

BERDO REVIEW BOARD MEETING

April 28, 2025



Mayor Michelle Wu

BERDO REVIEW BOARD



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Board Chair



Rashida Boyd
Board Member



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*Director,
Carbon Neutrality*



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*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 Hearings*

Public Meeting

2. *Approval of Meeting Minutes*
3. *Administrative Updates*
4. *Adjournment*

Public Meeting vs Public Hearing

Public Meeting



The BERDO team prepares the slide deck and presents for the applicant.



No public comment period.



Board Q&A session to ask **clarifying questions** about the application.

Public Hearing



Applicant prepares a slide deck and presents.



Chair opens a public comment period.



Board Q&A session to ask detailed questions **about the application.**

The background of the slide is a dark blue aerial map of Boston, rendered in white line art. It shows the city's layout, including major roads, parks, and building footprints. The map is centered on the downtown area, with the harbor visible on the right side.

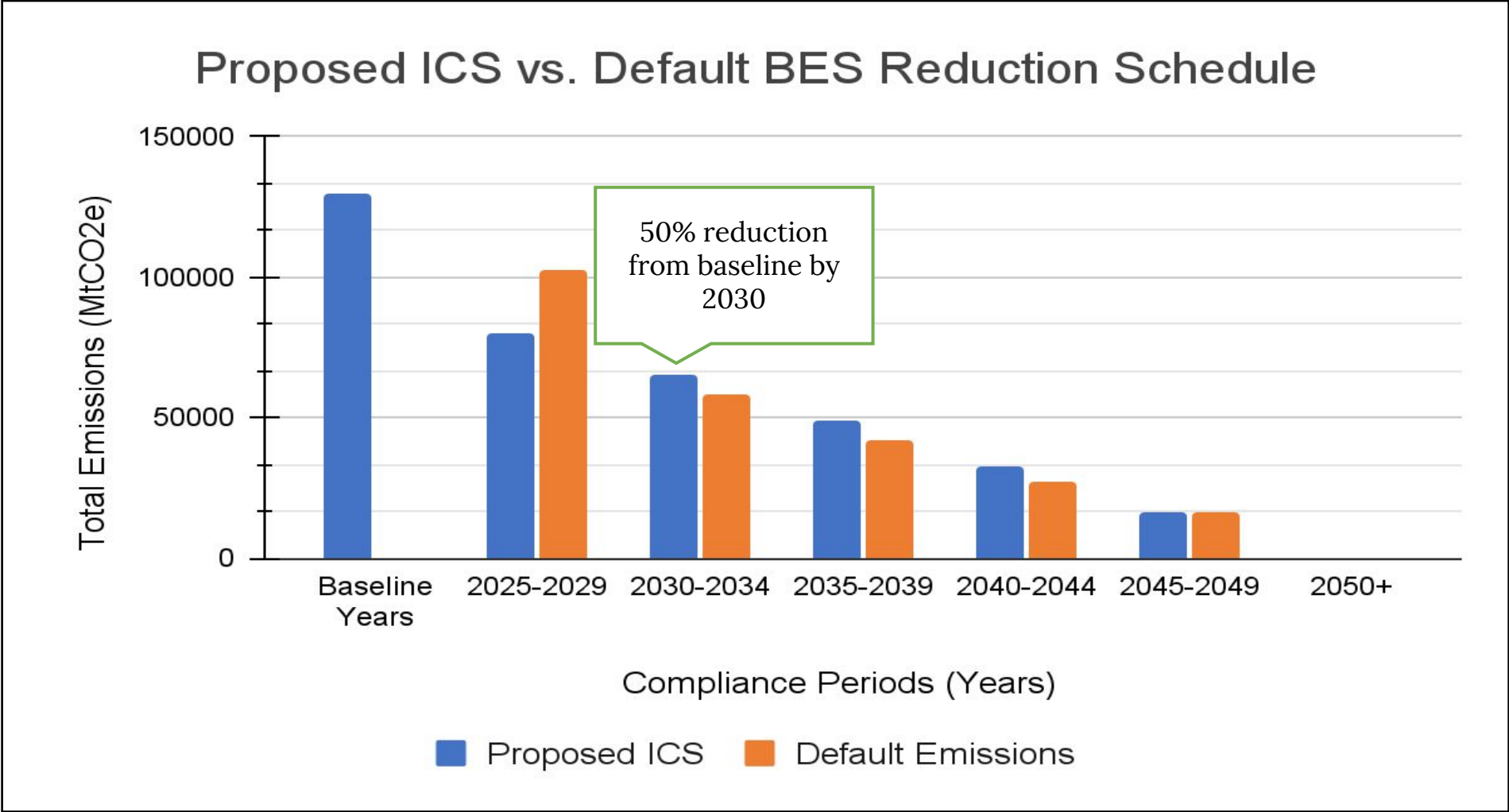
Boston University

Building Portfolio & Individual Compliance Schedule



Updated ICS Reduction Schedule

Boston University





BOSTON
UNIVERSITY

Building Portfolio & ICS Applications

BERDO Review Board | Monday, April 28, 2025

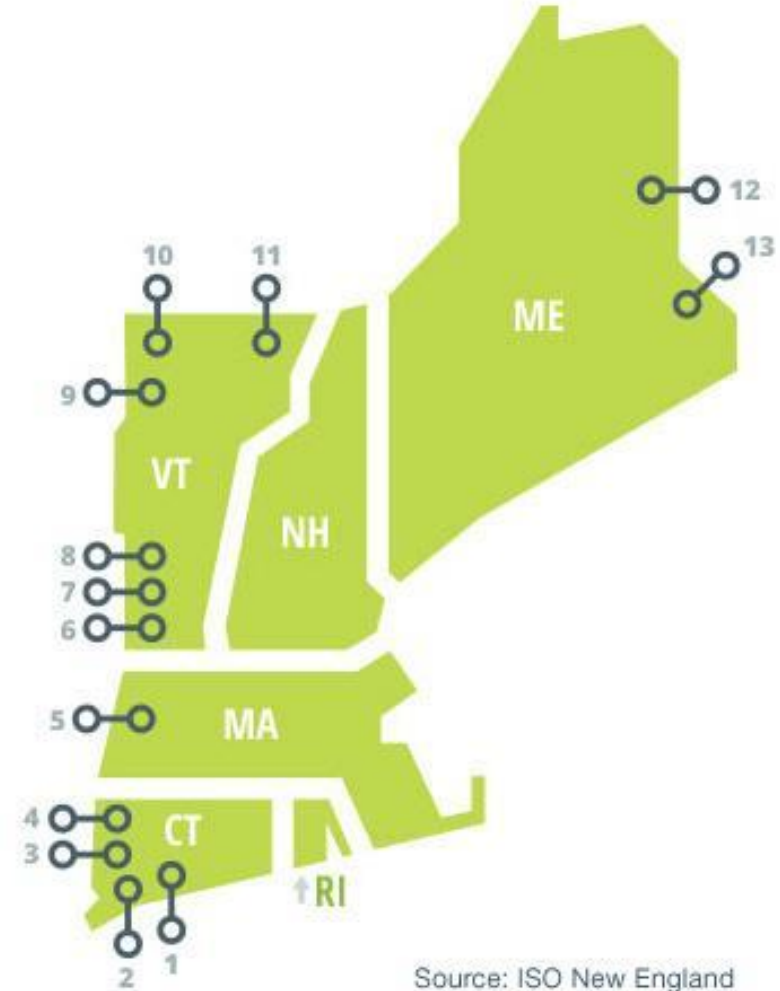
Presented By:

