

# Academy of Architecture for Health On-line Professional Development

## Carbon/Energy Roadmaps for Healthcare Organizations Design Award Case Study Series

August 21, 2018

2:00 pm – 3:00 pm ET

1:00 pm – 2:00 pm CT

12:00 am – 1:00 pm MT

11:00 am – 12:00 pm PT

### **Presenters**

**Arash Guity, PE, CEM, LEED AP, BD+C**  
Mazzetti / lightstep

**Breeze Glazer, LEED AP, BD+C**  
lightstep

### **Moderator**

**Stacy Robben, FSMPS, LEED AP, BD+C**  
The Boldt Company

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# Design Award Case Study Series

The Academy's multi-channel on-line approach provides emerging professionals, journeymen, and master professionals with convenient and economical opportunities to develop their chosen area of interest.

Case Study Series sessions are tailored to provide healthcare design professionals with examination of the why and how of award-winning designs.

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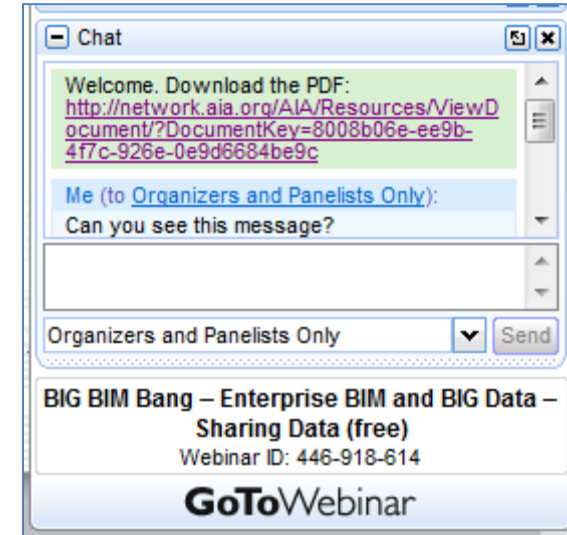
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Enjoy!

# Carbon/Energy Roadmaps for Healthcare Organizations

## Presenters



**Breeze Glazer**

MArch, LEED AP, BD+C

Lightstep

Breeze@lightstep.design



**Arash Guity**

PE, CEM, LEED AP, BD+C

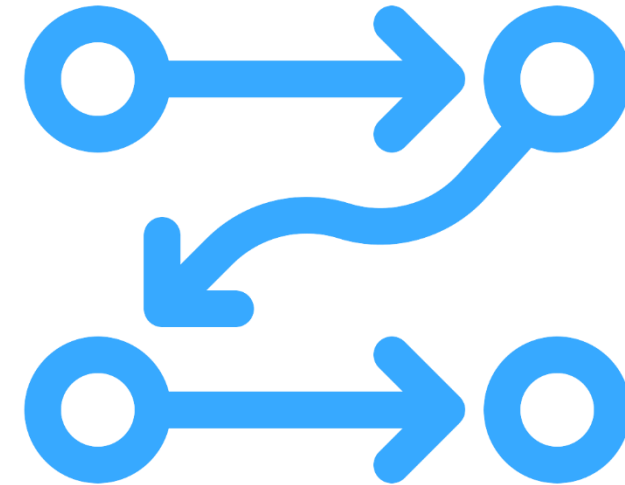
Mazzetti / lightstep

Arash@lightstep.design

# Why would an organization want to develop a carbon/energy roadmap?

## WHY DEVELOP AN ENERGY CARBON ROADMAP?

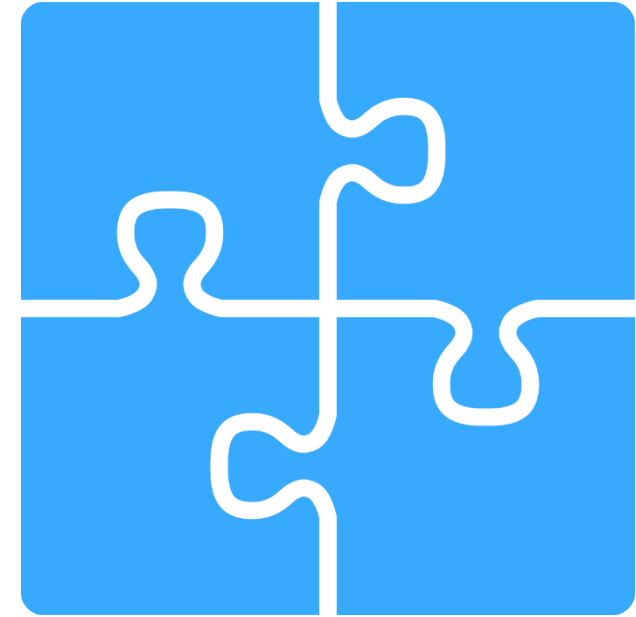
- Meet sustainability goals
- Develop strategies
- Developed a tailored approach
- Communicate with stakeholders



# What should be included in an energy/carbon roadmap?

## IDEAL ENERGY/CARBON ROADMAP COMPONENTS

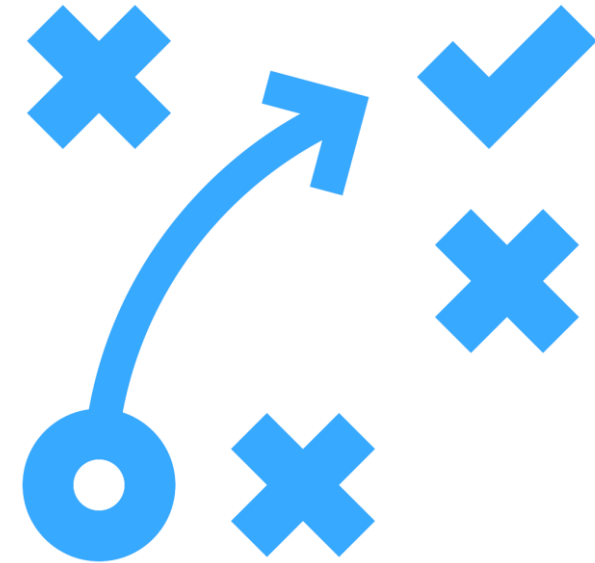
- Assessment of current state
- Evaluate improvement opportunities
- Flexibility
- Incorporation into master plan
- Involvement and input from stakeholders



