

BERDO REVIEW BOARD MEETING

May 12, 2025



BERDO REVIEW BOARD



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Board Chair



Rashida Boyd
Board Member



Gabriela Coletta Zapata
City Councilor



Stephen Ellis
Board Member



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Board Member



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Board Member



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Board Member



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Board Member



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*BERDO Review
Board Manager*



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Diezmartinez**

*Policy and Equity
Advisor*



**Zengel
"Ziggy" Chin**

*BERDO Review Board
Assistant*



**Aidan
Callan**

*BERDO Program
Manager*

Agenda

Today's Meeting



Public Hearing

- 1.** *Building Portfolio Hearing*

Public Meeting

- 2.** *Vote on Flexibility Measure Applications*
- 3.** *Discussion and Vote on Procedures for 2025 BERDO Reporting and Verification Extensions*
- 4.** *Approval of Meeting Minutes*
- 5.** *Administrative Updates*
- 6.** *Adjournment*

The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The map is centered on a city block, with a prominent street running vertically through the middle. The overall aesthetic is modern and architectural.

Pine Street Inn

Building Portfolio



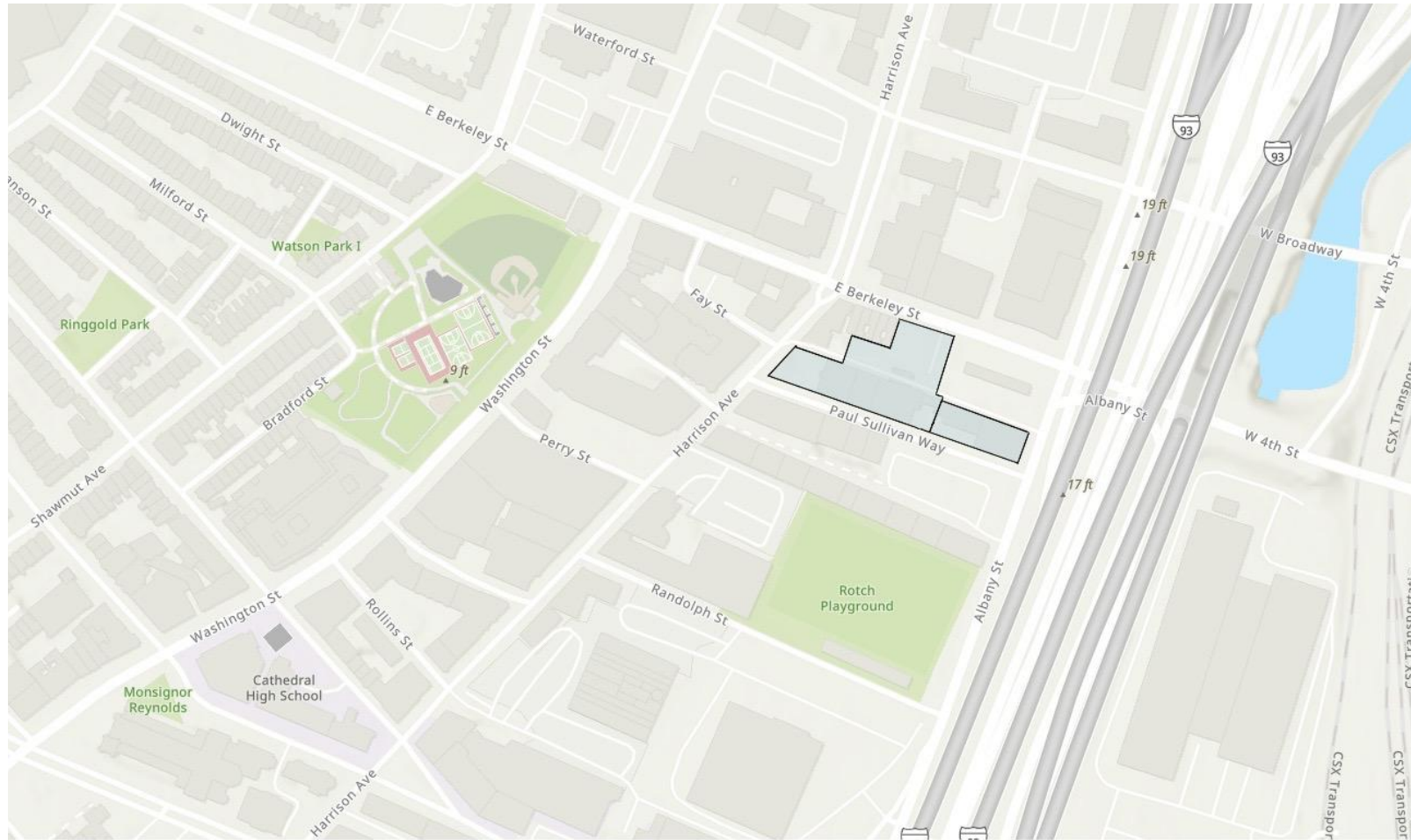
Pine Street Inn BERDO Portfolio Application