Dennis Carlberg AIA, LEED AP BD+C
Chief Sustainability Officer

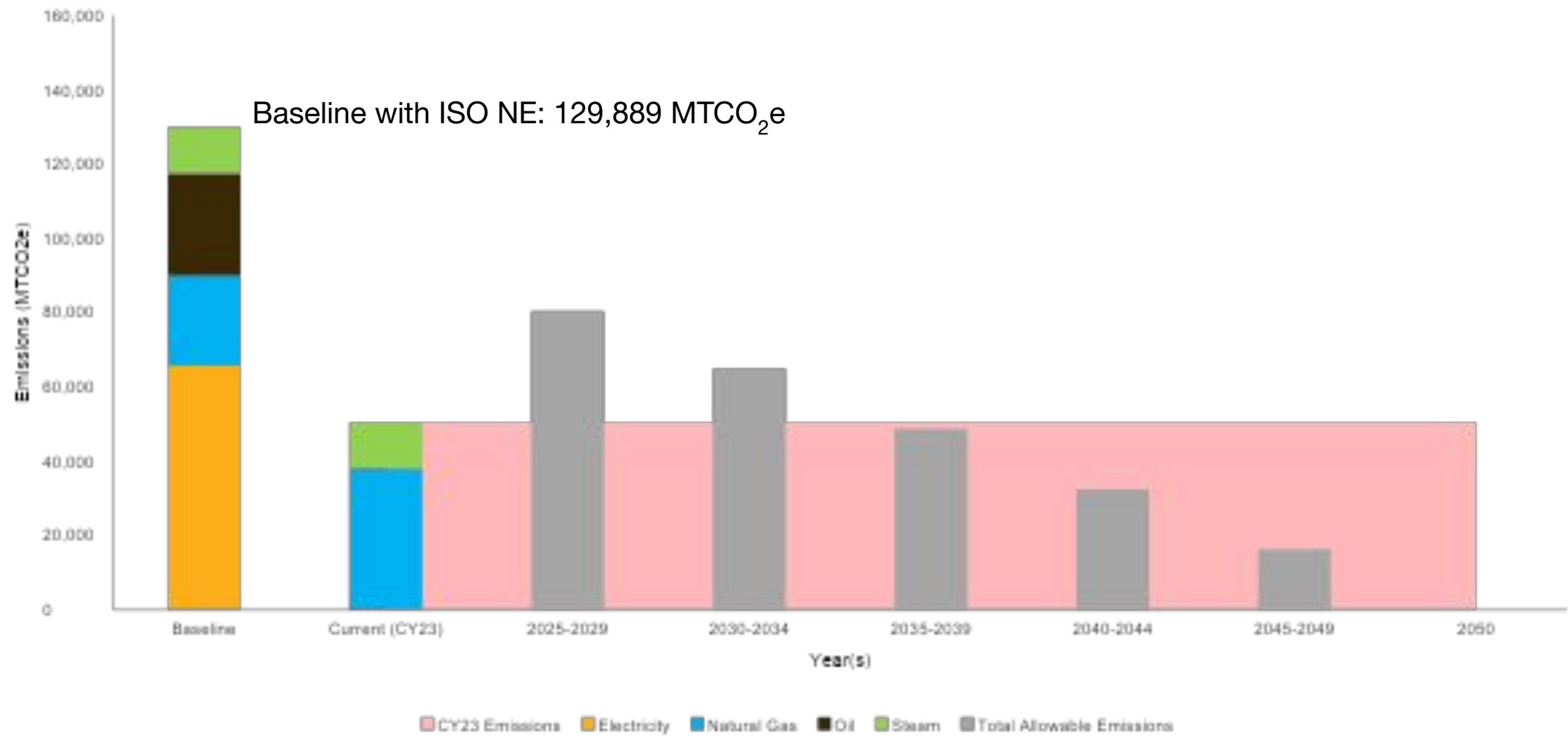
Gabrielle Brewer
Sustainability Analyst

Emissions Factors Update

- Boston University has updated its individual compliance schedule baseline emissions and targets to align with ISO NE Electricity emissions factors
- The ISO NE electricity emissions factors for our primary baseline years are as follows:
 - Charles River Campus, 2006 – 350 Kg/MWH
 - Medical Campus, 2014 – 292 Kg/MWH
 - Fenway Campus, 2019 – 248 Kg/MWH



Building Portfolio with ICS



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

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Board Q&A

Board Members may discuss and ask staff questions

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Public Comment Period

Members of the public may provide public comment

An aerial view of Boston, Massachusetts, rendered in a white line-art style on a dark blue background. The map shows the city's layout, including major roads, parks, and the harbor. The text "Board Motion & Vote" is overlaid on the map.

Board Motion & Vote

Boston University



The background of the slide is a dark blue aerial view of Boston, overlaid with a white line-art map of the city's building footprints. The map shows the dense urban layout, including the harbor area and surrounding districts.

Boston Medical Center

Building Portfolio





Boston Medical Center (BMC)

BERDO Building Portfolio Application Review

Boston Medical Center
HEALTH SYSTEM



Boston Medical Center is a private hospital with a public mission

Boston Medical Center was formed in 1996 by a merger between two public hospitals (Boston City Hospital and Boston Specialty and Rehabilitation) and a private, non-profit hospital affiliated with Boston University (University Hospital)

This created a private non-profit corporation designed to carry on the missions of both Boston City Hospital and University Hospital

BMC has maintained both public and academic missions since the merger

BMC is said to be the “centerpiece of the city’s public health network”





Overview

- Building Portfolio Application
- Responses to Previously Submitted Questions
- Emissions Forecast & Compliance Strategies
- Environmental Justice Overview
- Open Q&A

Buildings in Application

		Building #1		Building #2		Building #3		Building #4	
BERDO ID		101188		101181		101195		101191	
Address		801 Mass Ave		750 Albany St		748 Harrison Ave		732 Harrison Ave	
Building Use		Healthcare		Healthcare		Office		Healthcare	
GSF		243,570		944,245		143,324		85,848	
Total	1,416,987.0	2025 - 2029	2030 - 2034	2035 - 2039	2040 - 2044	2045 - 2049	2050		
Blended Emissions Standards (kgCO2e/SF/yr)		14.4	9.3	6.9	4.6	2.2	0.0		
Absolute Emissions Limit (kgCO2e/yr)		20,374,027.4	13,195,266.8	9,769,083.8	6,470,267.1	3,171,450.4	0.0		

Questions from BERDO Review Board

1. Can BMC provide a more detailed EJ Narrative? For context, we know BMC has a history of practicing this, so we would like to know how the organization approaches this.
2. With an approved Building Portfolio, is BMC on track to meet the 2025 emissions limits?
3. How much of BMC's energy is sourced from a District Energy System?
4. What is BMC's preliminary approach to decarbonizing its Combined Heat and Power system?
5. Can BMC expand on the renewable energy projects they mention in their application? How does BMC procure an equivalent amount of clean power to their annual electric consumption?
6. Has a decarbonization plan been completed? Can BMC provide a summary?
7. Has the surrounding community been (or will be) engaged and have input into decarbonization plans?
 - a) If so, can BMC provide a summary of how they will be involved?
 - b) If not, is there an intent to do so, particularly for low and moderate income residents?
8. Does BMC have Women and Minority Business Enterprise (WMBE) utilization and/or equitable hiring policies?
 - a) If so, can those policies be shared with the Board?
 - b) If so, will BMC extend those policies to future emissions reduction work? Can BMC provide an example of what that could look like?