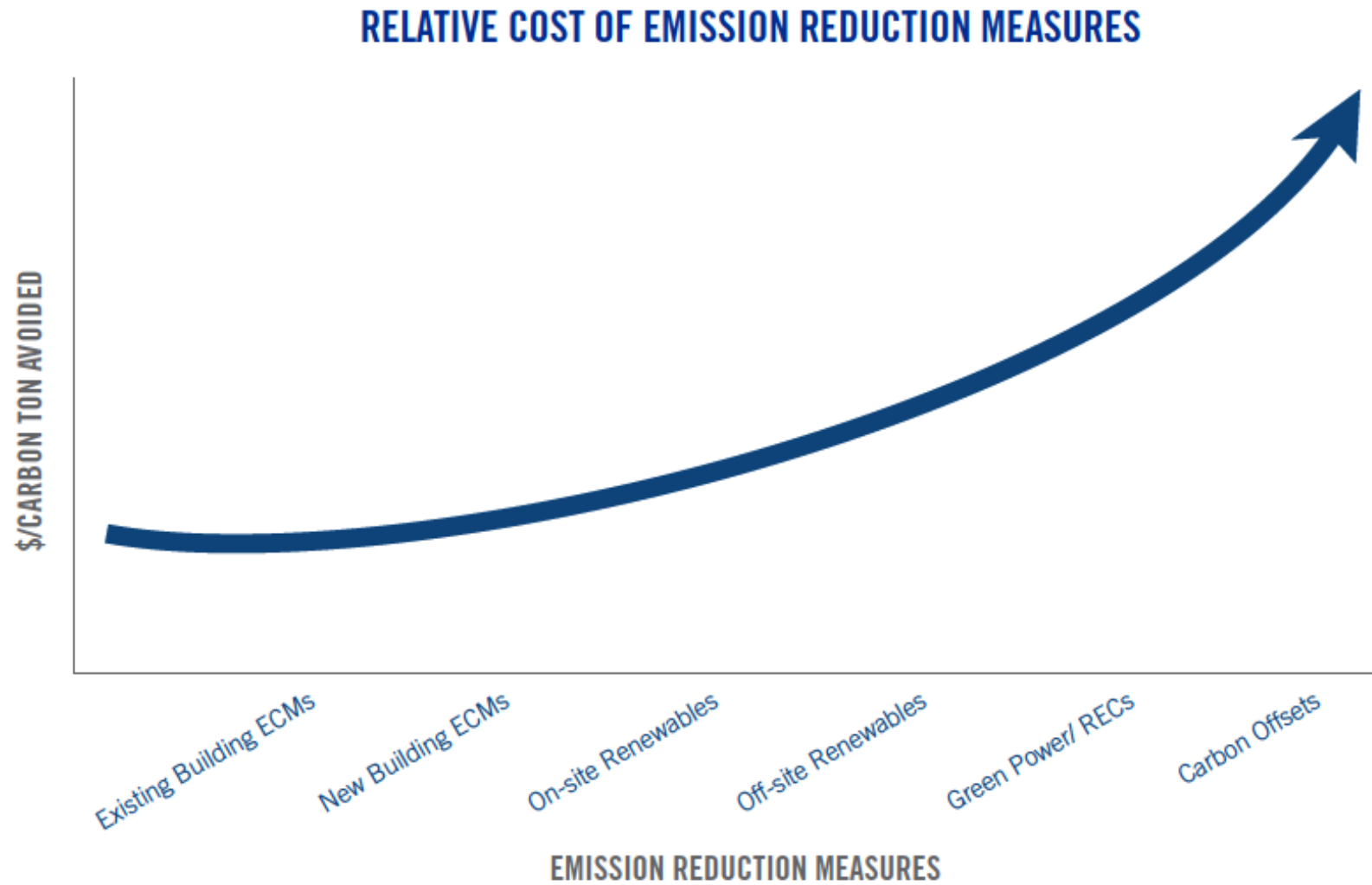
# What are the primary potential strategies to consider?

## POTENTIAL STRATEGIES TO CONSIDER

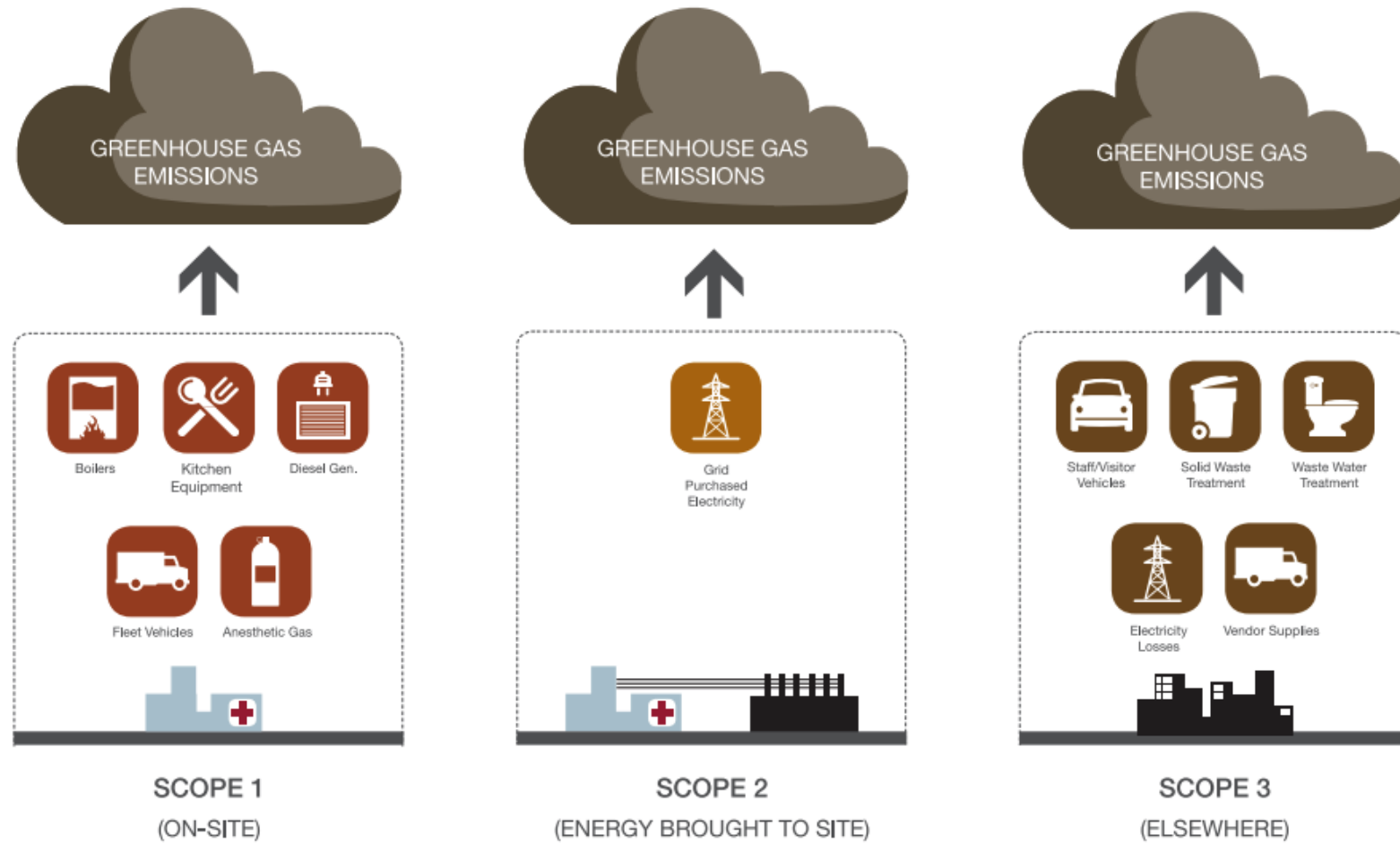
- New building energy targets
- Existing building energy targets
- Renewable energy options
  - On-site
  - Off-site
- Environmental credits/offsets
  - RECs
  - Carbon offsets



# COST EFFECTIVENESS OF STRATEGIES




# COST EFFECTIVENESS OF STRATEGIES





CO<sub>2</sub>

car·bon·neu·tral

/ˌkərbənˈnoʊtrəl/ 

*adjective*

making no net release of carbon dioxide to the atmosphere, especially through offsetting emissions by planting trees.