Pine Street Inn (PSI) Overview

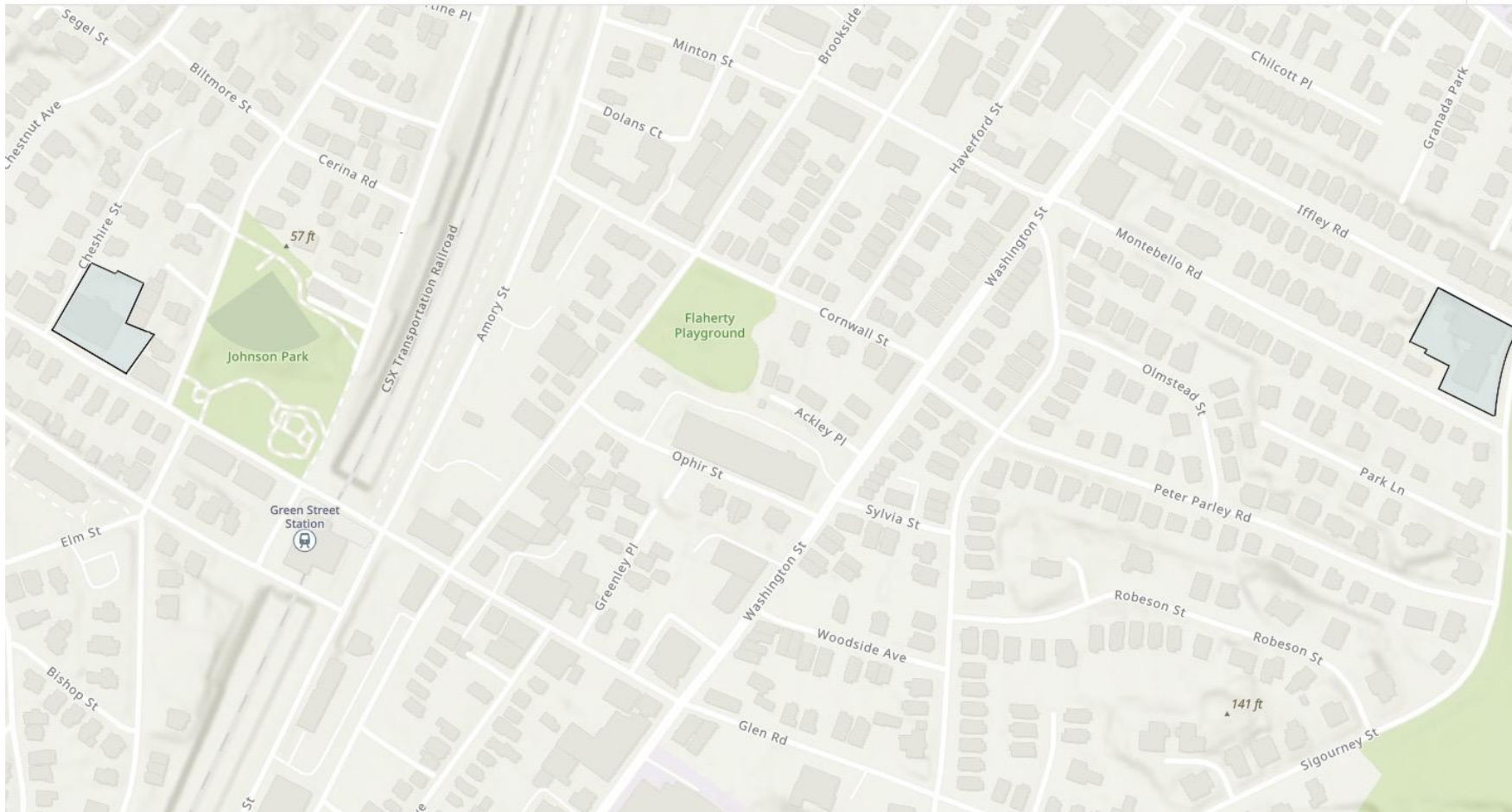
“Founded in 1969, Pine Street Inn provides a comprehensive range of services to over 2,100 individuals each day. We are the largest homeless services provider in New England”

