

BERDO REVIEW BOARD MEETING

July 13, 2026



Mayor Michelle Wu

BERDO REVIEW BOARD



Jessica Boatright
Board Chair



Samira Ahmadi
Board Member



Stephen Ellis
Board Member



Hessann Farooqi
Board Member



Lori Ferriss
Board Member



Gail Latimore
Board Member



Reginald Stovell Jr.
Board Member



Councilor Brian Worrell
City Councilor, D4

CITY OF BOSTON



**Hannah
Payne**

*Director,
Carbon Neutrality*



**Diana
Vasquez**

*Senior Policy
Manager*



**Claudia
Diezmartinez,
PhD**

*Deputy Director,
Policy and
Programs*



**Zengel
"Ziggy" Chin**

*Policy & Programs
Assistant*

AGENDA



Public Hearing

1. Application for Hardship Compliance Plan from Catholic Memorial School

Public Meeting

2. Discussion and Vote on 2026 BERDO Reporting and Verification Extension Procedures
3. Approval of Meeting minutes
4. Administrative Updates
5. Adjournment



Public Hearing

Flexibility Measure Applications



Catholic Memorial School

Long-Term Hardship Compliance Plan

HARDSHIP COMPLIANCE PLAN APPLICATION

*Catholic Memorial
West Roxbury, MA*





CM



CATHOLIC MEMORIAL SCHOOL



Mission Statement

Catholic Memorial is a college preparatory school for boys founded in the spirit of Blessed Edmund Rice and guided by the Essential Elements of an Edmund Rice Christian Brothers Education. Our faith and learning community is dedicated to transforming boys' lives through academics, arts, athletics, and campus ministry. We challenge students to pursue excellence, embrace Gospel values and lead through service.

Founded in 1957

- Founded 1957 by the Edmund Rice Christian Brothers (Waterford, IRE)
- School of 560 – all boys, grades 7-12
- Two main buildings:
 - Donahue Hall – circa 1890 (building systems = 1950s – 1980)
 - High School – circa 1958 (building systems 1958 – mid 1980s)
- 17-acre urban campus
- West Roxbury
- High School Building=91,425 sq ft
- Middle School ~18,000 sq ft





Catholic Memorial West Roxbury, MA 02132

Working to deliver mission driven education in aging buildings/physical plant with limited budget.

How to prioritize deferred maintenance and infrastructure investments in schools?

SECTION 2

SUSTAINABILITY EFFORTS SO FAR



EFFORTS SO FAR

2018-2019

Energy assessments and start of BERDO reporting

2020

EV charging infrastructure installed (three total charging stations)

2020-2021

Building-wide LED upgrade, funded through MassSave]

Sept 2021

Scoping Study funded by Eversource (completed by RISE Engineering)

✓ Selected

July 2024

Equitable Emissions Investment Fund

✗ Not selected

2025

Building Decarb Advisor Program (BDAP) ZOT plan with GreenerU

✓ Selected

SECTION 3

CIRCUMSTANCES AND CHARACTERISTICS





CM's Infrastructure Reality

Heating plant = 1987 construction

Heating distribution system = 1957
(original) includes antiquated pneumatic controls

Window air conditioning units (65+)

Roofing system ~30 years old

Windows = broken/non-operating

Sprinklers needed in other buildings

Deficiencies in lighting, electric,
plumbing, security

Hazardous materials

Building insulation deficiencies

Minimal automation, controls

ADA needs - Elevator needed



School of Rock - Spring 2026



CIRCUMSTANCES & CHARACTERISTICS

FINANCIAL CONSTRAINTS

\$11.2MM

Operating Budget

\$200K

Annual CapEx (incl. IT upgrades)

\$6.4MM

Annual Financial Aid Offered

72%

of Students Receive Financial Aid

- *Reliance on fundraising to cover annual operating loss*
- *Non-profit grant challenges & restrictions*
- *Mandatory Debt Covenant & cash-flow requirements*

MARKET & MISSION

Competitive Boston Market

Metropolitan Boston is one of the most competitive independent school markets in the country: extreme high supply of seats vs. limited student demand.

Commitment to Student Aid

While many independent schools ignore lower and middle-income families, these families remain central to our core mission.

Representative Demographics

Dedicated to maintaining a diverse student body that truly represents Boston's demographics.

URGENT FACILITY NEEDS

To support our educational mission, several critical infrastructure and compliance upgrades must be addressed immediately:

- **ADA Compliance & Elevator**
- **Roof Replacement**
- **Window Replacements**
- **Heating & Cooling Plant**

IMPLEMENTATIONS - PLANNED/PER ZOT Plan

	Electric Savings	Natural Gas Savings	Emissions Savings in 2035	Total Cost	Possible incentive	Net Cost
	kWh	therms	kgCO2e			
Window & envelope ¹ (ECM-1)	14,000	7,510	41.2	\$500,000		\$350,000
Geothermal plant ¹ (ECM-2, ECM-3, DECARB-1)	-301,000	50,910	197.1	\$4,400,000	\$1,900,000	\$2,325,000
Roof replacement + Solar PV ²	208,288	0	20.4	\$2,600,000		\$2,600,000
Total	-82,712	50,220	258.6	\$7,500,000		\$5,275,000

1: The measure names in parentheses can be correlated with the measures in the ZOT report. The ZOT report is included as an attachment to this application.