## WHO IS GOING CARBON NEUTRAL?



**Bloomberg**

**PHILIPS**

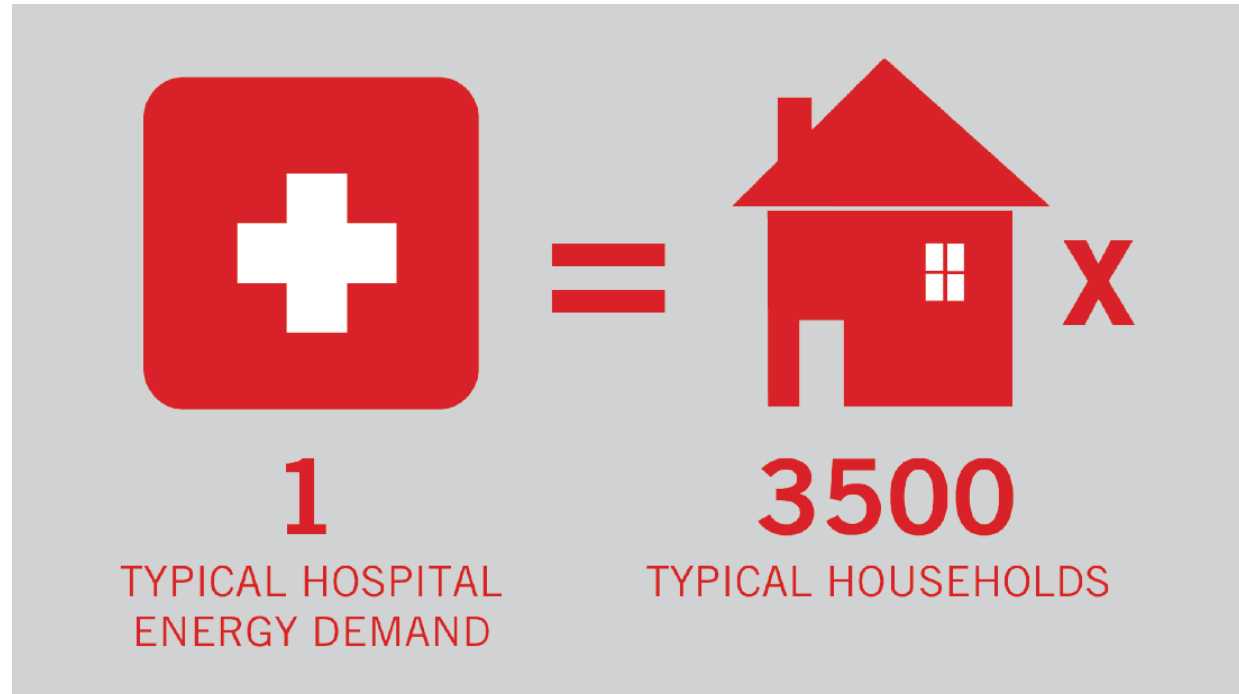


**AB InBev**



## HEALTHCARE'S IMPACT

**“Healthcare in America, including activities such as hospital care, scientific research, and the production and distribution of pharmaceutical drugs, was found to produce 8% of the country’s total carbon dioxide output”**



# Case Study: UC Davis Health

In November 2013, University of California President Janet Napolitano announced the Carbon Neutrality Initiative, which commits UC to emitting net zero greenhouse gases from its buildings and vehicle fleet by 2025.



- The largest health campus in the UC system
- Major contributor of GHG
- Undergoing new master plan through 2030

**UCDAVIS**  
**HEALTH**



# CAMPUS CARBON EMISSION EQUIVALENCIES

Per Year

CO2 EMISSIONS FROM

**65,645,514**



Pounds of coal  
burned

OR

CARBON SEQUESTERED BY

**70,671**



acres of U.S.  
forests in one  
year

## GOALS AND ASSESSMENT

- UC Carbon Neutrality Initiative
- Current programs and Initiatives
- Current campus facilities characteristics
- Cogen plant considerations



Started with workshop with UC Davis Health staff

Facilities has strong expertise but had challenges making the case for energy project investments.

Realized the primary need wasn't our expertise in where to reduce energy but visualization and scenario planning for deployment of capital. Show impacts of options.

Roadmap had to be dynamic, user friendly and transparent

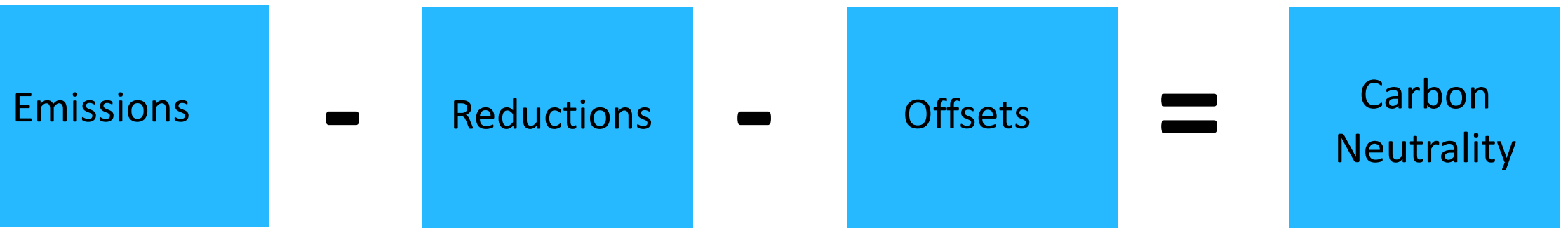
Respond to changing variables over time



# REPORT BASED CARBON ROADMAP



static



Emissions

—

Reductions

—

Offsets

=

Carbon  
Neutrality

existing buildings  
new buildings  
future Buildings

energy retrofits  
modeled savings

electricity  
natural Gas

Emissions

—

Reductions

—

Offsets

=

Carbon  
Neutrality

hospital  
admin / MOB  
ambulatory  
research

lighting  
HVAC  
Controls  
Envelope ++

on-site renewable  
off-site renewable  
green power  
grid

Emissions

—

Reductions

—

Offsets

=

Carbon  
Neutrality

hospital  
admin / MOB  
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research

lighting  
HVAC  
Controls  
Envelope ++

on-site renewable  
off-site renewable  
green power  
grid

COST

TIME

COST

TIME

COST

TIME

COST



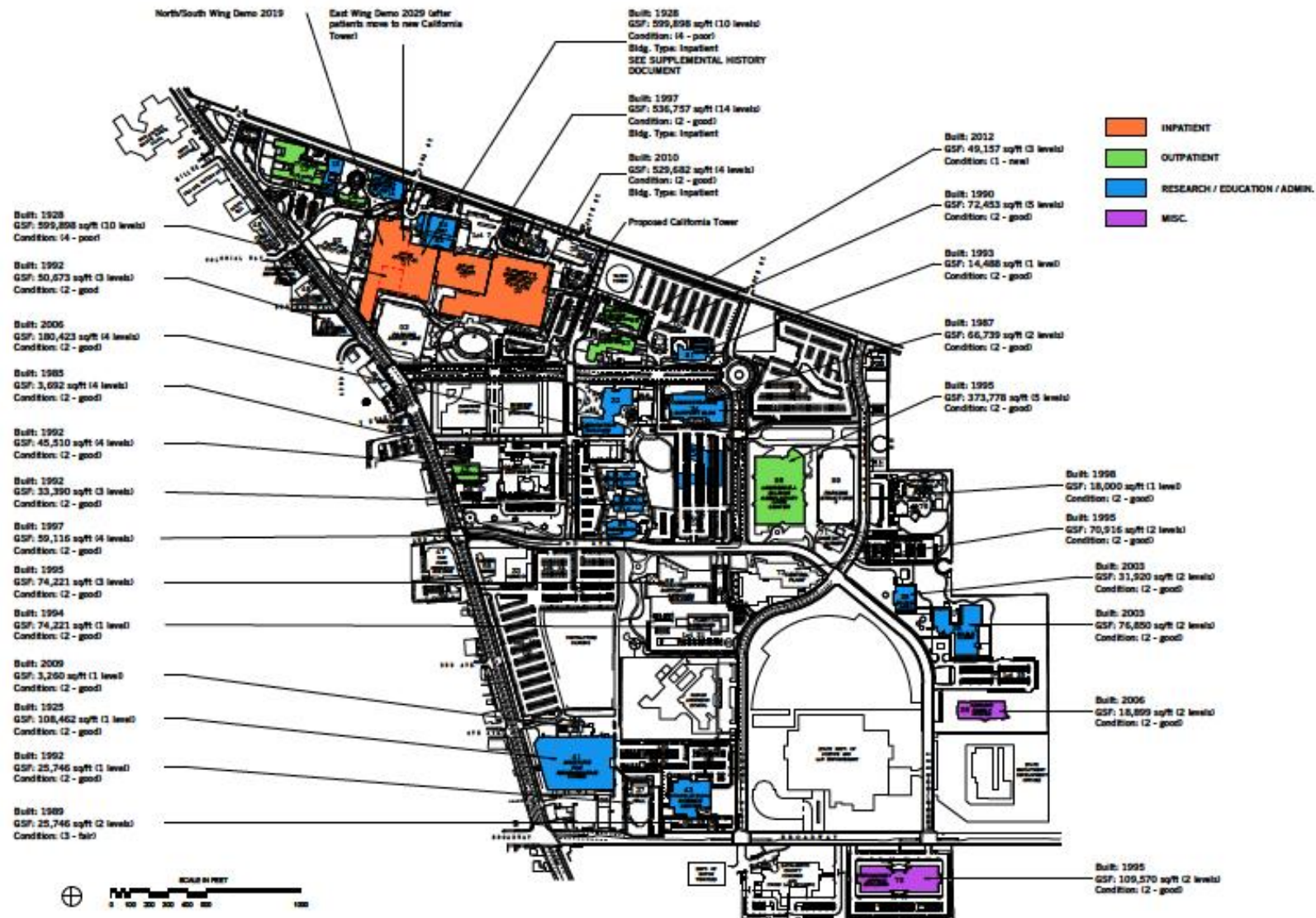
- **Gamification** is the process of taking something that already exists – a website, an enterprise application, an online community – and integrating game mechanics into it to motivate participation, engagement, and loyalty.