Answers to BERDO Review Board

1. Yes (To Be Provided)
2. Yes
3. 36% of Total Emissions from District Steam
4. BMC is open to converting fuel types in the future, if/when hydrogen is blended into the NG delivery system. However, the CHP is considered critical infrastructure to the campus that provides power, heat, and hot/chilled water to the main patient care areas of the hospital. Furthermore, it provides a layer of redundancy to ensure that these patient areas always have power. Additional information on Slide 17.
5. See Slide 7 & 8

Answers to BERDO Review Board

6. BMC's initial Strategic Master Plan was created and published in 2011. It started with a focus on the current real estate portfolio and campus modernization (energy efficiency, emission reduction, etc.) In 2021, an updated Institutional Master Plan was issued along with an updated Sustainability Vision Statement being issued in 2024. See more information on Slide 10. Since 2011, BMC has committed over \$600M to improving their real estate and facilities management strategies.
7. As an organization, BMC views health equity and environmental sustainability as two intertwined parts of the same holistic approach to healthcare. Through more efficient use of resources, we achieve cost savings to reinvest in patient care and expand access to care. By minimizing harms to our natural environment, we keep the populations we serve healthier. BMC also sponsors numerous programs that are directly designed to benefit the community, including; rooftop gardens, preventative food pantry, the Teaching Kitchen, and numerous others outlined on Slide 19. BMC also has a page on their website dedicated to sharing sustainability efforts with the public.
8. BMC believes in equity in our procurement process and has tracked several categories for years including; minority owned, woman owned, and several other categories. This is also completed for all projects under Boston's Article 80 process. BMC continually reviewing this process and adjusting as required. Please see additional information regarding BMC's workforce diversity metrics on Slide 15.

Emissions Targets

BMC is on track to meet the 2025 Emissions Limits

PRELIMINARY ELECTRIC COMPLIANCE STRATEGY

- Utilize Existing Community Solar & Solar Project RECs to Offset Electric Emissions
 - **vPPA:** *In 2016, BMC partnered with MIT and Post Office Square to execute the largest collaborative Virtual Power Purchase Agreement (vPPA) at the time. The vPPA supports Summit Farms solar installation in North Carolina, a 650-acre site with 255,000 panels.*

~26,000 MWh per Year

- **Local Renewable Generation:** *BMC serves as an anchor subscriber to four community solar projects in Eastern Massachusetts, contributing to local renewable energy expansion.*

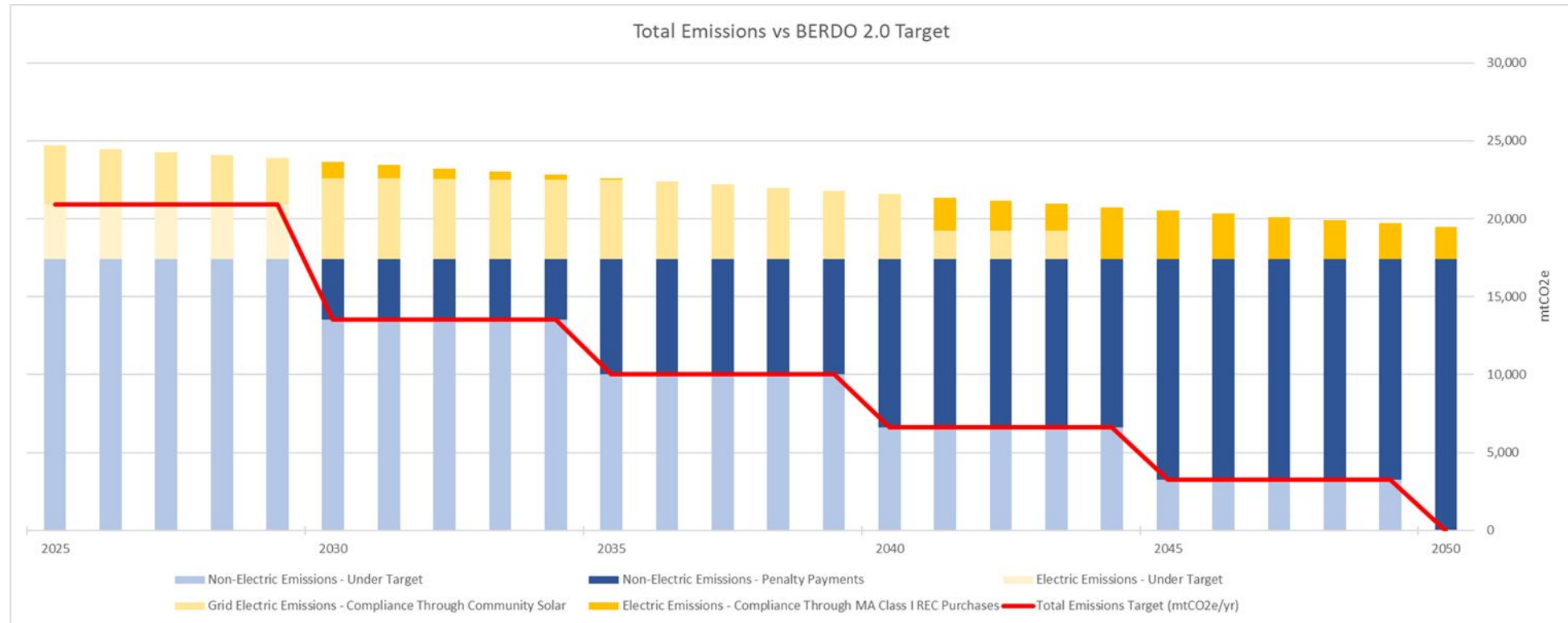
~15,000 MWh per Year

PRELIMINARY NON-ELECTRIC COMPLIANCE STRATEGY

- Partnered with Healthcare Sustainability Consultant for Energy Audits, Efficiency Studies, and Commissioning Services to Optimize Existing Assets
- Exploring Electrification Options for Heating Equipment During All Upgrades
- Ground Source Heat Pump Project in Main Hospital Lobby (In Progress)
- Exploring Vicinity's e-Steam Product (In Progress)
- Steam Line Insulation Project (In Progress)
- Additional On-site solar generation projects (In Progress)
- Removal of Piped NO2 Gas Throughout the Campus

Emissions Targets

BMC is on track to meet the 2025 Emissions Limits



Organization-Wide Commitment to Implementing Sustainability

Internal Meetings	Frequency	Participants
Sustainability Team Operational Meetings	Monthly	CSO, sustainability team members, Oakwell
Sustainability Steering Committee	Quarterly	Department heads from across BMC
Sustainable Procurement Subcommittee	Monthly	VP of Supply Chain, supply chain team members, sustainability team members
Greening the OR Subcommittee	Quarterly	Head of Anesthesiology, Nursing, Support Services
Sustainability Strategy Leadership	Quarterly	CSO, Chief Innovation Officer, sustainability team members, Oakwell
Board of Trustees	Annual	CSO, Board of Trustees
CSO & CEO	Quarterly	CSO, CEO

Organization-Wide Commitment to Implementing Sustainability

External Collaborations	Frequency	Participants
Boston Green Ribbon Commission	Quarterly	City of Boston, industry leaders, BMC
Association of American Medical Colleges	Ad Hoc	Leading academic medical systems
National Academy of Medicine Climate Communities Network Steering Committee	Quarterly	Community-based organizations affected by climate change
Practice Greenhealth/Healthcare Without Harm	Monthly	Practice Greenhealth, BMC
HCWH Healthcare Climate Council	Monthly	19 leading health systems across the U.S.
HealthTrust Sustainability Council	Quarterly	HealthTrust GPO, leading health systems
CHARME (Collaborative for Healthcare Action to Reduce MedTech Emissions)	Monthly	Over 30 leading health systems