Services include: emergency shelter, long term permanent shelter, food services, workforce development, recovery services

Buildings in the South End



Buildings in Jamaica Plain



Proposed Portfolio

- Building Uses (181,499 SQFT)
 - Healthcare: 10,000 SQFT
 - Lodging: 114,279 SQFT
 - Multifamily Housing: 49,720 SQFT
 - Office: 7,500 SQFT

	2025 - 2029	2030 - 2034	2035 - 2039	2040 - 2044	2045 - 2049	2050
Blended Emissions Standards	5.8	3.7	2.7	1.8	0.9	0

Pathway 3

Does not meet all of eligibility criteria: “All Buildings in the proposed Building Portfolio are in compliance with the Ordinance and Regulations”

444 Harrison Ave (60 Paul Sullivan Way)

- PSI gained ownership of the building sometime in 2023, previously were leasing the building
- Has not been previously reported for
- Challenges with obtaining historical data from utilities
 - Have gotten permission from the BERDO Reporting Team to start reporting with 2022 data

Decarbonization Highlights

- Energy Efficiency measures: weatherstripping, automatic light switches, building management system
- Electrification: Replaced oil and gas fired heating with electric alternatives
- Renewable Energy: Solar at 4 buildings, one at 444 Harrison
- PSI is working with PowerOptions to develop a decarbonization roadmap for 13 of its buildings

Impact on Residents

- Plans will be shared to residents during house and shelter meetings
- Relocation: If needed, residents will be relocated to other PSI accommodations during building retrofits or upgrades

Anticipated Outcomes

PSI is expected to be out of compliance with BERDO's Emissions Standards in 2025

- Without the Portfolio, two of PSI's buildings are expected to be out of compliance in 2025

Based on 2023 Energy Data the Portfolio Standard can save PSI around \$43,000 in Alternative Compliance Payments (ACPs) just next year

However, PSI is still expected to owe around \$32,000 in ACPs next year

- Short term Hardship Compliance Plan
- Building Decarbonization Program





THANK YOU

The background of the slide is a dark blue wireframe illustration of a cityscape, showing various building outlines and street patterns from an aerial perspective.

Staff Comments

Environment Department shares staff comments

The background of the slide is a dark blue wireframe illustration of a city skyline, viewed from an elevated perspective. The buildings are represented by white and light blue lines, creating a complex geometric pattern. A semi-transparent dark blue horizontal band runs across the middle of the image, serving as a backdrop for the text.

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

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Board Motion & Vote

Pine Street Inn



Public Meeting

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BXP Inc.

Building Portfolio Application



Building Portfolio Application

BXP Inc.



Background Information

- Submitted through Pathway 1.
- 9 buildings in the neighborhoods of Wharf District, Roxbury, Back Bay, and West End.
- 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.