## DASHBOARD BASED CARBON ROADMAP



dynamic

# Methodology and Approach



## EVALUATE CURRENT CONDITIONS

Campus Initiatives

Building Stock

Existing buildings

Master Plan

New buildings

Renewable Energy Initiatives

Cogen plant



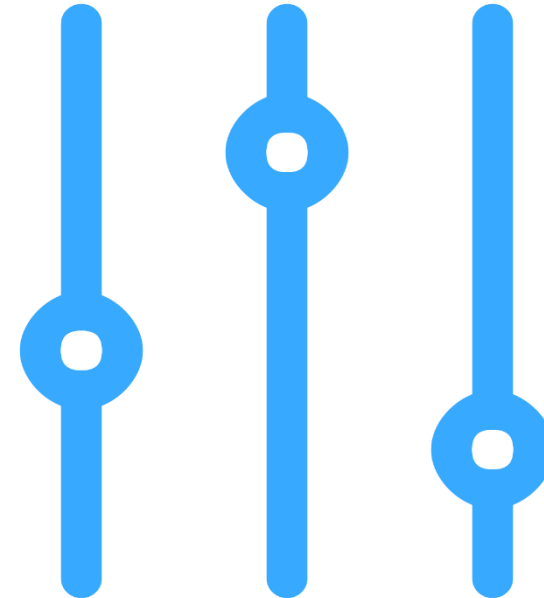
# EVALUATE POTENTIAL OPPORTUNITIES AND INCORPORATE INTO MASTER PLAN

## Building Strategies

- New buildings
- Existing buildings

## Renewables

- On-site
- Off-site
- REC's
- Carbon offsets



# Dynamic Dashboard

# SUSTAINABILITY TOOL

Energy Consumption (mWh/year)  
232,659

Renewable Energy Generation (mWh/year)  
0

Net Carbon Emissions (MT CO2 / year)  
59,997



### Renewable Energy Summary

Renewable Electricity (kWh)

On-Site Renewable Energy Production (0)

0

Retrofit Year: 2017

Off-Site Renewable Energy Production (0)

0

Retrofit Year: 2022

Renewable Energy Credits (RECs) Purchases (0)

0

Retrofit Year: 2017

Renewable Natural Gas (Therms)

Energy Consumption - Natural Gas (0)

0

Retrofit Year: 2017

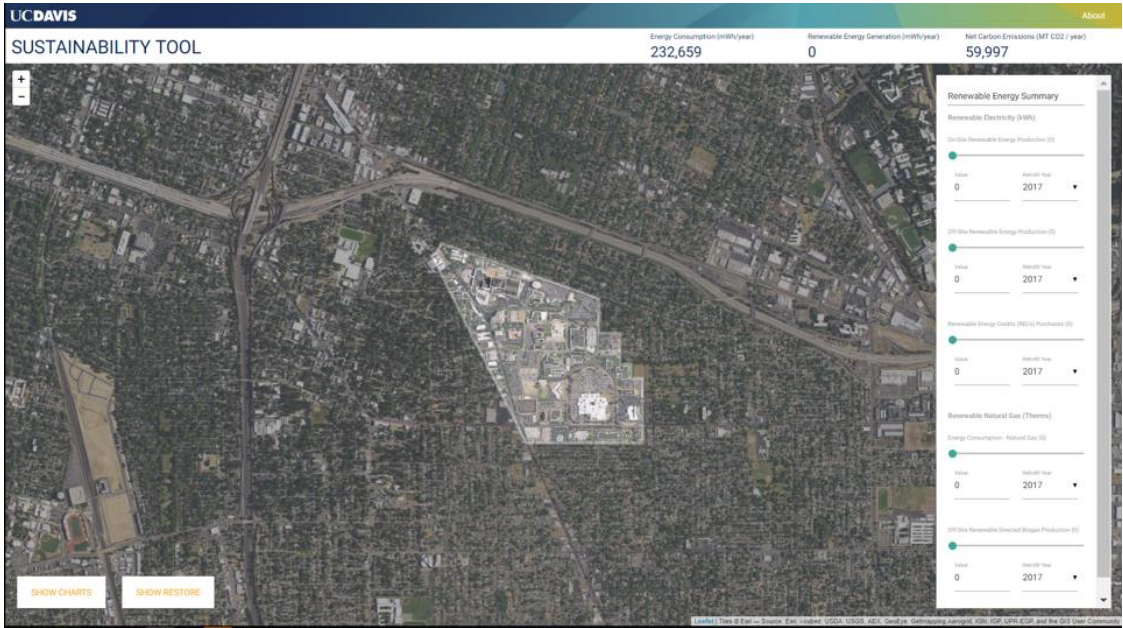
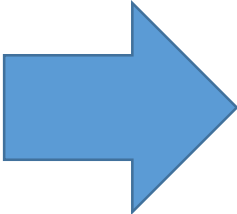
Off-Site Renewable Directed Biogas Production (0)