Environmental Justice Overview

- BMC has been a national leader in healthcare sustainability and environmental justice, embedding climate action into its core mission of delivering equitable healthcare.
- BMC's **holistic approach** to sustainability:
 - Climate Action & Resiliency
 - Waste Management & Reduction
 - Food & Nutrition
 - Real Estate Optimization & Green Building Design
 - Environmental Justice & Patient Well Being
 - Staff Engagement
 - Energy & Water Efficiency
 - Sustainable Procurement
 - Community Health & Well Being

BMC's Environmental Stewardship

Key Milestones

- **Strategic Master Plan (2011):** "Prior to the Campus Consolidation Plan being developed and implemented from 2011 thru present, BMC was essentially 2 hospital campuses separated by a city block with duplicity in space and with operating and efficiency challenges. With the focus on a clinical campus redesign of a \$350 million dollar investment in campus modernization and a focus on implementing energy efficiency improvements in existing BMC buildings, and the construction of a 2 MW gas fired CHP as well as purchasing of solar RECs to offset BMC's carbon footprint and with the purchase of "green steam" from its district steam utility service, BMC has developed an impressive pro-active strategic master plan that has achieved significant operating energy savings as well as giving BMC the opportunity to become and achieve a carbon neutral footprint this year in 2019." (2019 Summary)
- **Institutional Master Plan (2021-2031):** "In 2018, BMC completed a clinical campus redesign that reduced greenhouse gas emissions by 90 percent, positioning BMC to meet its objectives of achieving carbon neutrality for all its energy sources well ahead of City and State goals." "Over the term of the IMP, BMC will leverage new IMP projects, or pursue independently, opportunities to improve resiliency and maximize energy efficiency through raising electrical infrastructure in buildings, automating the black start islanding of its co-gen plant, energy storage options, assessing the need of remaining utility services in the existing power plant, exploring ways to ensure patient transport routes to critical care are insulated from flooding, and other efforts to support its goal of achieving carbon neutrality and strengthening resiliency."
- **Sustainability Vision Statement (2024):** "The Sustainability and Real Estate Department acts as a steward of health system resources to help BMC achieve financial, operational, and environmental sustainability. This stewardship expands our capacity to achieve our vision: to make Boston the healthiest urban population in the world. As an organization, BMC views health equity and environmental sustainability as two intertwined parts of the same holistic approach to healthcare. Through more efficient use of resources, we achieve cost savings to reinvest in patient care and expand access to care. By minimizing harms to our natural environment, we keep the populations we serve healthier."

The patients we serve are **disproportionately minority and low-income**



~70% identify as people of color
36% African American
28% Hispanic or Latino



> 50% have an annual household
income below \$20,400 (close to the
federal poverty line for a family of three)



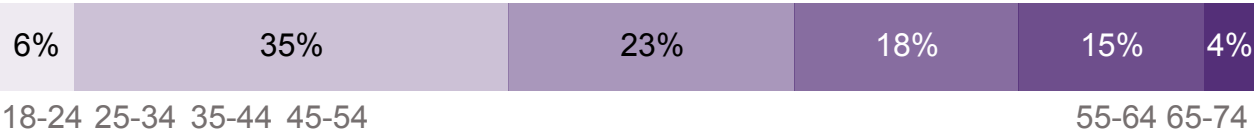
~30% use a primary language
other than English

**As a point of comparison,
the low-income patient
population at Brigham and
Women's and Beth Israel is
less than 15%**

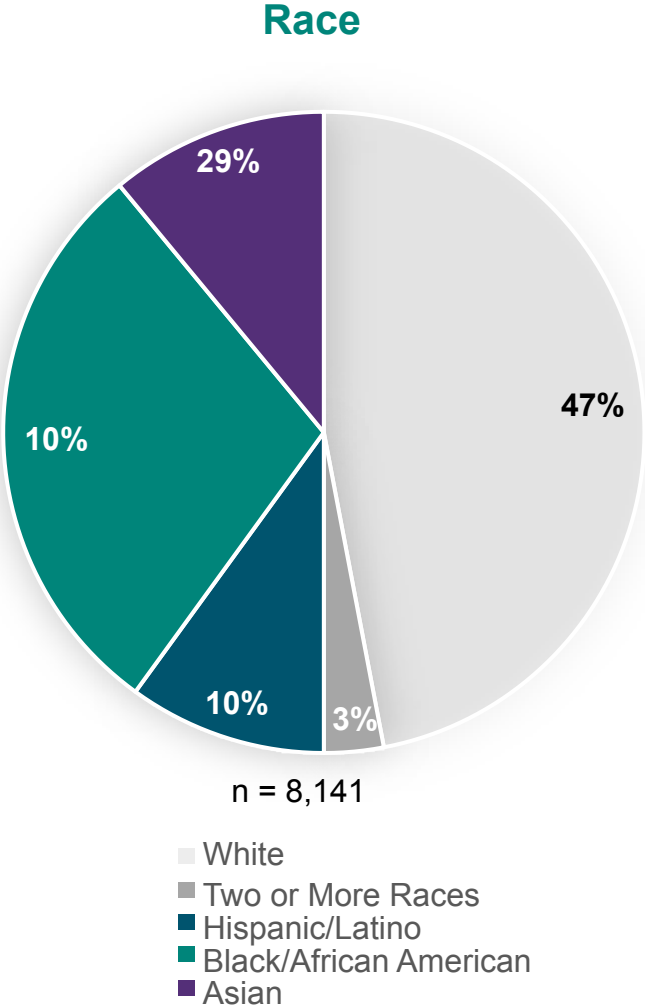
We intentionally employ a diverse workforce and ensure diversity at all levels of the organization



Total Employees by Age Groups



Approximately 75% of the hospital employees are represented by a collective bargaining agreement



Sustainability at BMC News Coverage



The Joint Commission™

Home > Resources > News & Multimedia > Newsletters > Joint Commission Online > March 13 2024 > Sustainable Healthcare Certification Resource Center Spotlight Boston Medical Center

Sustainable Healthcare Certification Resource Center Spotlight: Boston Medical Center



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Takeda and Boston Medical Center Partner to Cut Health Care Emissions

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/ Data & Insights

/ AHA Center for Health Innovation Market Scan

Healthcare IT News

TOPIC

Global Edition

Connected Health

Boston Medical Center launches new hospital-at-home program

The health system's new remote acute care unit aims to improve healthcare access and equity for eligible patients with daily clinical home visits and remote patient monitoring through its Medically Home technology.

wbur

Radio

LOCAL COVERAGE

Inside A Boston OR, Surgery Shows Hospital's Steps To Reduce Its Carbon Footprint

December 19, 2019 By NATHAN JEDIGORE





The Commonwealth Fund

AREA OF FOCUS
Improving Health Care Quality →

Greening the Health Care Safety Net

How Boston Medical Center Reduced Its Carbon Footprint Without Compromising Patient Care

AAMCNEWS

Hospitals put climate change on the menu

U.S. hospitals feed millions of patients, staff, and visitors annually, with no small environmental impact. All along the food chain, from trucking to trashing, hospitals are stepping up to better protect the planet.

By Stacy Weiner, Senior Staff Writer

June 21, 2023



THE NEW ENGLAND COUNCIL

JUN 21, 2023

BLOG | MEMBER NEWS, HEALTHCARE

Boston Medical Center opens second rooftop farm





Better Buildings®

U.S. DEPARTMENT OF ENERGY

Solutions

Programs & Partners

Leadership

BOSTON MEDICAL CENTER

Boston Medical Center is dedicated to reducing its carbon footprint because they know that healthier hospitals mean healthier communities. BMC is transforming its clinical campus so that it can thrive well into the future.