2: Based on Solect's preliminary sizing for a solar array of 176.6 kW (see report included as attachment). The solar only installation cost was estimated at \$3/Watt. The all-in roof replacement cost was estimated at \$2MM by Tremco and Gale Associates in 2023 (CM's maintenance company).

COMPLIANCE MECHANISMS & FLEXIBILITY MEASURES

RENEWABLE ENERGY CERTIFICATES

2025-2029

\$9,800

2030-2034

\$57,000

ALTERNATIVE COMPLIANCE PAYMENTS

2025-2029

\$14,508

2030-2034

\$159,073

Compliance costs would interrupt the financial ability to operate the building and its primary uses.

SECTION 4

ELIGIBLE HARDSHIPS

A scenic background image of a park. In the foreground, there is a large field of white tulips. Behind the tulips is a grassy area where two people are walking along the edge of a lake. The lake is calm, and there are large, leafy trees on the opposite shore. The entire image has a blue tint.

ELIGIBLE HARDSHIPS

Compliance costs would interrupt the financial ability to operate a Building or its primary uses. And would move the school FURTHER away from being able to meaningfully invest to meet both BERDO and school goals.

The proposed relief would allow the school time to plan, engineer, fund raise and implement a holistic decarbonized and energy efficient solution to the aging boiler plant, its building envelope, and hopefully integrate renewables on campus.

SECTION 5

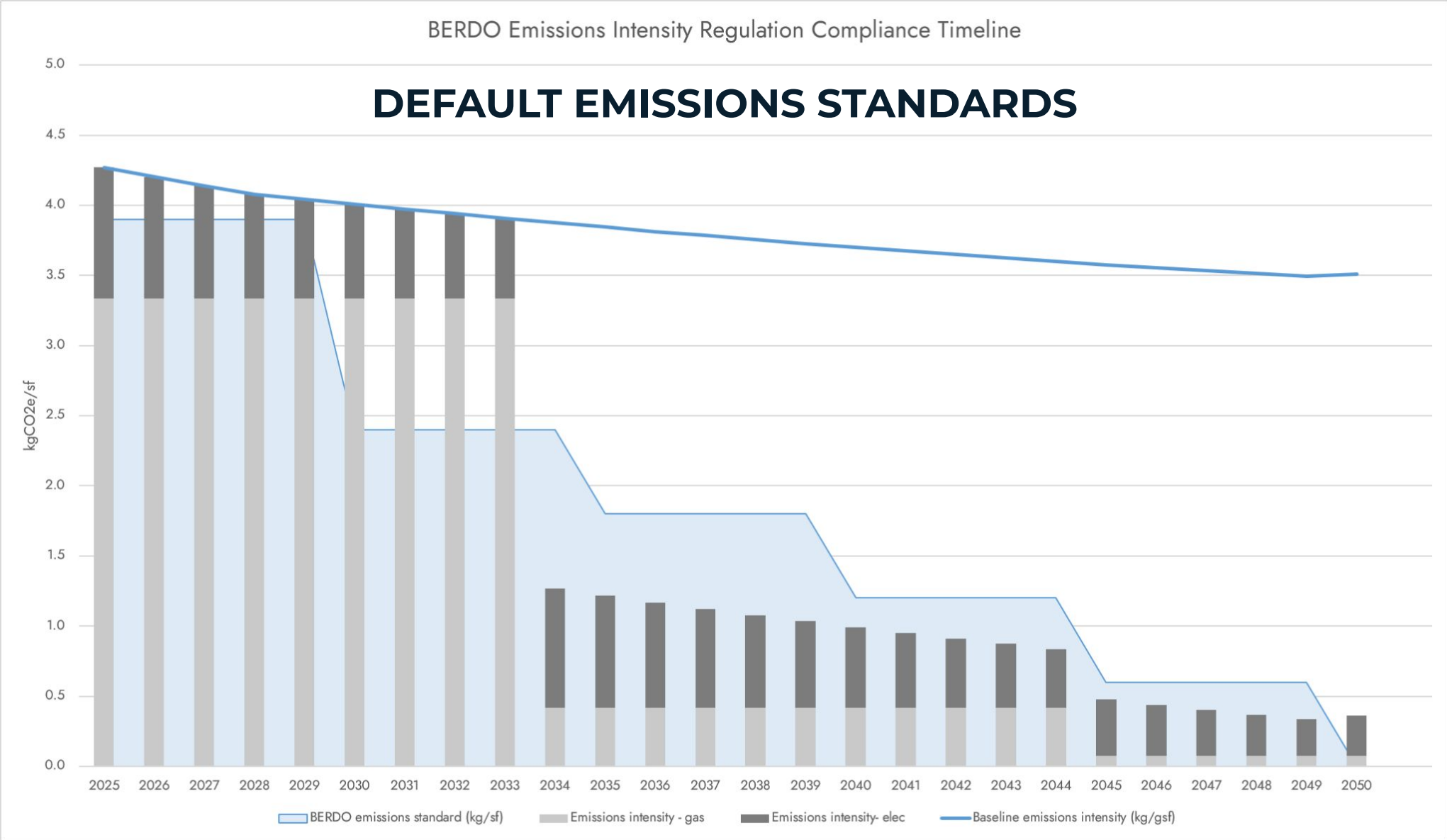
REQUESTED RELIEF

A scenic view of a park. In the foreground, a field of white tulips is in bloom. In the middle ground, a large, leafy tree stands on the left, and a body of water is visible. Two people are walking along a path on the right side of the water. The background shows more trees and a bridge in the distance.