0

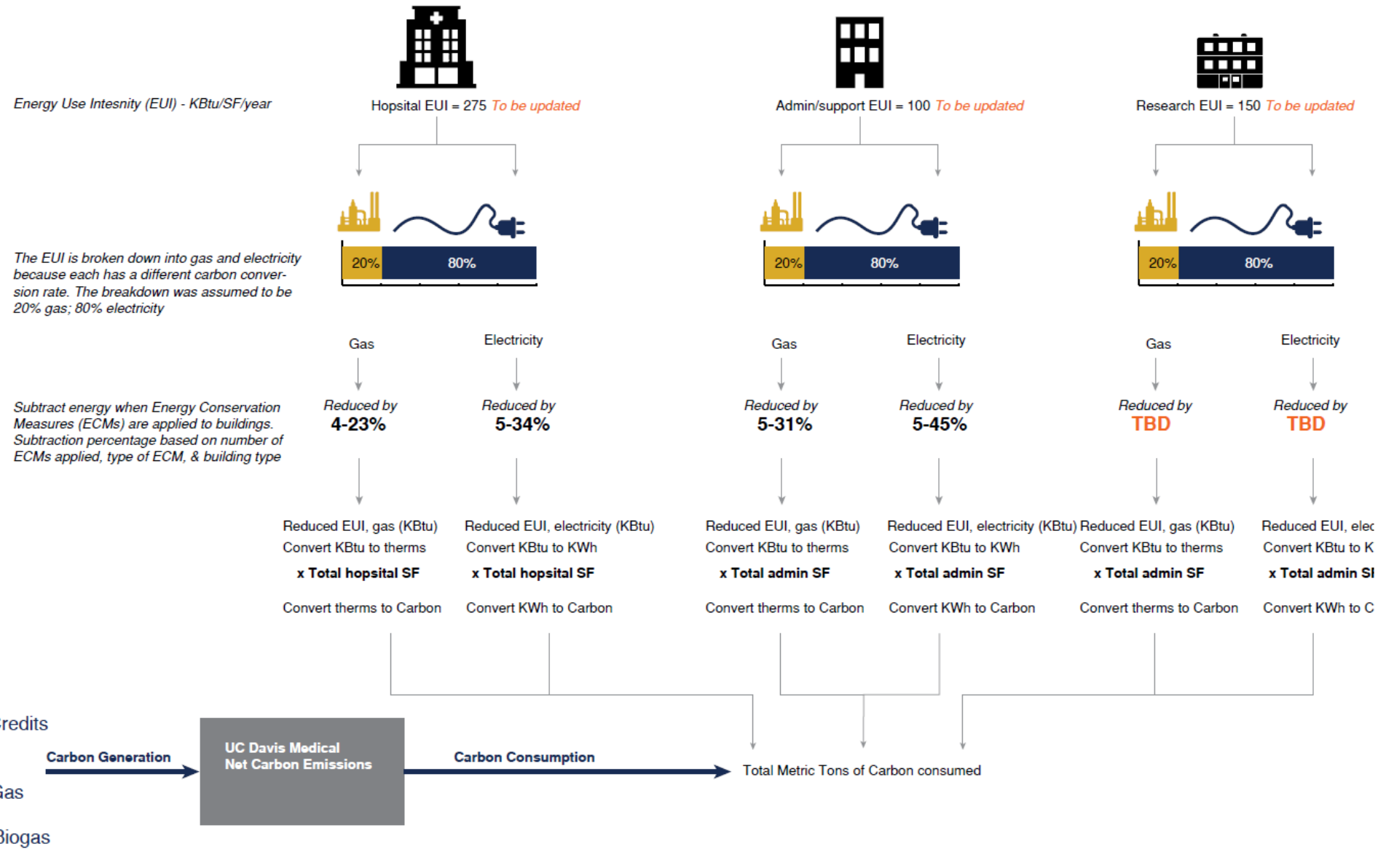
SHOW CHARTS   SHOW RESTORE

SUPPORTING ENERGY CALCULATIONS

Input Field	Data
Current Year	2017
Current Hospital Building Area (SF)	1,750,000
Current MOB/Administrative/Support building area (SF)	2,650,000
Current total campus area (SF)	4,400,000
Current EUI - Hospital Buildings (kBtu/SF/yr)	275
Current EUI - MOB/Administrative/Support Buildings (kBtu/SF/yr)	125
Current Hospital Building Electricity %	80%
Current Hospital Building NG %	20%
Current MOB/Administrative/Support Building Electricity %	80%
Current MOB/Administrative/Support Building NG %	20%
Current Total Annual Hospital Energy Consumption - Electricity (kWh)	112,837,046
Current Total Annual Hospital Energy Consumption - Natural Gas (Therms)	962,500
Current Total Annual MOB/Administrative/Support Energy Consumption - Electricity (kWh)	77,667,057
Current Total Annual MOB/Administrative/Support Energy Consumption - Natural Gas (Therms)	Calculated 662,500
Current Total Annual Energy Consumption - Electricity (kWh)	UC Davis Utility Data 190,504,103
Current Total Annual On-Site Renewable Energy Production (kWh)	Estimated 400,000
Current Total Annual Off-Site Renewable Energy Production (kWh)	Estimated -
Current Total Annual Renewable Energy Credits (RECs) Purchases (kWh)	Estimated -
Current Net Total Annual Energy Consumption - Electricity (kWh)	Calculated 190,104,103
Current Total Annual Energy Consumption - Natural Gas (Therms)	UC Davis Utility Data 1,623,000
Current Total Annual Off-Site Renewable Energy Production - Directed Biogas (Therms)	Estimated -
Current Net Total Annual Energy Consumption (Therms)	Calculated 1,623,000
Current Total Annual GHG emissions - Carbon (MT CO2e)	UC Davis Utility Data 61,293.08
Carbon goal (MT CO2e)	UC Policy 0
Carbon Reduction Goal date	UC Policy 2025
Years to goal	8
Planned Hospital Building Demolition Area (SF)	Master plan 500,000
Planned Hospital Building Additions Area (SF)	Master plan 1,250,000
Planned MOB/Administrative/Support Building Demolition Area (SF)	Master plan 400,000
Planned MOB/Administrative/Support Building Additions Area (SF)	Master plan 900,000
Planned Campus Area (SF)	Master plan 5,650,000
Target New Hospital Building EUI (kBtu/SF/yr)	150
Target New MOB/Administrative/Support Building EUI (kBtu/SF/yr)	50
Target EUI - Existing Hospital Buildings (kBtu/SF/yr)	200
Target EUI - Existing MOB/Administrative/Support Buildings (kBtu/SF/yr)	75
Target Hospital Building Electricity %	80%
Target Hospital Building NG %	20%
Target MOB/Administrative/Support Building Electricity %	80%
Target MOB/Administrative/Support Building NG %	20%
Target Total Annual Hospital Energy Consumption - Electricity (kWh)	102,579,132
Target Total Annual Hospital Energy Consumption - Natural Gas (Therms)	875,000
Target Total Annual MOB/Administrative/Support Energy Consumption - Electricity (kWh)	50,117,233
Target Total Annual MOB/Administrative/Support Energy Consumption - Natural Gas (Therms)	427,500
Target Total Annual Energy Consumption - Electricity (kWh)	152,696,366
Target Available roof area for On-Site solar	1,600,000
Target Total Annual On-Site Renewable Energy Production (kWh)	42,400,000
Target Total Annual Off-Site Renewable Energy Production (kWh)	128,000,000
Target Total Annual Renewable Energy Credits (RECs) Purchases (kWh)	520,000
Target Net Total Annual Energy Consumption - Electricity (kWh)	(18,223,634)
Target Total Annual Energy Consumption - Natural Gas (Therms)	1,302,500
Target Total Annual Off-Site Renewable Energy Production - Directed Biogas (Therms)	350,918
Target Net Total Annual Energy Consumption - Natural Gas (Therms)	951,582
Target Total Annual GHG emissions - Carbon (MT CO2e)	(0.00)



## ONLINE TOOL METHODOLOGY



- Tracks campus energy use from buildings and related inventory of GHG emissions
- Interactive tool to model energy and carbon reduction impacts from energy retrofit options
- Current and planned inventory of renewable energy, green power and RECs
- Dynamic roadmap to test, visualize and compare scenarios to achieve carbon neutrality
- Accessible by web and mobile devices

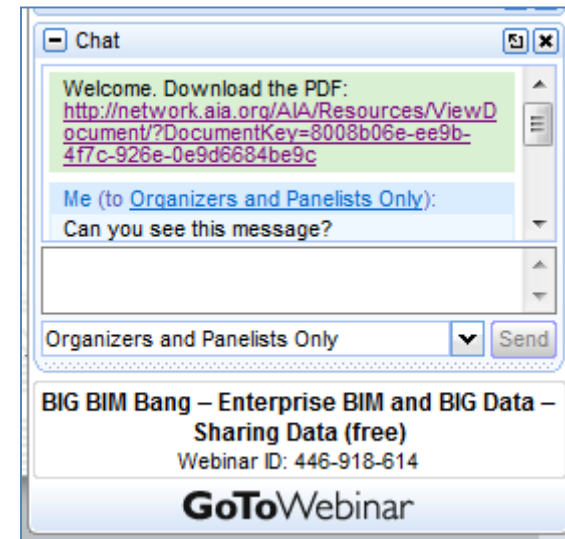


## THE WEB TOOL PROVIDES THE FOLLOWING:

1. Total campus energy use from UCDCM buildings and related inventory of GHG emissions
2. Energy use and GHG emissions on an individual building level (estimated)
3. Interactive tool to model the relative energy and carbon reduction impacts from applying energy retrofits on the campus and building levels
4. Current inventory of purchased green power and RECs
5. Dynamic carbon roadmap to test, visualize and compare multiple scenarios to achieve GHG reductions over time

# Upcoming Break for Questions and Comments

Submit a question to the moderator via the chat box.