Some highlights of Boston Medical Center's sustainability efforts:

- Cogeneration Power Plant
- Rooftop Farm
- Net-zero BMC Brockton Behavioral Health Center
- Clean Power Prescription

Boston Medical Center's goal is to be carbon neutral by 2030. While the Medical Center has made substantial progress in reducing the carbon footprint of its buildings, there is still more work to be done. Over the last five (5) years, through its master plan, BMC has been able to shed buildings and square footage that are inefficient and high consumers of energy and other resources, while improving building efficiencies with



The Washington Post

Washington Post Inc.

Opinion

Lesma S. Wen

How this hospital is treating food as medicine

The Boston Medical Center is prescribing food to patients. It even has its own rooftop farm.

October 26, 2024

4 min



BMC's Decarbonization Journey: Campus Co-Generation Plant

- Completed in 2018
- Re-engineered \$70mn co-generation project into \$15mn project with **\$1.6mn in annual operating savings**
- **\$5mn State and utility incentives**
- Compared to the 35% efficiency a conventional power plant operates at, the co-gen power plant operates at 70% efficiency.
- Of particular importance given the population we serve is especially vulnerable to climate disasters, the cogen power plant can operate off the grid, powering the hospital's inpatient unit for months if necessary.



BMC's Decarbonization Journey: First Of Its Kind PPA

- In 2016, BMC joined with MIT and Post Office Square to do the largest collaborative PPA at the time: Summit Farms solar installation in North Carolina.
- 650 acres with 255,000 panels.
- BMC purchases 15 MW (26% of the 60 MW produced), which is equivalent to **100% of BMC's electricity use.**
- While organizations tend to shy away from long-term utility contracts, the reality is that onsite capital investments in generating infrastructure are simply a pre-paid long-term contract.





BMC Community Programs & Services

Elders Living at Home Program: Serving the community for 25 years, the mission of the Elders Living At Home Program is to support elders in making the transition out of homeless, to provide supportive services that build on the individual abilities of elders and to help them overcome the barriers to permanent housing. We make every effort to reach out to those most in need, including non-English-speaking elders and other marginalized individuals. We are committed to providing high-quality services in a respectful manner that will help each client reach his or her highest potential.

OBAT TTA: A model of addiction treatment and substance abuse disorders. The success of this model enabled the creation of the Grayken Center for Addiction Training and Technical Assistance (TTA) which advises providers across the state on how to implement this model of addiction treatment, now known as the Massachusetts Model.

BMC Grow Clinic: Since 1984, The Grow Clinic for Children has been providing comprehensive specialty medical, nutritional, developmental and social services, and dietary assistance to children from the Greater Boston area with failure to thrive (FTT). In addition to providing clinical services, we advocate for policies that decrease the number of children in need.

BMC Immigrant and Refugee Health Center: The Immigrant and Refugee Health Center (IRHC) at Boston Medical Center serves as a single point of entry into our healthcare system for immigrant and refugee patients. We connect individuals to the full spectrum of medical, mental health, and social services they need to heal, rebuild, and thrive.

BMC Center for the Urban Child and Healthy Family: In 2016, BMC Pediatrics launched the Center for the Urban Child and Healthy Family, to revolutionize the model of care for pediatric patients and their families, standing at the epicenter of clinical care, research, and the community.

Clean Power Prescription: Energy Insecurity as a Social Determinant of Health

- BMC uses a solar array on our campus to provide electric bill credits to patients who report to us that they cannot afford utility bill payments.
- In 2022, more than 6,500 patients screened positive for energy insecurity. In 2023, providers wrote letters to prevent utility disconnection for more than 1,340 patients.
- Enrolled households receive \$600 in credits over 12 months, averaging \$50 per month
- **Patient eligibility criteria:**
 - Reports difficulty affording utility payments
 - Lives in Northeastern Mass. load zone
 - Has Eversource as electricity provider
 - Pilot enrollment goal: 80 households



Takeda Partnership to Reduce Hard-to-Abate Emissions in the Supply Chain



An innovative **three-year partnership** launched in January 2025 tackles emissions from regulated medical waste and expands the Clean Power Prescription program.



Pharmaceutical Waste Management

Goal: Implement waste reduction interventions in the healthcare environment, pilot programs, and track impacts and scale solutions



Clean Power Prescription Program Expansion

Goal: Expand program, increase solar capacity, and extend benefits to additional patient groups

Nourishing Our Community: Preventive Food Pantry

- Individuals are referred by BMC care providers to the Pantry with "prescriptions" for supplemental foods that best promote physical health, prevent future illness, and facilitate recovery.
- Patients can visit the Pantry twice per month and receive a week's worth of food for their household.
- A key feature is the provision of perishable goods, such as fresh fruits and vegetables in the winter, and meats all year round.
- 60% of produce of the rooftop farms goes to the Preventive Food Pantry – traveling 1,000 feet rather than 1,000 miles!
- **Over 1 million served!**



Nourishing Our Community: Teaching Kitchen

- The Teaching Kitchen at BMC is run by a registered dietitian/chef who educates patients and their families on how to cook healthy meals using the foods they receive from the pantry.
- Classes include:
 - Diabetes
 - Cancer care
 - Weight management
 - Pediatric and geriatric nutrition
 - Staff wellness classes



Nourishing Our Community: Rooftop Farms

- BMC's first rooftop farm was launched in 2017 covering 2,400 sq ft and producing 4,500 lbs of organic vegetables. It includes two beehives which produce over 30 pounds of honey.
- A high-tech irrigation system can be controlled by a smart phone, saving water by monitoring weather conditions and shutting off the water if rain is in the forecast.
- A second rooftop farm was added in 2024 covering 4,300 sq ft and producing 6,000 lbs of vegetables in its first year.
- Possibility of a third farm in collaboration with the City of Boston would add 10,000 sq ft of growing space and a greenhouse for year-round growing.



