#21

Brennon Staley/Sandra Mallory
DPD Sustainable Building Policy RES
August 30, 2011
Version #5

RESOLUTION 31326

A RESOLUTION adopting a Sustainable Buildings and Sites Policy for municipal facilities, requesting City departments to undertake work related to implementation, and superseding Resolution 30121 which endorsed the 2000 Sustainable Building Policy.

WHEREAS, the City desires that its buildings and sites be models of environmental, economic and social stewardship, contributing to the City's goals of protecting, conserving and enhancing the region's environmental resources and setting a community standard of sustainable building; and

WHEREAS, the US Green Building Council estimates that, in the United States, buildings account for 65% of electricity consumption, 36% of energy use, 30% of all greenhouse gas emissions, 30% of raw materials use, 30% of waste output, and 12% of potable water consumption; and

WHEREAS, in Seattle, commercial buildings account for 30% of energy consumption and 15% of greenhouse gas emissions; and

WHEREAS, there is growing understanding of, and interest in, the role that sites play in meeting our sustainability objectives, as highlighted by the development of the Sustainable Sites Initiative nationally, and the Seattle Ideal Green Parks program locally; and

WHEREAS, the City owns and manages over seven million square feet of building space and over 6,000 acres of sites, including parks and plazas; and

WHEREAS, the City's Comprehensive Plan includes environmental goals to protect and improve the quality and function of the City's air, land, and water resources; and

WHEREAS, the City's Climate Protection goals include Seattle's intent to reduce our climate change impact, including reducing emissions of carbon dioxide and other climate-changing greenhouse gases in Seattle; and

WHEREAS, more than 1000 cities, including Seattle, have signed the United States Conference of Mayors' Climate Protection Agreement, which calls on cities to take actions in their own communities, including, among others, to reduce sprawl, to advocate for the development of renewable energy resources, to increase the use of clean, alternative energy, to improve building codes to make energy efficiency a priority, to evaluate opportunities to increase pump efficiency in water and wastewater systems, and to promote sustainable building practices; and

WHEREAS, Resolution 30121, which was adopted by the Seattle City Council, with the Mayor concurring, in 2000, endorsed the City of Seattle's Sustainable Building Policy, which established sustainable building standards for city-developed buildings; and

WHEREAS, an evolving and expanding green building market, new data on the positive long-term financial impacts of green building, increased knowledge and urgency regarding the threat of climate change, and a desire to demonstrate leadership in green building highlight the need for updating the existing Sustainable Building Policy; and

WHEREAS, the Sustainable Buildings and Sites Policy was developed by the Department of Planning and Development's City Green Building program through an interdepartmental committee including representatives from the Office of Sustainability and Environment, City Budget Office and all City departments with capital facilities; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

Section 1. The Sustainable Buildings and Sites Policy, presented in Attachment A to this Resolution, is hereby adopted.

Section 2. The directors of all City departments whose responsibilities include planning, financing, designing, constructing, operating, maintaining, renovating, or decommissioning City-owned or leased buildings or sites are responsible for ensuring that these facilities comply with the Sustainable Building and Sites Policy.

Section 3. The Department of Planning and Development's City Green Building program, in cooperation with the City's capital departments, is requested to develop resources to assist staff in establishing leases that support the goals of the Sustainable Buildings and Sites Policy.

Section 4. The Department of Planning and Development's City Green Building program, in cooperation with Finance and Administrative Services and the City's capital departments, is requested to evaluate and update the City's Capital Green rating system to be applicable for use by all City departments.

Section 5. The Department of Planning and Development's City Green Building program, in cooperation with the City's capital departments, is requested to develop cross-departmental sustainable site management guidelines to assist departments in developing or improving Best Management Practices for landscape design, construction, and maintenance, and to facilitate consistently high performance City-wide. Guidelines should build on existing landscape management documents prepared by the departments.

Section 6. Seattle Parks and Recreation is requested to evaluate their Ideal Green Parks rating system to establish minimum scores for different project types by 2015.

Section 7. The Department of Planning and Development's City Green Building program is requested to establish a Sustainable Buildings & Sites Steering Committee, with expertise in the planning, financing, designing, constructing, operating, maintaining, renovating, and decommissioning of buildings and sites, and consisting of representatives of the City Green Building program and all the City's capital departments, to facilitate implementation of the Sustainable Buildings and Sites Policy.

Section 8. City capital departments are requested to provide annual reports to the Department of Planning and Development's City Green Building program on the work of their department to meet the Sustainable Building and Sites Policy, including but not limited to the ongoing performance of improved facilities and related project costs and savings.

Section 9. By 2015, the Department of Planning and Development's City Green Building program, in cooperation with the City's capital departments, is requested to conduct an evaluation of, and develop updates to, the Sustainable Building and Sites Policy.

Section 10. Resolution 30121 is hereby superseded.

Adopted by the City Council the ____ day of _____, 2011, and signed by me in open session in authentication of its adoption this_____ day of _____, 2011.

_____

President _____of the City Council

THE MAYOR CONCURRING:

_____

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2011.