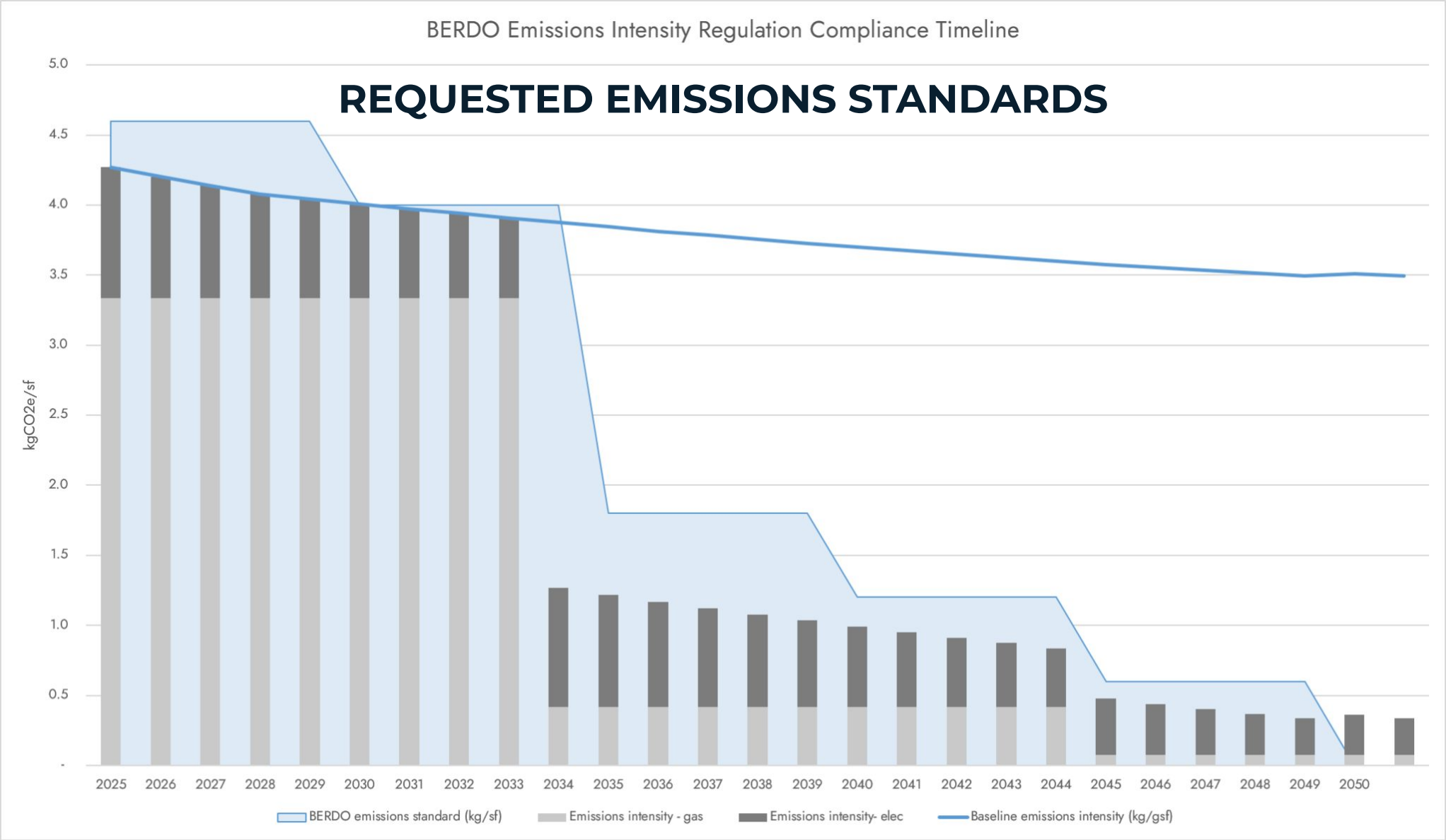
REQUESTED RELIEF

Requested Relief: Alternative Emissions Reduction Standards (kgCO ₂ e/sq. ft./year)						
	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050+
Default Emissions Standard	3.9	2.4	1.8	1.2	0.6	0
Requested Alternative Emissions Standard	4.6	4.0	Default	Default	Default	Default