Energy Consumption (mWh/year)  
232,659

Renewable Energy Generation (mWh/year)  
0

Net Carbon Emissions (MT CO<sub>2</sub> / year)  
59,997

[SHOW CHARTS](#)[SHOW RESTORE](#)

### Renewable Energy Summary

#### Renewable Electricity (kWh)

On-Site Renewable Energy Production (0)



Off-Site Renewable Energy Production (0)



Renewable Energy Credits (RECs) Purchases (0)



#### Renewable Natural Gas (Therms)

Energy Consumption - Natural Gas (0)



Off-Site Renewable Directed Biogas Production (0)

## SUSTAINABILITY TOOL

Energy Consumption (mWh/year)  
232,659

Renewable Energy Generation (mWh/year)  
0

Net Carbon Emissions (MT CO<sub>2</sub> / year)  
59,997

[← BACK TO CAMPUS VIEW](#)

## Surgery & Emergency Services Pavilion

Carbon Footprint: 11,008 (kWh/year) (-3,002)  
Energy Use Intensity: 275 (kBtu) (-75)  
Total Energy: 42,688,827 (kWh/year) (-11,642,407)  
Total Electricity: 34,153,001 (kWh/year) (-9,314,455)  
Total Gas: 291,325 (therms) (-79,452)

### Retrofit Year

2017

### Lighting Upgrades

UPGRADE FIXTURES TO LED



UPGRADE LIGHTING CONTROLS



### HVAC Upgrades

REPROGRAM HVAC CONTROLS



REBALANCE AIRFLOW



UPGRADE MECHANICAL EQUIPMENT

[SHOW CHARTS](#)

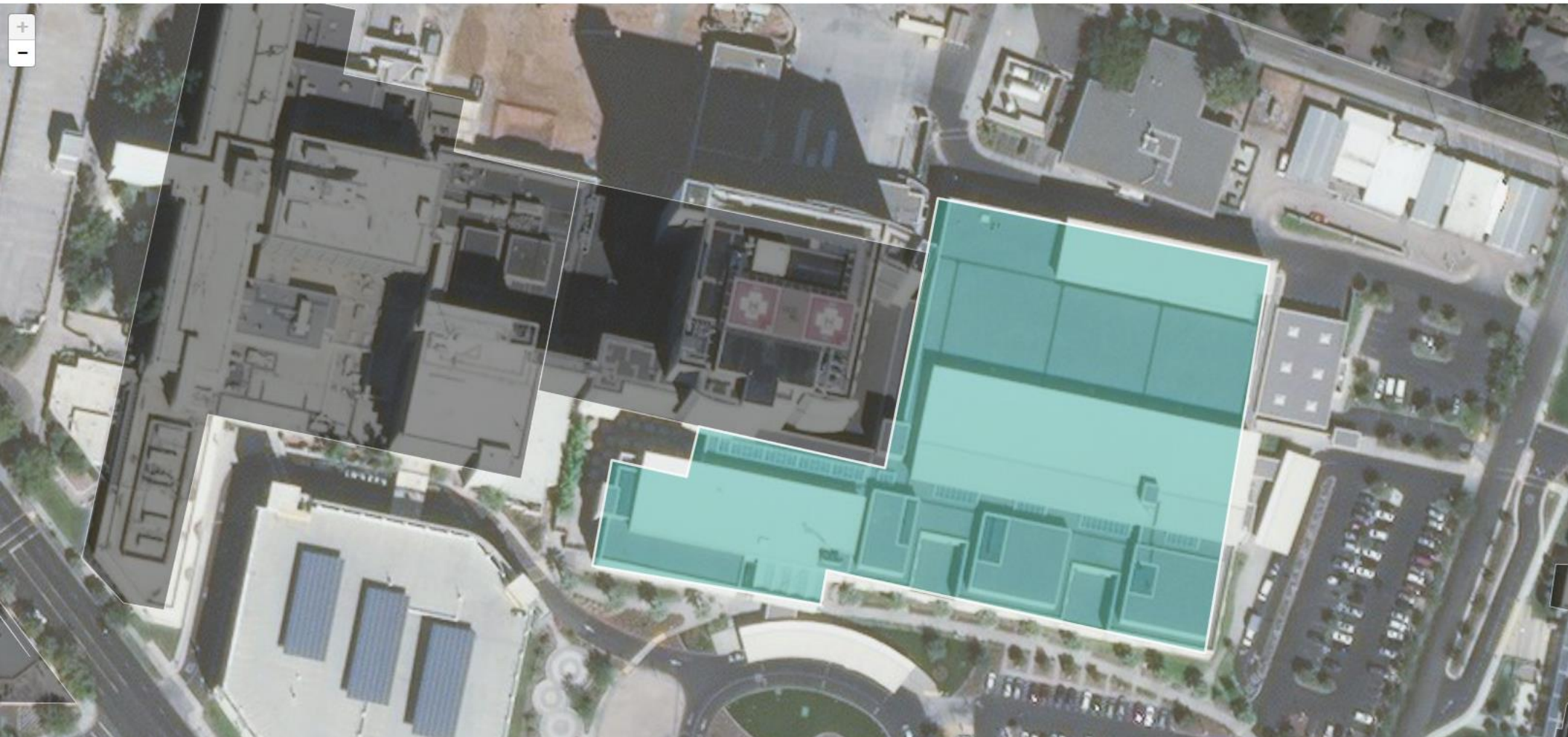
## 2. Energy use and GHG emissions on an individual building level (estimated)

## SUSTAINABILITY TOOL

Energy Consumption (mWh/year)  
219,084

Renewable Energy Generation (mWh/year)  
0

Net Carbon Emissions (MT CO<sub>2</sub> / year)  
56,424

[← BACK TO CAMPUS VIEW](#)

## Surgery & Emergency Services Pavilion

Carbon Footprint: 7,436 (kWh/year) (571)  
Energy Use Intensity: 188 (kBtu) (12)  
Total Energy: 29,113,566 (kWh/year) (1,932,853)  
Total Electricity: 22,540,981 (kWh/year) (2,297,566)  
Total Gas: 224,320 (therms) (-12,448)

### Retrofit Year

2017

### Lighting Upgrades

UPGRADE FIXTURES TO LED



UPGRADE LIGHTING CONTROLS



### HVAC Upgrades

REPROGRAM HVAC CONTROLS



REBALANCE AIRFLOW



UPGRADE MECHANICAL EQUIPMENT

[SHOW CHARTS](#)

3. Interactive tool to model the relative energy and carbon reduction impacts from applying energy retrofits on the campus and building levels

## SUSTAINABILITY TOOL

Energy Consumption (mWh/year)  
219,084Renewable Energy Generation (mWh/year)  
0Net Carbon Emissions (MT CO<sub>2</sub> / year)  
56,424