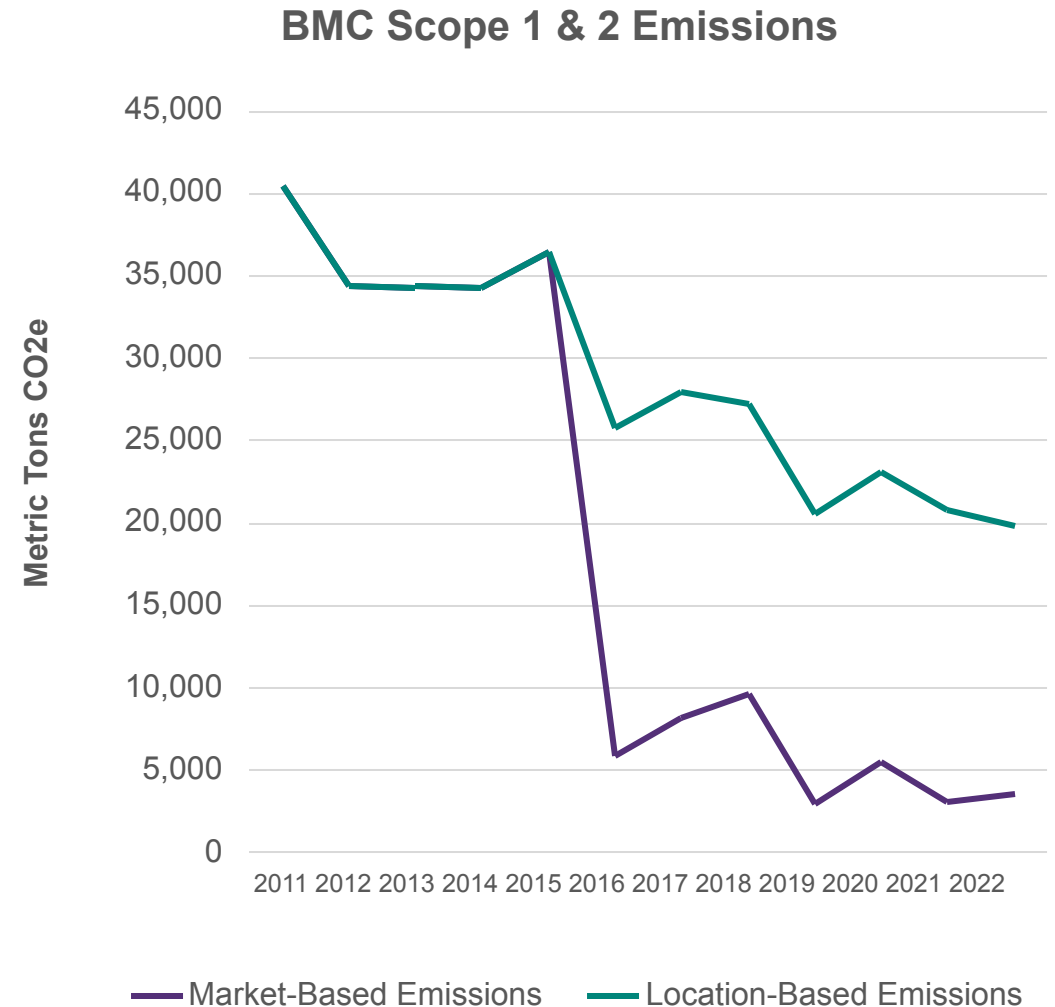
Greening the OR

- Scope 1 GHG inventory and reduction:
 - Nitrous Oxide conversion
 - Desflurane reduction and eventual elimination
- OR energy efficiency and design:
 - HVAC setback
 - HVAC reheat redesign
 - LED lighting
 - Equipment evaluation
- Waste management and reduction:
 - Reprocessing
 - RMW reduction
 - Rigid sterilization containers
 - Landfill diversion/recycling
 - Blue wrap project



Decarbonization Goals

- In 2022, BMC was one of the **original signatories** to the White House Healthcare Climate Pledge:
 - BMC committed to reducing Scope 1 & 2 greenhouse gas emissions by 50% by 2030 and reaching net-zero by 2050.
 - BMC achieved the near-term goal in 2016 following the execution of the Summit Farms PPA.
 - In 2019, BMC achieved 50% reduction in location-based Scope 1 & 2 emissions.



Questions

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Board Motion & Vote

Boston Medical Center



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Mass General Brigham

Building Portfolio





BERDO Building Portfolio Application

DATE:
2025.4.28



BUILDING EMISSIONS REDUCTION AND DISCLOSURE

Mass General Brigham Overview:

- Mass General Brigham is a not-for-profit health care system that is committed to patient care, research, teaching, and service to the community locally and globally.
- We provide a continuum of care across a system of academic medical centers, community and specialty hospitals, a health insurance plan, physician networks, community health centers, home care, and long-term care services, providing care for more than 1.5 million patients each year
- Several of our hospitals are teaching affiliates of Harvard Medical School, and we are a national leader in biomedical research with over 3,700 clinical trials
- MGB is the state's largest employer with a workforce of more than 80,000 people

Mass General Brigham commitment to the community:

- Mass General Brigham is deeply committed to caring for its community. As the leading healthcare system in the Greater Boston area, MGB is considered an anchor institution for its unique position to make a significant impact in the community and to enrich the lives of those within it.
- We have five licensed and 15 affiliated community health centers. In 2021, we invested \$225 million in community benefits, which includes investments in our licensed health centers, programs to respond to needs identified in our community health needs assessments, and our system's commitment to the Health Safety Net program. We also have a range of community partnerships to support our residents.

MGB Community Interaction:

- MGB is committed to transparency and public engagement in our sustainability efforts. The community can follow our progress through our Sustainability Impact Report.
 - [Sustainability Impact Report | Mass General Brigham](#)
- MGB campuses within the City of Boston are subject to Institutional Master Plan (IMP) Review, to ensure that the expansion of a campus occurs in a thoughtful and transparent manner.
- MGB staff routinely meet with members of the community, elected officials, and staff members of the City of Boston and State of Massachusetts departments, since MGB facilities are highly regulated spaces.



MGB Environmental Engagement and Leadership:

- As recipients of more National Institutes of Health funding than any other hospital system in the nation, we are in a unique position to transform how climate is integrated into MGB facilities.
- With an annual research budget exceeding \$2 billion, we have an opportunity and obligation to apply our expertise in investigation to furthering human understanding of the physical and mental health impacts of the climate crisis.
- The Center for the Environment and Health works with leadership at MGB to integrate environmental sustainability into the clinical, research, and educational activities of the hospitals.
 - Center for the Environment and Health
 - Our Environmental and Sustainability Initiatives
- MGB has a long history of being at the forefront of energy innovation and sustainability initiatives such as the construction of the steam pipeline connecting the MGH main campus to the Kendall powerplant to use its waste heat previously discharged into the Charles River affecting the river's ecosystem. MGB also built the interconnection between the plant and the Boston steam system increasing use of the plant's byproduct steam.
- MGB has reduced GHG emissions through energy conservation, fuel switching, and renewable energy procurement. This has enabled nearly 50 MW of wind and solar projects in New England, expanded access to Community Solar for Massachusetts residents—including low-income households—and secured 408 MW of wind and solar through VPPAs.

MGB's Decarbonization Master Plan and Facility Master Plan timeframe:

- The large majority of MGB buildings are within EJ neighborhoods. Therefore, any efforts towards decarbonization will improve the impact to the EJ neighborhood.
- MGB's Building and Utility Decarbonization Master Plan report is anticipated to be completed by the end of 2025. Completion of the individual Facility Master Plans will follow.

Strategic Decarbonization for Mass General Brigham

- Mass General Brigham (MGB) is committed to a strategic and phased approach to decarbonization that aligns with our mission to deliver high-quality, cost-effective healthcare.
 - Reducing building emissions not only supports environmental responsibility but also mitigates the impacts of rising energy costs and meets the City of Boston's goals for carbon emissions reduction.
 - By integrating decarbonization efforts into capital renewal and deferred maintenance planning, MGB can transition toward cleaner energy sources while maintaining financial sustainability.

A Pragmatic Approach to Decarbonization

- MGB's strategy for reducing building emissions is centered on three key principles:
 - **Energy Efficiency First** – Prioritizing energy conservation measures to reduce overall consumption and operational costs.
 - **Electrification at Every Opportunity** – Replacing fossil fuel-based systems with high efficiency electric alternatives, such as heat pumps and geothermal solutions, whenever systems reach the end of their lifecycle.
 - **Renewable Energy Adoption** – Continue adding onsite RE installations where viable and procuring electricity from renewable sources to further reduce carbon impact while maintaining cost predictability. New buildings are designed from the outset to be highly efficient and fully electric, while existing facilities will transition over time through planned upgrades.

Pathway 2 Application:

- On-site Campus District Energy Systems that use non-renewable CO2e emitting fuels and are located in Environmental Justice Populations
- On-site Combined Heat and Power Plants located in Environmental Justice Populations.