REQUESTED RELIEF



REQUESTED RELIEF

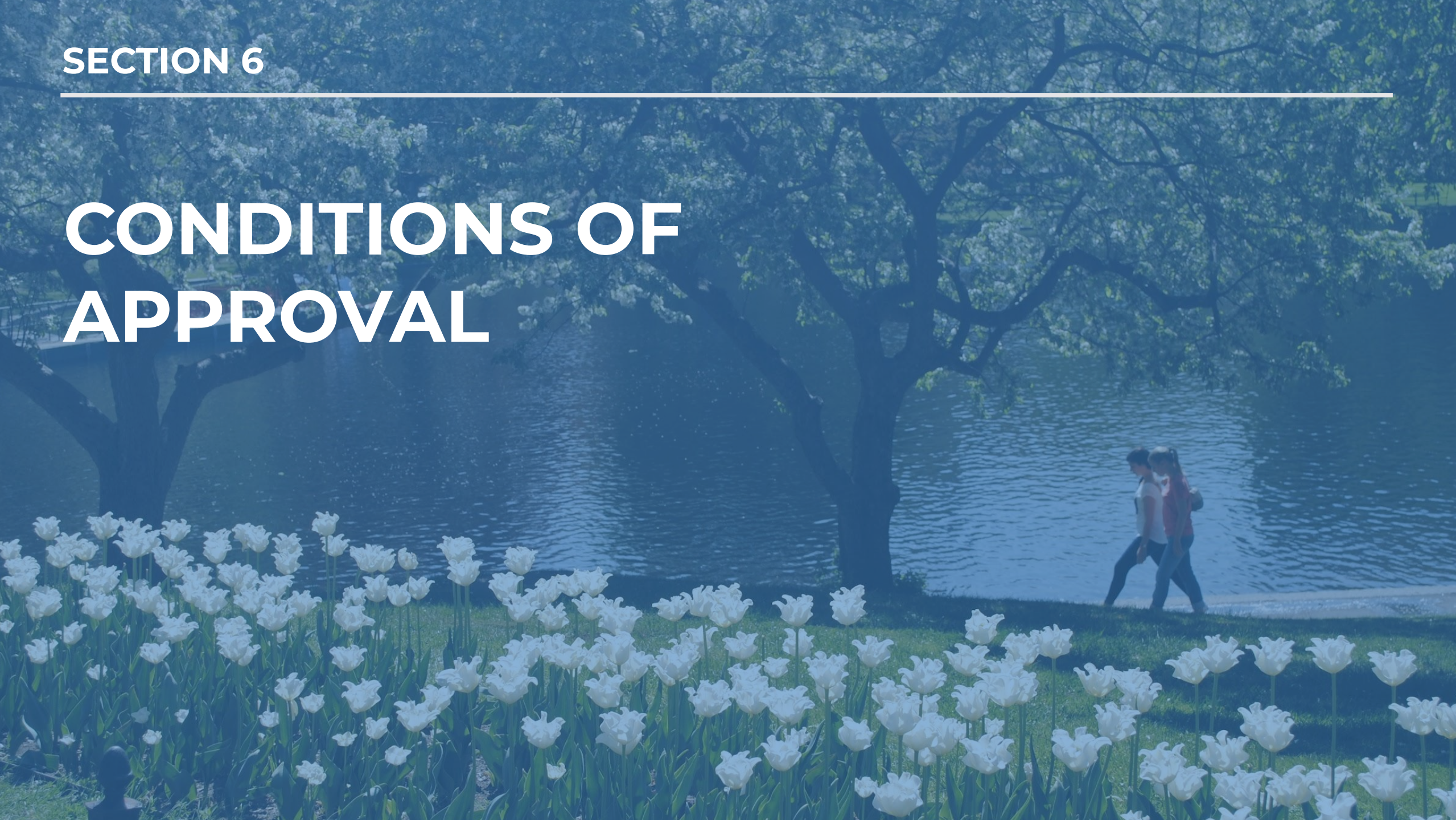


REQUESTED RELIEF

Years	Proposed Actions	Intended Outcome
2027-2028	Engineering and initial design	Provide confidence in feasibility of existing study and provide a budget for fundraising
2028 - 2031	Fundraising	Provides required capital to perform the construction of the system
2032 – 2034	Full engineering and construction of proposed project	Electrify the boiler plant in the school, improve the existing controls and equipment and install photovoltaic solar

SECTION 6

CONDITIONS OF APPROVAL



ENVIRONMENTAL JUSTICE COMMITMENTS



Catholic Memorial is a diverse community within the diverse community of Boston. Its focus on service has a long-standing goal of working with “the poor and marginalized”, standing up for and giving voice to others who do not have a voice and as such, the school would commit to the ideals of partnering with Minority and Women-Owned Business Enterprises for the necessary work.

STUDENT INVOLVEMENT



Integration of solution into curriculum:

- AP Environmental Science (~50 students in grades 11 and 12)
- AP Personal Finance and Literacy
- Theology - care for the environment, Laudato si - Pope Francis
- Biology and Physics: Energy types, transformation
- 8th grade unit on Climate Change and adaptation in Boston's neighborhoods
 - “Reimagining Boston 2040”

Reimagining Boston 2040

Each student begins their project by examining an interactive map of Boston, which illustrated how the size of the city had changed from the years 1830, 1845, 1865, and 1890. They select a Boston neighborhood and identify the areas created by landfill. After researching how rising sea levels might affect such landfill areas, the students then projected which areas might remain habitable in the future - while planning infrastructure and identifying critical community needs.

Once students identified areas safe for residential living, they creating 3D maps of a neighborhood in 2040 using common materials found inside their homes. Students account/plan for energy sources, food supplies, water resources, businesses, waste management, transportation, and numerous other resources when creating their 3D maps

INTEGRATION INTO CAMPUS MASTER PLAN AND STRATEGIC PLAN

Catholic Memorial is currently involved in its most extensive campus master planning effort under the school's new President, Adam Lewis (one year into his term). Integrated purposefully into a still developing strategic plan, the school's Board of Trustees is currently working within its committee structure to assess needs, address long-standing deferred maintenance issues, and consider program that will continue promote a best-in-class educational experience.

The following structures will insure progress:

- Four Annual Board Meetings
- Four Annual Committee meetings of the Facilities and Planning Committee
- Commitment/need to replace the critical infrastructure that is ALSO critical for meeting BERDO standards:
 - Building Heating and Cooling
 - Roof
 - Windows

Commitment to Advancement: Since July 2025, the school has committed significant resources, added new positions and is now operating its most dynamic Advancement Office in the school's history (four new positions added since January 1).