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SHOW RESTORE

## 4. Current inventory of purchased green power and RECs

## Renewable Energy Summary

## Renewable Electricity (kWh)

On-Site Renewable Energy Production (0)

Retrofit Year  
0 Due: 2017

Off-Site Renewable Energy Production (0)

Retrofit Year  
0 Due: 2022

Renewable Energy Credits (RECs) Purchases (0)

Retrofit Year  
0 Due: 2017

## Renewable Natural Gas (Therms)

Energy Consumption - Natural Gas (0)

Retrofit Year  
0 Due: 2017

Off-Site Renewable Directed Biogas Production (0)



## SUSTAINABILITY TOOL

Energy Consumption (mWh/year)  
219,084

Renewable Energy Generation (mWh/year)  
107,542

Net Carbon Emissions (MT CO<sub>2</sub> / year)  
27,471



## Renewable Energy Summary

## Renewable Electricity (kWh)

On-Site Renewable Energy Production (25,099,956)



25099956  
Retrofit Year 2017

Off-Site Renewable Energy Production (44,158,152)



44158152  
Retrofit Year 2022

Renewable Energy Credits (RECs) Purchases  
(29,498,001)



29498001  
Retrofit Year 2017

## Renewable Natural Gas (Therms)

Energy Consumption - Natural Gas (299,867)



299867  
Retrofit Year 2017

Off-Site Renewable Directed Biogas Production (0)

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## 4. Current inventory of purchased green power and RECs

## SUSTAINABILITY TOOL

Energy Consumption (mWh/year)

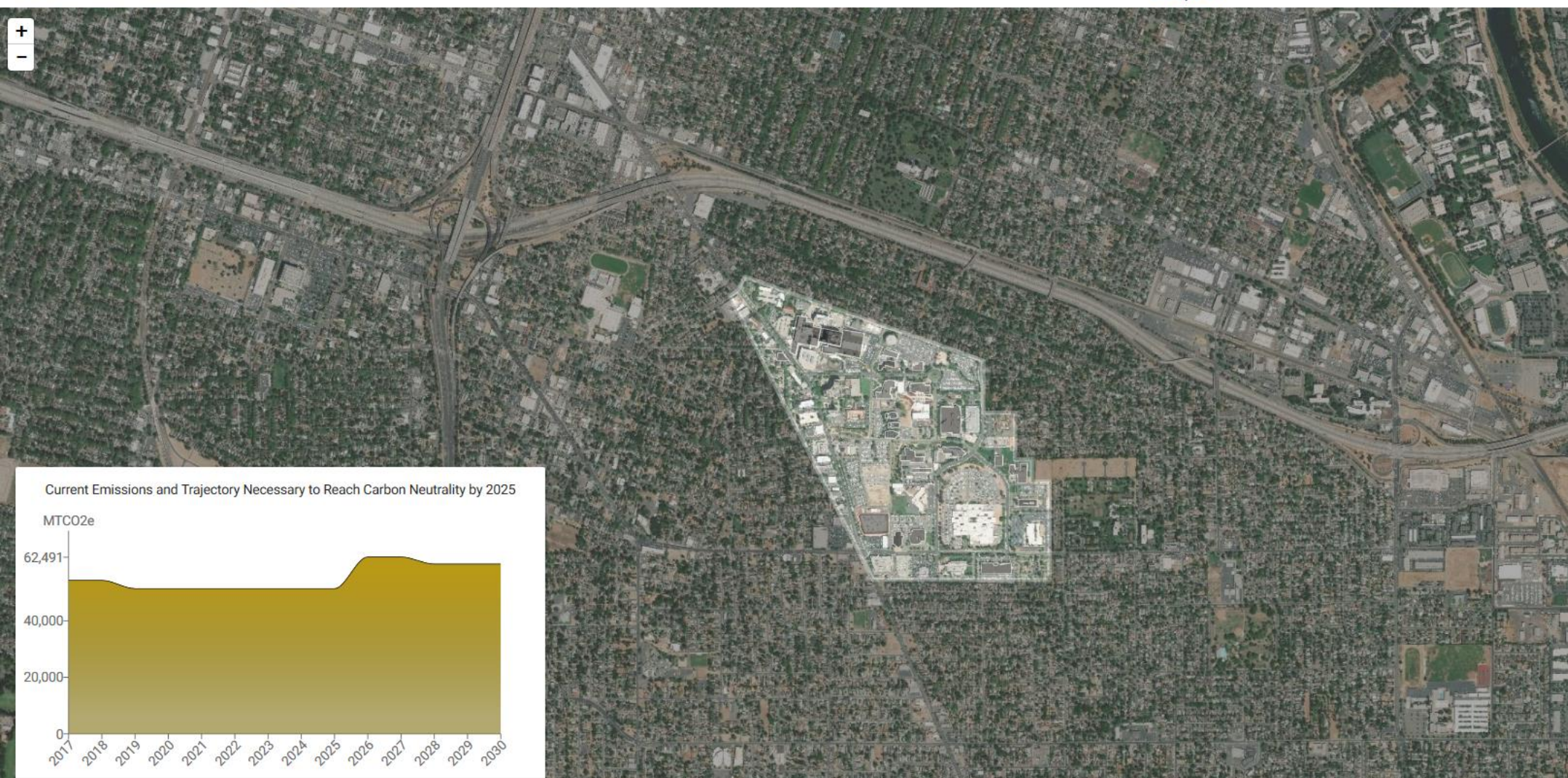
232,659

Renewable Energy Generation (mWh/year)

0

Net Carbon Emissions (MT CO<sub>2</sub> / year)

59,997



## Renewable Energy Summary

Renewable Electricity (kWh)

On-Site Renewable Energy Production (0)



Value: 0 Retrofit Year: 2017

Off-Site Renewable Energy Production (0)



Value: 0 Retrofit Year: 2022

Renewable Energy Credits (RECs) Purchases (0)



Value: 0 Retrofit Year: 2017

Renewable Natural Gas (Therms)

Energy Consumption - Natural Gas (4)