Changes to Original Portfolio Application:

Change in GFA for 165 and 175 Cambridge Street to more accurately represent building and the tenant spaces.

Addition of Simches Research Building

- MBG is a tenant of this building
- No previous BERDO ID for this building

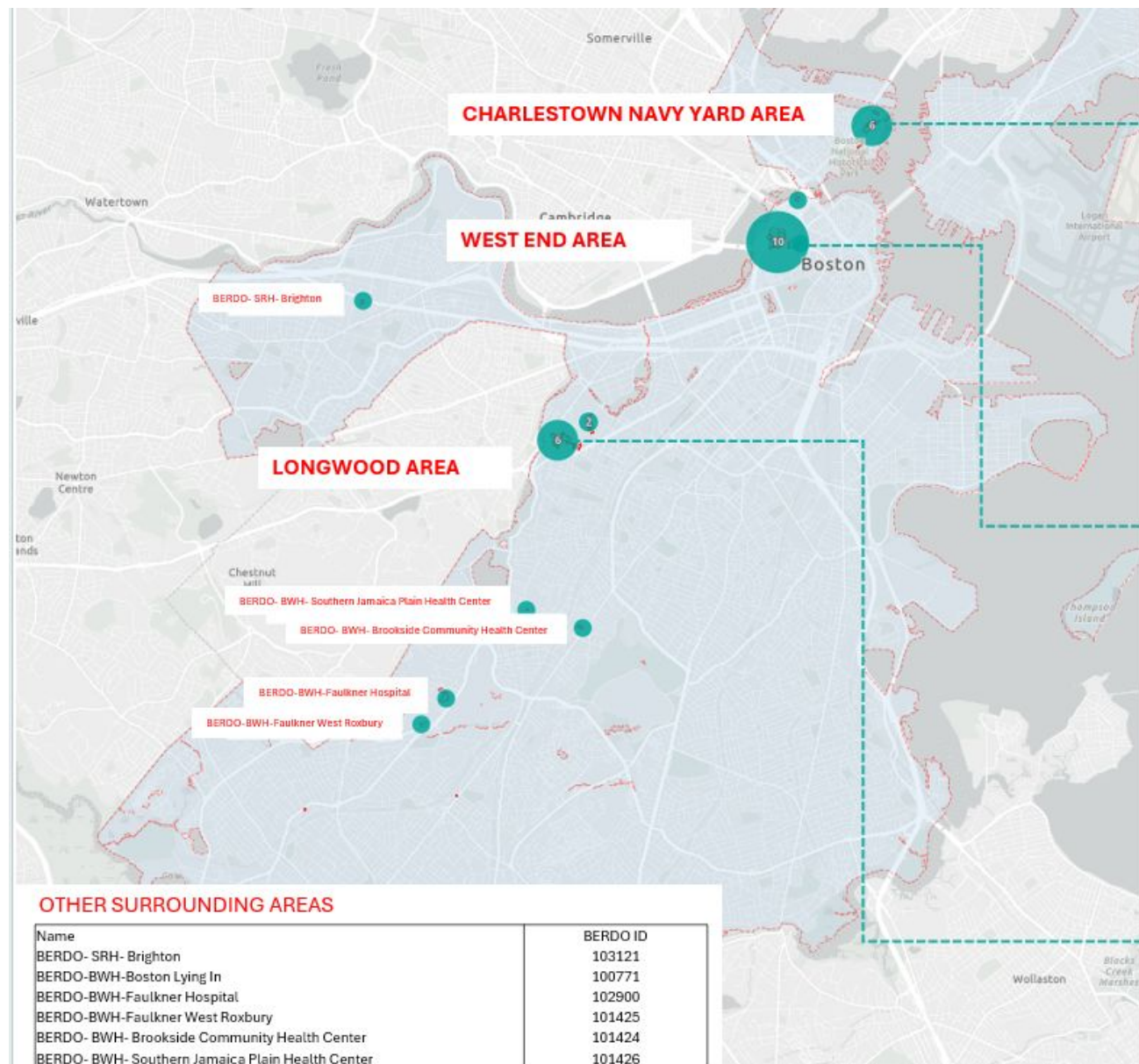


MGB’s Updated Boston Portfolio:

	Number of Buildings (not including campus IDs)	GFA
Previous Portfolio	30	10,960,798
Updated Portfolio	31	11,341,594

Campus ID	BERDO ID	Parcel ID	Address
	107924	300660024	165 Cambridge St
	107282	300660020	161-209 Cambridge St
C10044	106825	1000319020	60 Fenwood Rd
	106824	1000247010	70 Francis St
	106100	301927600	125 Nashua St
	106097	1000240010	75 Fenwood Rd
	106096	1000240000	80 Francis St
	105303	300624000	20 Staniford St
	104416	203504000	36 First Ave
	104235	300381001	243 Charles St
	104234	300441001	317-325 Cambridge St
	104222	203510155	75 Thirteenth St
	104085	1000320000	20 Vining St
	105876	203517850	300 First Ave
	103121	2101375100	100 N Beacon St
	102834	401847015	45 Avenue Louis Pasteur

Campus ID	BERDO ID	Parcel ID	Address
C10028	106099	300445000	32 Fruit St
	103195	300427000	14 Fruit St
	103194	300418001	275-281 Cambridge St
	103191	300371000	273 Charles St
	103178	300370000	265 Charles St
	102900	1902598000	1153 Centre St
	102496	203510451	149 Thirteenth St
	101526	203510020	62 Thirteenth St
	101426	1901065000	640-644 Centre St
	101425	2003599000	1245 Centre St
	101424	1102247000	3293-3297 Washington St
	100771	401845000	221 Longwood Ave
	106826	401896000	5-75 Francis St
	101208	203510050	114 Sixteenth St
Simches	108168	300660012	185 Cambridge St, Boston, MA 02114

**CHARLESTOWN NAVY YARD AREA**

Name	BERDO ID
BERDO- MGH -CNY Bldg 114	101208
BERDO- MGH Institute of Health Professions	104416
BERDO- MGH- CNY Bldg 149	102496
BERDO- MGH- CNY Bldg 75	104222
BERDO- MGH- CNY Building 62	101526
BERDO-SRH-Spaulding Charlestown	105876

WEST END AREA

Name	BERDO ID
BERDO- MEE- 325 Cambridge St	104234
BERDO- MEEI - Main Building	104235
BERDO- MEEI- SERI	105303
BERDO- MGH- 255 265 CHARLES ST	103178
BERDO- MGH- 261 CAMBRIDGE ST	103194
BERDO- MGH- 275 CHARLES ST	103191
BERDO- MGH- 32 239 FRUIT ST	106099
BERDO- MGH- 36 38 N GROVE ST	103195
BERDO- MGH- 125 Nashua St	106100
BERDO- MGH- CRP 165	107924
BERDO- MGH- CRP 175	107282
BERDO- MGH- Simches	108168

LONGWOOD AREA

Name	BERDO ID
BERDO- Dept. Mental Health- 75 Fenwood Rd	106097
BERDO- Dept. Mental Health- 20 Vining Street	104085
BERDO- BWH- Emmanuel College	102834
BERDO- BWH- Hale Bldg for Transformative Medicine	106825
BERDO- BWH- Carl J and Ruth Shapiro Cardio Center	106824
BERDO- BWH- Main Campus	106826
BERDO- BWH- Service Center	106096

GFA and Blended Emissions Standard:

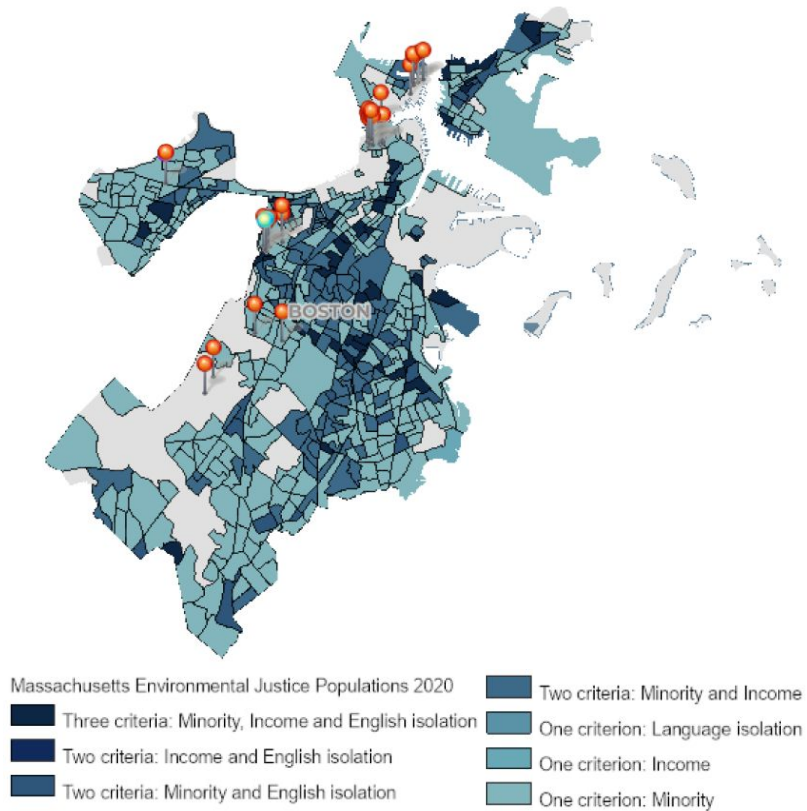
31 Buildings in West End, Longwood Medical Area, Charlestown, Jamaica Plain, and Allston

Property Type	Previous GFA	Updated GFA
College/University	70,077.0	70,077
Healthcare	8,245,936.0	8,182,054
Office	298,563.0	298,563
Storage	326,139.0	382,818
Technology/Science	2,020,083.0	2,408,082
Total	10,960,798.0	11,341,594.0

	2025 - 2029	2030 - 2034	2035 - 2039	2040 - 2044	2045 - 2049	2050
Previous Blended Emissions	15.5	9.8	7.1	4.7	2.3	0.0
Updated Blended Emissions	15.6	9.8	7.1	4.7	2.3	0.0

MGB's Buildings in Environmental Justice neighborhoods:

ArcGIS Web Map



83% of MGB buildings' square footage is in EJ neighborhoods

- 31 buildings total
- 23 buildings in EJP *

*4 of these Buildings, as defined by BERDO regs, are large campuses accounting for 57% of area of all buildings

MGB Buildings that are supplied by District Energy Systems:

Facilities Supplied by MATEP

Building	BERDO ID	Utility Supplied
BERDO-BWH- Main Campus	106826	Electricity, Steam, Chilled Water
BERDO-BWH- Carl J and Ruth Shapiro Cardio Center	106824	Steam
BERDO-BWH-Boston Lying In	100771	Electricity, Steam, Chilled Water
Service Center	106096	Steam, Chilled Water
BERDO-Dept. Mental Health- 75 Fenwood Rd	106097	Steam

Facilities Supplied by Vicinity

Building	BERDO ID	Utility Supplied
BERDO- MEEI - Main Building	104235	Steam
BERDO- MEEI- SERI	105303	Steam
BERDO- MGH- 255 265 CHARLES ST	103178	Steam
BERDO- MGH- 32 239 FRUIT ST	106099	Steam
BERDO- MGH- CRP 165	107924	Steam
BERDO- MGH- 125 Nashua St	106100	Steam
BERDO- MGH- Simches 185 Cambridge	108168	Steam

On-site Combined Heat and Power Plants

Building	BERDO ID	Capacity (kW)	EJ Neighborhood
BWH- Shapiro Cardio Center/Hale Buildings	106824, 106825	4,000	Yes
BWH-Faulkner Hospital	102900	1,640	No
BERDO-SRH-Spaulding Charlestown	105876	280	No

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 city view to be seen through it.

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 centered and covers the entire background.

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 grid, rendered in white line art. The lines represent building footprints, streets, and parks, creating a complex geometric pattern.

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 canal cutting through the center. The overall style is architectural and modern.

Board Motion & Vote

Mass General Brigham



Public Meeting



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 map showing building footprints and street layouts. The map is centered and covers the entire background.

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.



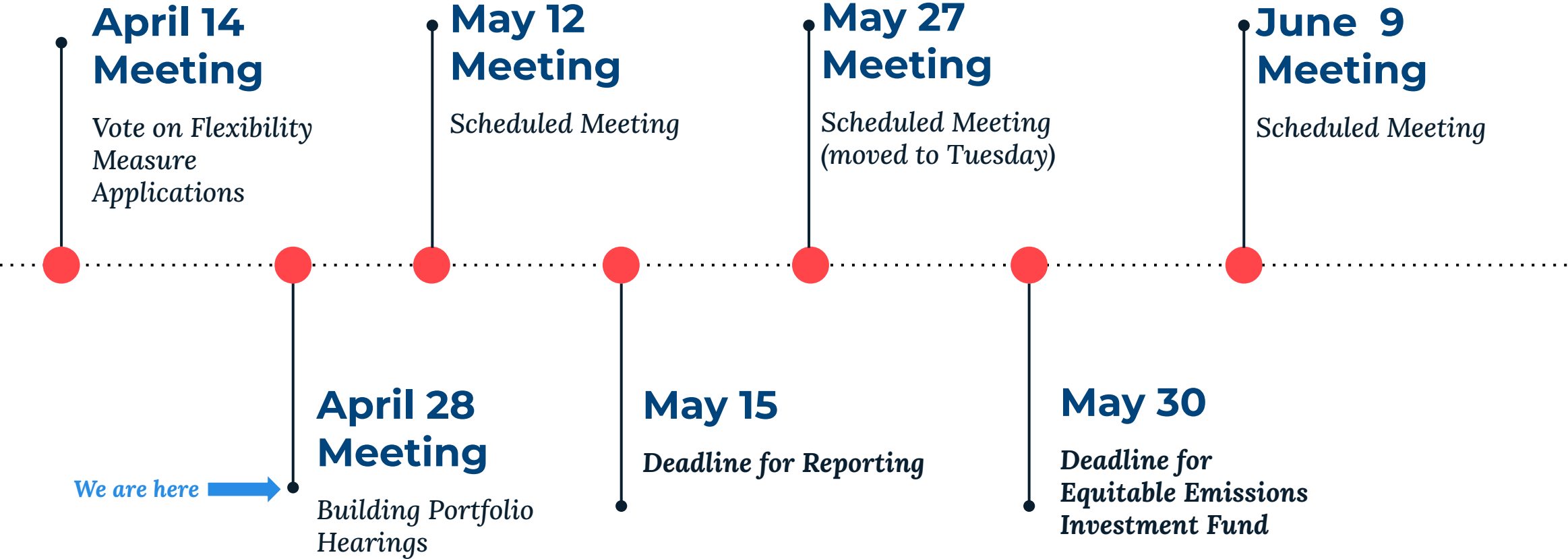
In-Person BERDO Neighborhood Workshops

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

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