Summary

Brief Description of Benefit	Anticipated Beneficiaries	Anticipate Timeline	Why Benefit is Appropriate with Scale of Relief?
Commitment to not adopting any new gas appliances or equipment	All members of the Boston community	CM has already made this commitment. At the time of this application, CM has committed to not install new gas equipment.	This benefit aligns with the plan CM is proposing to achieve under this plan – zero emissions by 2050. This benefit commits CM on this path.
Commitment to implementing GreenerU's ZOT zero over time plan.	All members of the Boston community.	This application describes the timeline for this benefit. In summary, it is anticipated to be completed by 2035.	This benefit will ultimately help CM achieve zero emissions by 2050.
Equitable workforce development commitments for future capital improvement projects – priority will be given to MBWE or Boston resident workers given comparable costs	Minority owned businesses, women owned businesses and Boston Residents	This commitment is anticipated for the geo-thermal project proposed in this application. The anticipated timeline will be between 2030-2035.	This benefit will provide equitable benefits to the community of Boston.

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

Staff Comments

STAFF COMMENTS

This application was originally submitted on June 30, 2025. BERDO staff found the application incomplete and recommended revisions. A final resubmission was made on May 12, 2026, at which time the BERDO staff deemed it complete.

There is a demonstrated mismatch between immediate compliance timelines and institutional capital constraints, satisfying the criteria for eligible financial hardship. It is also important to highlight that Catholic Memorial has engaged proactively with city-administered Building Decarbonization Advisor Program (BDAP). Working alongside GreenerU, they established a Zero-Over-Time (ZOT) Plan, ensuring that the requested 10-year relief is paired with a professionally vetted engineering road map.

The requested alternative standards are reasonable given the heavy thermal load of the aging facility and the clear capital deficit. Because the applicant has leveraged City programs like BDAP to construct a legitimate, phased decarbonization strategy rather than simply requesting a delay, staff supports the alternative emissions standard with milestone-driven special conditions.

STAFF RECOMMENDATIONS

Staff recommend approving with standard conditions and recommended special conditions (next slide).

Staff Recommended Special Conditions

Reporting Updates, with the first update submitted by March 1, 2027

- Once a Year by March 1: Submit a brief written update regarding emissions reduction efforts, including:
 - Progress toward ZOT plan.
 - Fundraising efforts and funding or investments.
 - Implementation of equitable workforce development commitments.
 - Implementation of other emissions reduction commitments.
- March 1, 2029: Additionally, provide results from completed engineering and/or feasibility studies
- March 1, 2031: Additionally, provide any updates or changes that have occurred since original application. Areas to cover:
 - Circumstances and characteristics contributing to a hardship for an owner,
 - Relevant technology,
 - Applicable regulatory requirements, and
 - Other relevant factors.
- March 1, 2032: Additionally, provide updates on fundraising campaigns or efforts.
- March 1, 2035: Additionally, provide an update on the implementation of converting to an electric boiler, improving existing controls and equipment, and installing solar PV panels.

Acting on Stated Commitments

- For the duration of the Hardship Compliance Plan: demonstrate good faith efforts towards the implementation of stated commitments or pursue similar commitments:
 - Emissions reduction
 - Equitable procurement

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

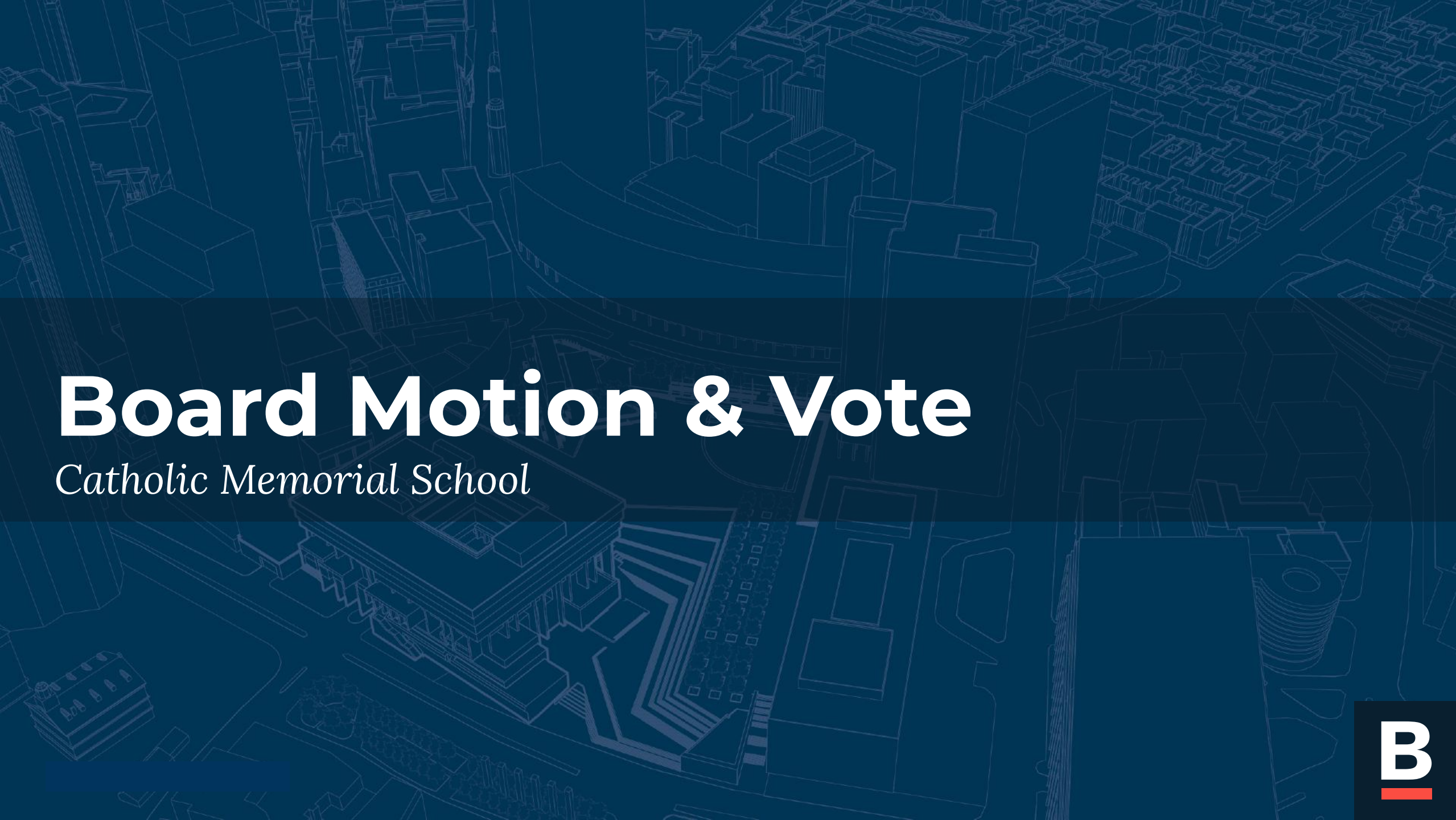
Board Members may discuss and ask questions