Value: 4 Retrofit Year: 2017

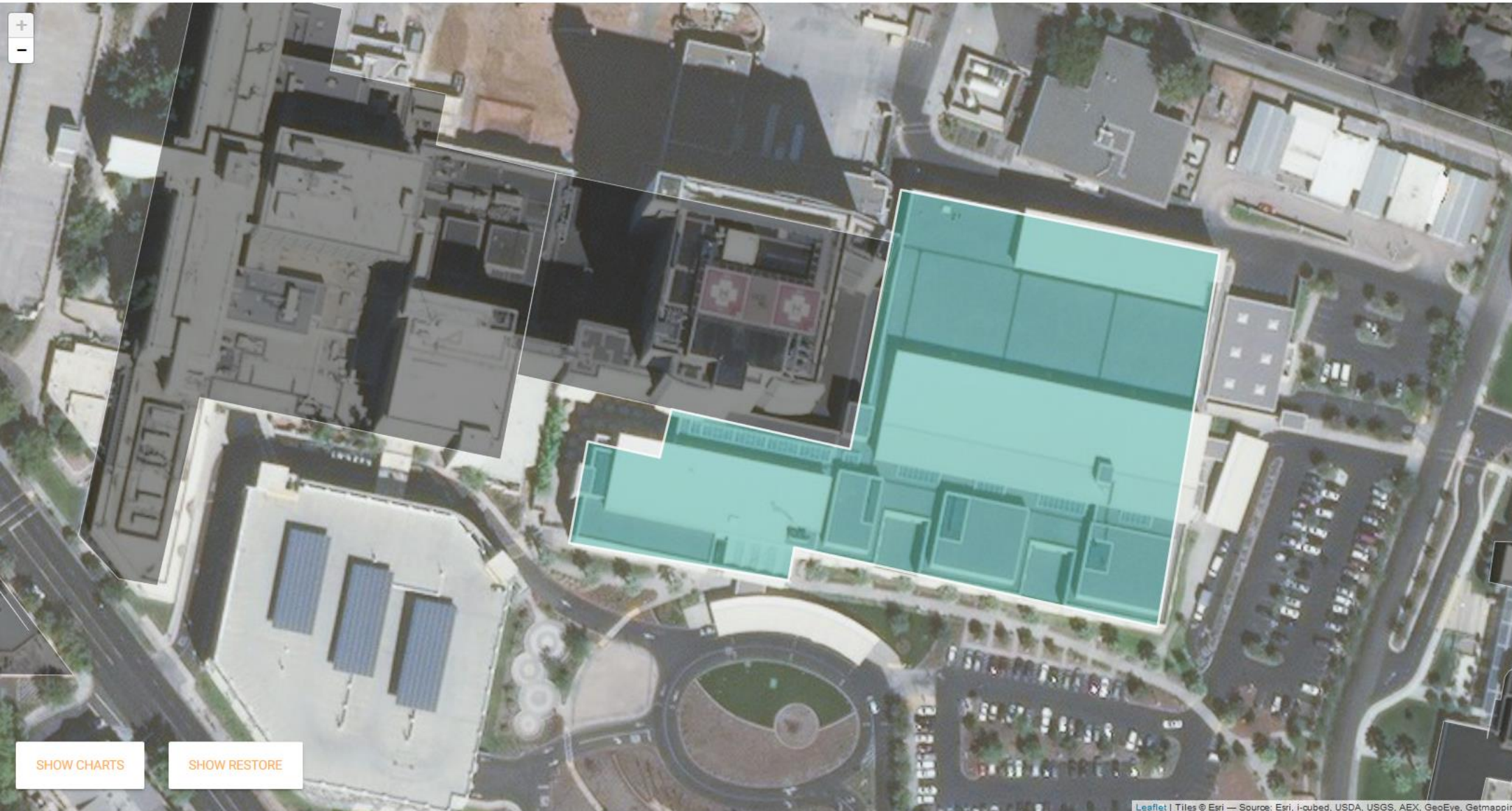
5. Dynamic carbon roadmap to test, visualize and compare multiple scenarios to achieve GHG reductions over time

SUSTAINABILITY TOOL

Energy Consumption (mWh/year)  
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Renewable Energy Generation (mWh/year)  
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← BACK TO CAMPUS VIEW

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### Retrofit Year

2017 ▼

### Lighting Upgrades

UPGRADE FIXTURES TO LED



UPGRADE LIGHTING CONTROLS



### HVAC Upgrades

REPROGRAM HVAC CONTROLS



REBALANCE AIRFLOW



UPGRADE MECHANICAL EQUIPMENT



SHOW CHARTS

SHOW RESTORE

# SUSTAINABILITY TOOL

Energy Consumption (mWh/year)  
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Renewable Energy Generation (mWh/year)  
107,542

Net Carbon Emissions (MT CO2 / year)  
27,471



### Renewable Energy Summary

Renewable Electricity (kWh)

On-Site Renewable Energy Production (25,099,956)

25099956

Retrofit Year 2017

Off-Site Renewable Energy Production (44,158,152)

44158152

Retrofit Year 2022

Renewable Energy Credits (RECs) Purchases (29,498,001)

29498001

Retrofit Year 2017

Renewable Natural Gas (Therms)

Energy Consumption - Natural Gas (299,867)

299867

Retrofit Year 2017

Off-Site Renewable Directed Biogas Production (0)

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## SUSTAINABILITY TOOL

Energy Consumption (mWh/year)  
223,780

Renewable Energy Generation (mWh/year)  
104,601

Net Carbon Emissions (MT CO<sub>2</sub> / year)  
29,731



## Renewable Energy Summary

## Renewable Electricity (kWh)

On-Site Renewable Energy Production (23,145,269)



23145269  
Retrofit Year: 2017

Off-Site Renewable Energy Production (33,896,046)



33896046  
Retrofit Year: 2022

Renewable Energy Credits (RECs) Purchases  
(36,339,405)



36339405  
Retrofit Year: 2017

## Renewable Natural Gas (Therms)

Energy Consumption - Natural Gas (382,941)

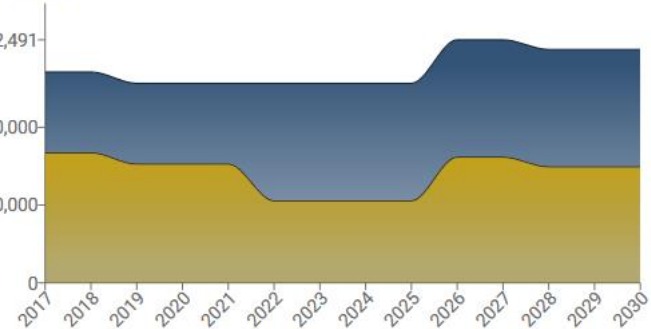


382941  
Retrofit Year: 2017

Off-Site Renewable Directed Biogas Production (0)

## Current Emissions and Trajectory Necessary to Reach Carbon Neutrality by 2025

MTCO<sub>2</sub>e



HIDE CHARTS AREA BAR

## SUSTAINABILITY TOOL

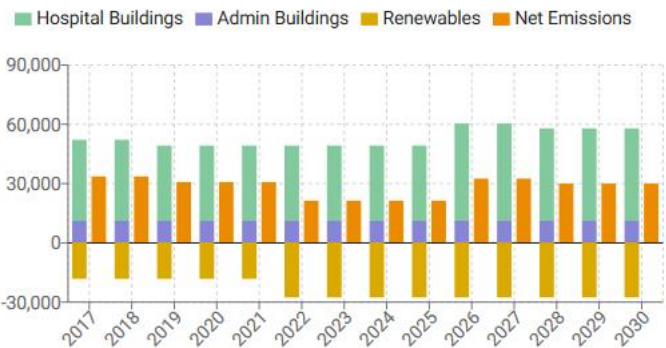
Energy Consumption (mWh/year)  
223,780

Renewable Energy Generation (mWh/year)  
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Net Carbon Emissions (MT CO<sub>2</sub> / year)  
29,731



Admin, Medical, and Renewable CO<sub>2</sub> components with Net Emissions



HIDE CHARTS AREA BAR

### Renewable Energy Summary

#### Renewable Electricity (kWh)

On-Site Renewable Energy Production (23,145,269)



Retrofit Year  
23145269 2017 ▼

Off-Site Renewable Energy Production (33,896,046)



Retrofit Year  
33896046 2022 ▼

Renewable Energy Credits (RECs) Purchases  
(36,339,405)



Retrofit Year  
36339405 2017 ▼

#### Renewable Natural Gas (Therms)

Energy Consumption - Natural Gas (382,941)



Retrofit Year  
382941 2017 ▼

Off-Site Renewable Directed Biogas Production (0)

# Time for Questions and Comments



## Moderator

**Stacy Robben, FSMPS, LEED AP, BD+C**  
The Boldt Company

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AIA Academy of Architecture for Health

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## AIA Academy of Architecture for Health

The AAH mission is to improve both the quality of healthcare design and the design of healthy communities by developing, documenting and disseminating knowledge; educating design practitioners and other related constituencies; advancing the practice of architecture; and affiliating and advocating with others that share these priorities.

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# Upcoming Webinars\*

Date	Series	Topic
9/11	Masters Studio Series	Providing Healthcare in the Prison Environment
10/9	Case Study Series Series	2018 AIA AAH Award-Winning Overseas Healthcare Projects: Asia + Latin America
11/6	Out of the Box Series	Creativity: Frank Zilm

\*Dates and topics are subject to change

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