Building Portfolio List

BXP Inc.

#	BERDO ID	Address
1	101346	280 Congress Street Boston, MA 02110
2	101331	111 Huntington Ave Boston, MA 02119
3	101332	888 Boylston St Boston, MA 02119
4	101337	800 Boylston St Boston, MA 02119
5	101342	800 Boylston St Boston, MA 02119
6	101334	100 Federal Street Boston, MA 02110
7	101336	200 Clarendon Street Boston, MA 02116
8	105131	120 Causeway Street Boston, MA 02114 (80 Causeway St)
9	107955	100 Causeway Street Boston, MA 02114 (100 Legends Way)

BXP Inc. Proposed Portfolio



Owner: BXP Inc

Building Use Types: Office, Assembly, Food Sales & Services, Retail, Storage, and Technology/Science

Number of buildings: 9 buildings

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: Office	5.3	3.2	2.4	1.6	0.8	0
Portfolio Blended Emissions Standards	5.4	3.2	2.4	1.6	0.8	0

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Board Q&A

BXP Inc.



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Board Motion & Vote

BXP Inc.





Procedure for BERDO Reporting & Verification Extensions

Discussion and Vote

Procedure for requesting alternative reporting dates

Required in the [Ordinance](#) and [Regulations](#)

Ordinance Language

“The Review Board shall develop a **procedure for establishing alternative reporting dates** for Building Owners who supply timely notification of **extenuating circumstances**.”

Regulations Language

“A request must **explain the extenuating circumstances** that make an Owner unable to complete the report or third-party data verification by the deadline and must be submitted prior to the applicable deadline. Such requests must comply with any procedures created by the Review Board...The Review Board may grant a request for an alternative reporting date and/or third-party verification deadline for a period not to exceed six months.”

Background

Reporting Deadline and Context



Reporting deadline this year is May 15

- This is for 2024 energy and water data.

Context

- Significant updates have been made to the reporting platform, including to the reporting form itself.
- The Review Board voted to allow the Environment Department to grant two, three-month extensions in 2024.
- The BERDO team does not anticipate blanket extensions going forward.
- The Review Board has authority to develop a procedure for establishing alternative reporting dates for Building Owners who supply timely notification of extenuating circumstances.

Proposed Procedure

Proposal:

The Review Board delegates authority to approve three-month extension requests to the Environment Department for building owners with **extenuating circumstances** who file **starting this week**.

Proposed Filing Procedure:

Building owners who cannot meet the May 15, 2025 deadline can file for **up to two**, three-month extensions for the following circumstances:

- 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.
- A building owner has to verify their 2024 data and despite a timely request, the verifier will not be able to complete the verification by the May 15 deadline. The verifier has documented an estimated date when the verification will be complete.
- 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.
- Other (please explain)

Proposed Process

Extension Request in Touchstone

To file an extension request, a building owner would:

- 1.** Log into the BERDO reporting platform (Touchstone).
- 2.** Select extensions requests option within the “Actions” menu.
- 3.** When taken to the extension request page, select the circumstance(s) they are facing and attach any supporting documentation.

On the administrative side:

The BERDO team will review the request, confirm documentation or request additional documentation, and then respond to the request in Touchstone to:

- *Approve the request; or*
- *Deny the request*

Proposed Next Steps

Vote on Proposal

Staff request the Board to:

- Open a vote on the following proposal: The Review Board delegates authority to the Environment Department this year to approve three-month extension requests for building owners facing extenuating circumstances, contingent upon adherence to the outlined filing process.