The background of the slide is a dark blue aerial view of a city, overlaid with a white line-art map of a city grid. The map shows various building footprints, streets, and a curved road or canal. The text is centered over this background.

Public Comment Period

Members of the public may provide comment



Board Motion & Vote

Catholic Memorial School



A nighttime photograph of a city street, likely in Berkeley, California. The scene is illuminated by warm streetlights and the cool blue tones of the night sky. In the background, a building with a prominent dome is visible. The foreground shows a busy sidewalk with pedestrians, some of whom are taking photos with their smartphones. The overall atmosphere is festive and urban.

Public Meeting

2026 BERDO Reporting and Verification Extensions Procedures

2026 Reporting Deadline

Reviewing this Year's Reporting Deadline Status



CURRENT STATUS OF THIS YEAR'S REPORTING DEADLINE

- On April 13, 2026 the BERDO Review Board extended the reporting and third-party verification deadline for all building owners **from May 15 to August 15, 2026.**
 - *Reminder: BERDO team shared that we may come back to propose the ability to grant additional extensions on a case-by-case basis*

TODAY'S PROPOSAL

- The Review Board authorizes the Environment Department to grant building owners a 60-day extension for extenuating circumstances, with the potential to grant an additional 30 days, provided they follow the proper filing procedure.



Regulations Language

*“For any given year, **the Review Board shall have the discretion** to set the alternative reporting date for Owners experiencing extenuating circumstances, provided that such date shall be no later than November 15 of said year.”*

Staff Proposal

Extension for Extenuating Circumstances



PROPOSED FILING PROCEDURE

Building owners may file an extension request within the BERDO reporting portal if they meet **at least one of the following circumstances:**

- ☐ **Utilities:** Despite receiving a timely request, one or more utility has been unable to provide necessary data. Assistance in obtaining data has been sought from the BERDO team and communications with the utility have been documented.
- ☐ **BERDO Team:** A building owner is waiting on information from the BERDO team that is necessary to complete reporting. The nature of this information has been documented.
- ☐ **Third-Party Verifier:** A building owner has to verify their 2025 data and despite a timely request, the verifier will not be able to complete the verification by the August 15 deadline. The verifier has documented an estimated date when the verification will be complete.
- ☐ **Other** (please explain)

Staff Proposal

Extension Request within Touchstone



STEPS TO FILE AN EXTENSION (AS A BUILDING OWNER)



1. Log into the BERDO reporting portal (Touchstone)
2. Select the extensions requests option within the “Actions” menu
3. When taken to the extension request page, select applicable circumstance(s) and attach supporting documentation.

STEPS TO REVIEW REQUEST (AS BERDO STAFF)



The BERDO team will review the request, confirm documentation or request additional documentation, and respond to the request in Touchstone. Response options include:

