions Standards (kgCO2e/SF/yr) | | | | | | |
|---|-----------|-----------|-----------|-----------|-----------|-------|
| | 2025-2029 | 2030-2034 | 2035-2039 | 2040-2044 | 2045-2049 | 2050- |
| Default Emissions Standards: Healthcare (n=1) | 15.4 | 10.0 | 7.4 | 4.9 | 2.4 | 0 |
| Default Emissions Standards: College/University (n=3) | 10.2 | 5.3 | 3.8 | 2.5 | 1.2 | 0 |
| Default Emissions Standards: Technology/Science (n=2) | 19.2 | 11.1 | 7.8 | 5.1 | 2.5 | 0 |
| Portfolio Emissions Standards | 15.9 | 9.4 | 6.7 | 4.4 | 2.2 | 0 |



An aerial view of a city, likely Boston, rendered in white line art on a dark blue background. The map shows a dense grid of buildings, streets, and a river. A semi-transparent dark blue horizontal band is positioned across the middle of the image, serving as a backdrop for the text.

Board Q&A

Tufts University



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Board Motion & Vote

Tufts University





Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

The background of the slide is a dark blue aerial view of a city, overlaid with a white line-art pattern that outlines the buildings and streets. This pattern is most prominent in the lower half of the image.

Administrative Updates

Staff presents administrative updates

Sign up for the BERDO Webinar Series

Registration is required



| BERDO WEBINAR TITLE | DATE AND TIME | PAGE LINK |
|---|------------------------------------|-------------------------------|
| Hardship Compliance Plans for 2025 and 2025 | Wednesday, March 5 2 - 3:30 pm | Recording available online |
| Launch of 2025 BERDO Reporting and Emissions Compliance | Wednesday, March 12 2 - 3:30 pm | Recording available online |
| Renewable Energy | Wednesday, April 2 2 - 3:30 pm | Recording available online |
| Condo Associations and BERDO Compliance | Tuesday, April 8 6 - 7:30pm | Recording available online |
| Building Portfolios and Individual Compliance Schedules for 2026 | Wednesday, May 21 2 - 3:30pm | Register here |

All webinars are available at boston.gov/berdo#events.



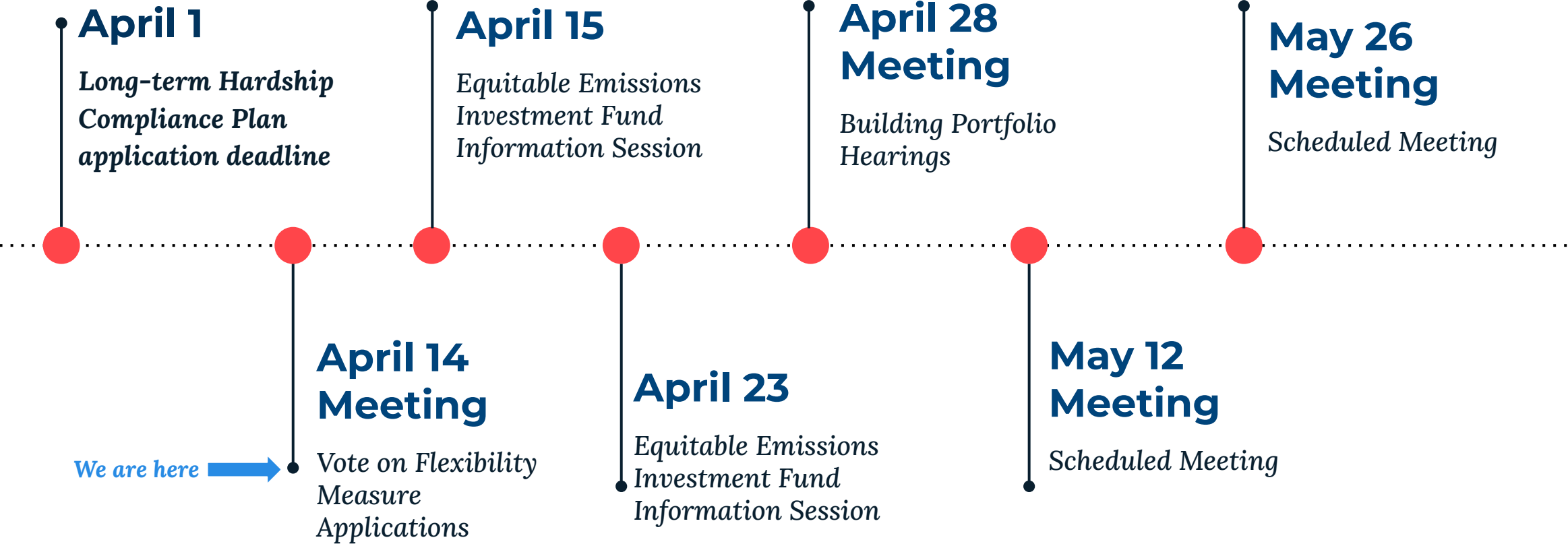
In-Person BERDO Neighborhood Workshops

All events are available at boston.gov/berdo#events (RSVP encouraged, but walk-ins are welcomed)

| NEIGHBORHOOD | LOCATION | DATE |
|--|--|--|
| <u>Chinatown, Downtown, North End, Beacon Hill, and West End</u> | Civic Pavilion 5 Congress St, Boston, MA 02203 | March 26, 2025 3:00pm - 7:00pm |
| <u>South Boston and Seaport</u> | South Boston Branch BPL 646 E Broadway, South Boston, MA 02127 | March 27, 2025 3:00pm - 7:00pm |
| <u>Roxbury, Dorchester and South End</u> | Bruce C. Bolling Municipal Building 2300 Washington St, Roxbury, MA 02119 | Wednesday, April 16, 2025 3:00pm - 7:00pm |
| <u>Fenway and Back Bay</u> | Huntington Avenue YMCA 316 Huntington Ave | Wednesday, April 30, 2025 3:00pm - 7:00pm |

[RSVP FOR ANY WORKSHOP HERE](#)

Review Board Upcoming Timeline



Adjourn

Thank you! A recording and slide deck for this meeting will be available at boston.gov/berdo-review-board.