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Board Motion & Vote

Board Members may make a motion and vote

Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

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Administrative Updates

Staff presents administrative updates



In-Person BERDO Neighborhood Workshops

NEIGHBORHOOD	LOCATION	DATE
Allston, Brighton	BPL Faneuil Branch	Dec 10, 2024
Chinatown, Downtown, North End	Civic Pavilion	Mar 26, 2025
South Boston, Seaport	BPL South Boston Branch	Mar 27, 2025
Roxbury, Dorchester, South End	Bruce C. Bolling Building	Apr 16, 2025
Fenway, Back Bay	Huntington Avenue YMCA	Apr 30, 2025



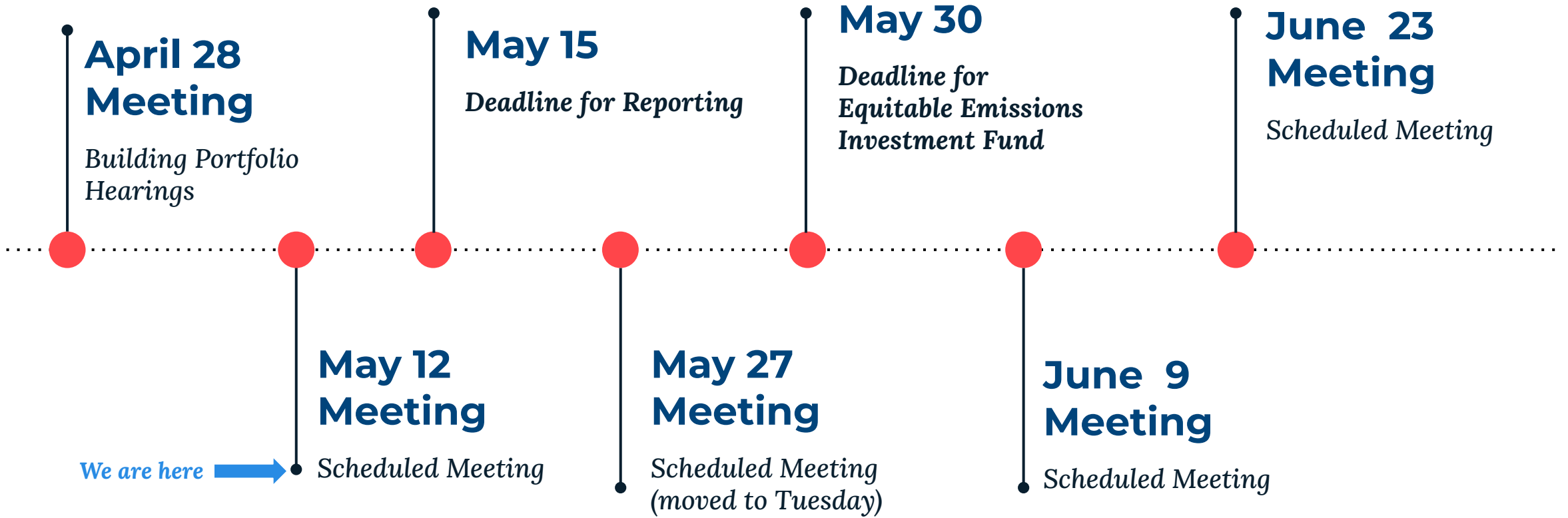
- Workshops offered tailored building consultations across different stages of BERDO compliance, from BERDO 101 and reporting to emissions compliance and flexibility measures.
- We targeted neighborhoods with a higher density of BERDO buildings and residential condominium associations.
- We conducted ~55 building consultations with building owners and property managers across Boston. Consultations last from 20 min to 2 h.

2025 BERDO Regulations Update

To stay informed on our progress, visit boston.gov/berdo and sign up for the BERDO Newsletter.

- In June 2025, the City of Boston Environment Department will begin a public process to update BERDO Regulations related to **flexibility measure applications, third-party verification, and other BERDO procedures**.
- To prepare for this process, we have launched [a survey](#) to help us understand the issues building owners and other stakeholders have been facing when applying for flexibility measures and fulfilling other obligations under BERDO.
 - *Feedback will inform the draft regulations language that the Environment Department will tentatively present to their Air Pollution Control Commission in June 2025.*
- **Changes to the Ordinance and substantial changes to the Regulations are not being considered.**

Review Board Upcoming Timeline



Adjourn

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