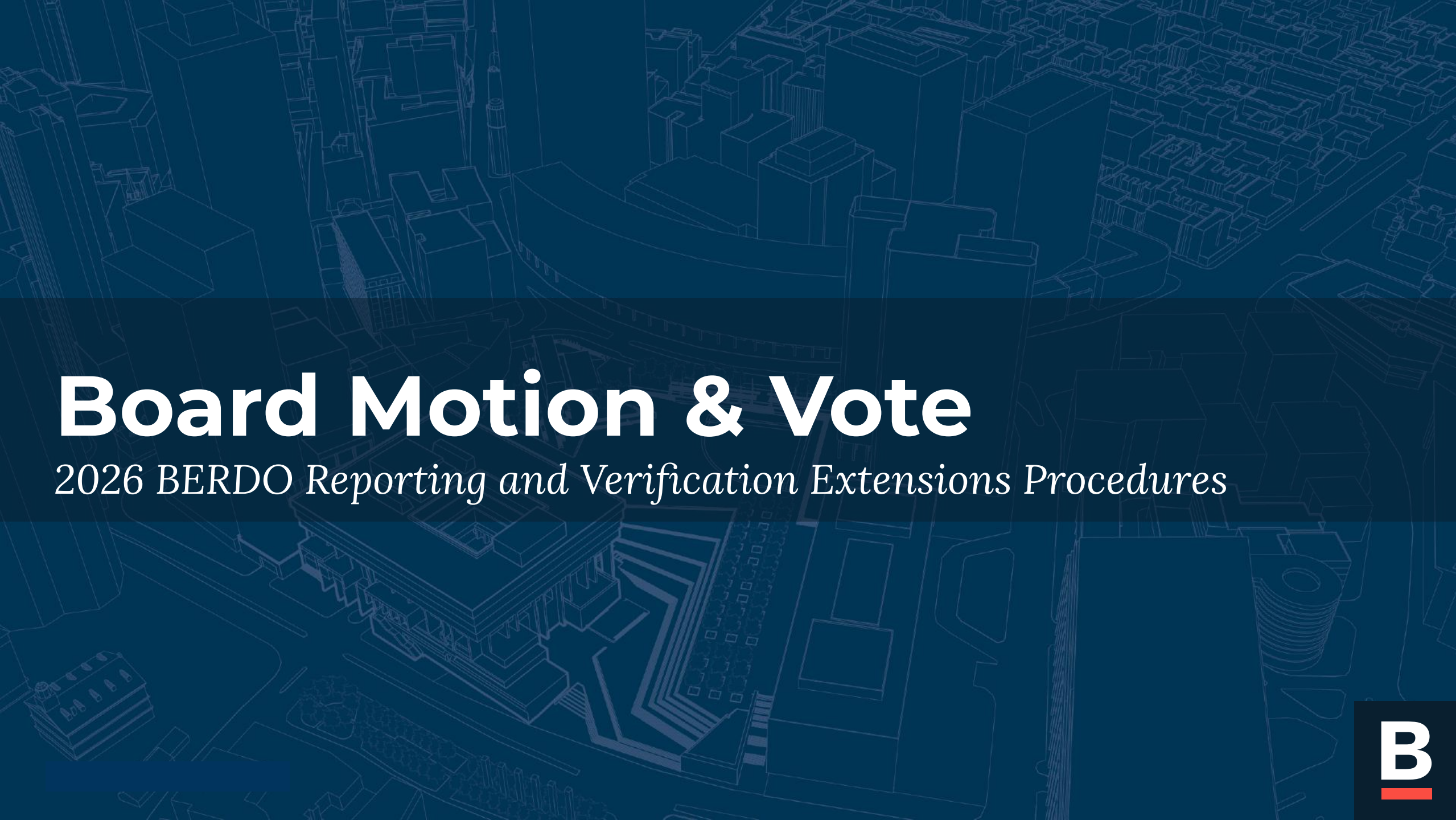
- *Approve the request;*
- *Seek additional information;*
- *Deny the request*

Vote on Proposal



The Environment Department ask that the Review Board make a motion and vote on the the following proposal:

- Authorize the Environment Department to grant building owners a 60-day extension, with the potential to grant an additional 30 days if warranted, for extenuating circumstances provided that the building owners follow the proper filing procedure as presented by staff today.



Board Motion & Vote

2026 BERDO Reporting and Verification Extensions Procedures



A night-time photograph of a city street, likely in a historic district, decorated with festive white lights strung along the trees and buildings. In the background, a church with a prominent dome is visible. The street is filled with people, and a street lamp with multiple globes is in the foreground. The overall atmosphere is festive and urban.

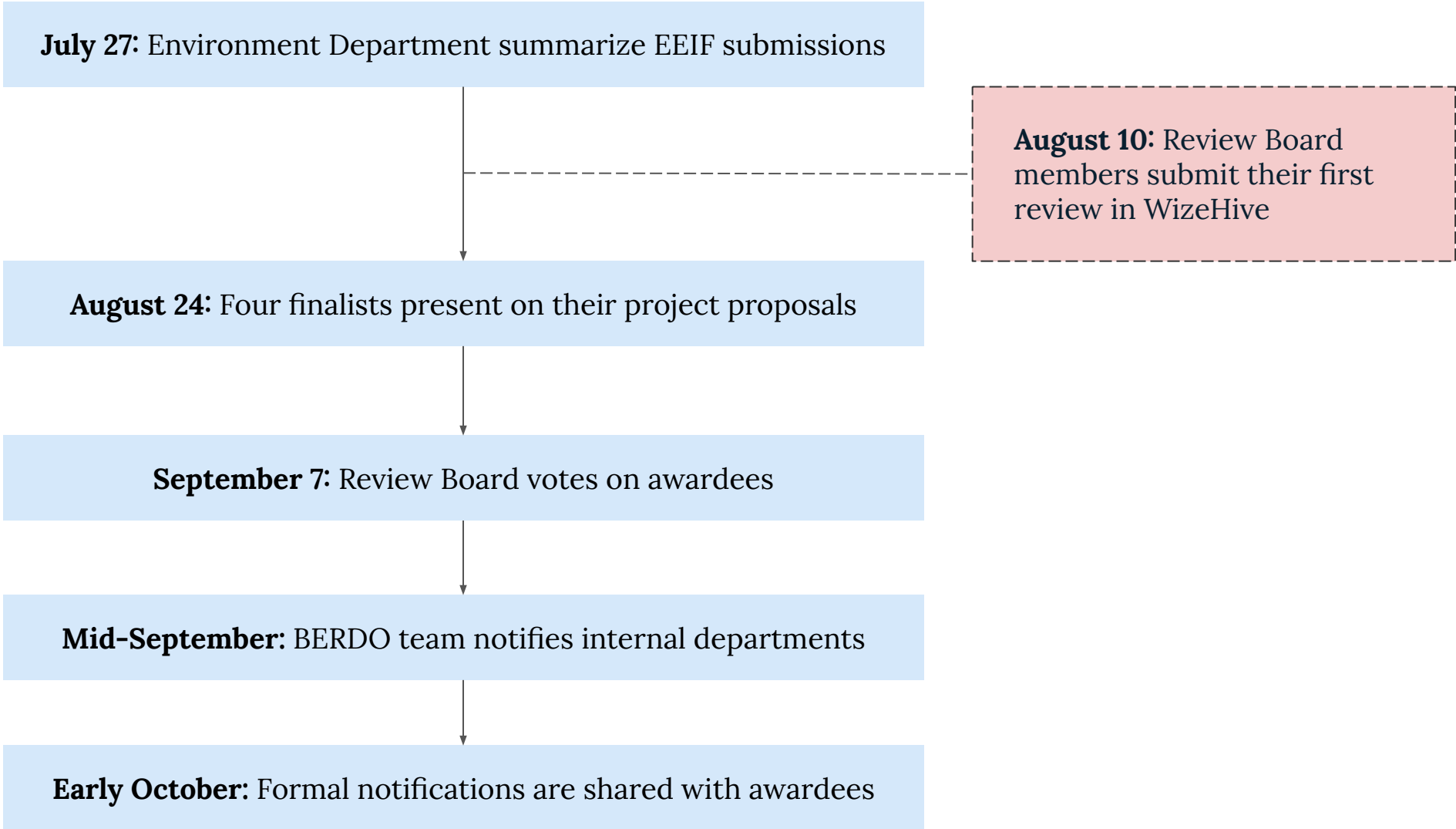
Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

Administrative Updates

Staff presents administrative updates

Draft Timeline



Streamlined HCP Quick Guide



STREAMLINED SHORT-TERM HCP QUICK GUIDE

- Streamlined Short-Term HCP provides breathing room for under-resourced and equity-priority building owners by providing short-term relief while they plan for long-term compliance.
- Quick guide outlines eligibility requirements, application process, relief provided, and conditions of approval.
- Can be found on boston.gov/berdo and boston.gov/berdo-review-board

STREAMLINED SHORT-TERM HARDSHIP COMPLIANCE PLANS (HCP)

Under-resourced building owners may be eligible for a new Streamlined Short-Term Hardship Compliance Plan (HCP) pathway.



OVERVIEW

Available this year only, Streamlined HCPs provide breathing room for under-resourced and equity-priority building owners by providing short-term relief while they plan for long-term, sustainable decarbonization. Key items to know:

- **Application Deadline:** September 1, 2026
- **How to Apply:** Submit the [streamlined application online](#)
- **Questions?** Contact BerdoReviewBoard@boston.gov or schedule an appointment via [our Calendly link](#)

WHAT RELIEF IS PROVIDED?

If approved by the BERDO Review Board, your building or Building Portfolio will be granted an alternative emissions standard for the years 2025, 2026, and 2027.

- **Alternative Emissions Standard:** Your alternative emissions standard will be the average of your building's emissions intensity from 2023, 2024, and 2025 (or your 2025 emissions intensity if historical data is missing).
- **Duration:** Relief lasts for 3 years, with a potential 1-year extension. Afterward, standards revert to default limits unless another flexibility measure is secured.

New Building Decarbonization Webinar Series

Wednesday, July 15 at 2:00pm

This webinar series will introduce the City of Boston's Building Decarbonization Guides

AGENDA

- BERDO 101
- Introduction to the City of Boston's Building Decarbonization Guides
- Understanding the Sample Building (Large Multifamily Housing: Post-2000 Construction with District Steam)
- Key Building Upgrades
- Key Considerations and Resources
- Q&A

[Register here](#)



[HOME](#) > [EVENTS](#) > [LARGE MULTIFAMILY HOUSING: POST-2000 CONSTRUCTION WITH DISTRICT STEAM](#)Last updated: 7/1/26

LARGE MULTIFAMILY HOUSING: POST-2000 CONSTRUCTION WITH DISTRICT STEAM

Join the City of Boston and Steven Winters Associates for our new Building Decarbonization Webinar Series

July 15, 2026

2:00PM - 3:00PM

VIRTUAL ZOOM.

Contact: ENVIRONMENT DEPARTMENT

[SEND AN EMAIL](#)

[617-635-3850](#)

Price: PRICE FREE

Neighborhood: NEIGHBORHOOD CITYWIDE

2026 Review Board Meeting Schedule

Second and fourth Mondays of each month starting at 4:30pm



Zoom: Meetings are virtual via Zoom: [register in advance here](#)

HEARING DATES	
January 12	July 13
January 26	July 27
February 9	August 10
February 23*	August 24
March 9	September 14
March 23*	September 28
April 13	October 13*
April 27	October 26
May 11*	November 9
May 26*	November 23
June 8*	December 14
June 22	

**On a Tuesday due to a Holiday. *Meeting was cancelled or forgone.*



Board Questions

Administrative Updates

ADJOURN

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