_____

Monica Martinez Simmons, City Clerk

(Seal)

Attachment A: Sustainable Buildings and Sites Policy

Sustainable Buildings and Sites Policy

1. Goal

The goal of a Citywide policy on sustainable buildings and sites is to maximize the environmental quality, economic vitality, and social health of our city through the design, construction, operation, maintenance, renovation, and decommissioning of our buildings and sites. This policy also demonstrates the City's commitment to addressing climate change and creating a sustainable future by protecting, conserving, and enhancing the region's environmental resources; to providing leadership in setting community standards for sustainable development; to providing responsible stewardship of the City's fiscal resources and public assets over time by leveraging our investments to create financial, public and environmental value; and to creating quality environments that are healthy and provide community benefit.

Sustainable buildings and sites support overall City objectives by making efficient use of limited energy, water, and material resources; reducing climate change; minimizing pollution and hazardous materials; creating healthy indoor environments; reinforcing natural systems; providing habitat; creating vibrant spaces for people; and contributing to their neighborhoods.

2. Organizations Affected

All City departments and offices, and their contractors, responsible for planning, financing, designing, developing, constructing, occupying, or managing buildings and sites shall meet the requirements of this policy.

All non-City entities receiving more than 50% of their total funding for building construction, additions, renovations, and tenant improvements from the City of Seattle shall meet the requirements of this policy or an alternative standard approved by the Sustainable Buildings and Sites Steering Committee. Entities receiving funding for affordable housing development through the Seattle Office of Housing shall meet the requirements of the Evergreen Sustainable Development Standard rather than the standards outlined in this policy.

3. Guidelines for Planning, Designing, and Financing Projects

The development of sustainable buildings and sites requires an integrated and holistic approach to assessing performance and value in order to meet multiple goals and maximize the efficiency of multiple systems. In order to meet this challenge, projects are strongly encouraged to utilize the following key concepts and frameworks in planning, financing, designing and constructing sustainable buildings and sites.

Triple Bottom Line: the value or success of a project, program, or action considering costs and benefits in terms of environmental, economic, and social impacts.

Life Cycle Cost: the total cost of ownership over the life of an asset. Life cycle cost can be used to evaluate a complete building or site as well as an individual product, process, or service. Life cycle cost takes into account all costs of acquiring, owning, and disposing of an asset in order to maximize return on investments and achieve the highest, most cost-effective performance possible. Life cycle cost assessment often utilizes the concept of net present value where the incremental costs and the associated savings are calculated over the life of the asset and identified as the current financial cost or savings.

Integrated Design Process: a collaborative method for designing buildings which emphasizes the development of a holistic design. Integrated design processes require multidisciplinary collaboration, including key stakeholders and design professionals, from conception to completion and involve a "whole building design" approach in which a building is viewed as an interdependent system, as opposed to an accumulation of its separate components (site, structure, systems and use). The goal of looking at all the systems together to is make sure they work in harmony rather than in conflict with each other. Projects utilizing an integrated design process approach undertake systems analysis during early design phases and integrated design workshop(s) at multiple stages of the project's development.

4. Building Project Standards

It shall be the policy of the City of Seattle to plan, finance, design, construct, manage, renovate, operate, maintain, and decommission its buildings in a sustainable manner. To work toward this goal, all buildings, or portions of buildings, owned by, leased by, or leased to the City of Seattle as well as buildings, or portions of buildings, receiving 50% of their funding from the City of Seattle shall meet the following minimum requirements, to the maximum extent practicable.

Projects that have begun schematic design by the effective date of the policy are exempted from meeting the standards of sections 4.1 and 4.2 but are strongly encouraged to meet the goals of this policy to the greatest extent feasible.

4.1. New Construction, Additions, and Major Renovations

Major renovations are projects that include both significant modifications to the building envelope and an overhaul of the HVAC system.

LEED

All projects constituting new construction, an addition or a major renovation of a City-occupied, City-owned building and impacting 5,000 or greater gross square feet shall meet a minimum LEED Gold rating through the appropriate rating system, as well as the following standards:

- Achieve a modeled energy use intensity performance that is a minimum of 15% more efficient than a baseline building meeting the 2009 Seattle Energy Code;
- Achieve projected water use performance that is a minimum of 30% more efficient (not including irrigation) than a baseline building meeting the 2009 Uniform Plumbing Code;
- Achieve a 90% waste diversion rate for construction involving demolition and a 75% waste diversion rate for construction not involving demolition; and
- Provide bicycle parking and changing/showering facilities appropriate to accommodate expected future demand.

Projects are strongly encouraged to utilize WaterSense plumbing fixtures. Projects requiring flushometer toilets and for which WaterSense fixtures are not available are encouraged to install toilets meeting code flush rates and to utilize rainwater harvesting or greywater to assist in meeting the 30% efficiency standard. If a City department, in consultation with the Steering Committee, determines that the cost of achieving a 30% water reduction has a payback beyond fifteen years the project may be exempted from the water performance standard.

The Department of Planning and Development's City Green Building may identify LEED credits or equivalent standards that meet these goals in order to accommodate alternative compliance pathways. Projects may achieve Living

Building Challenge certification as a substitute for meeting a LEED Gold rating and additional standards.

Design and project management teams are encouraged to meet higher sustainability standards such as LEED Platinum, the Living Building Challenge, or net-zero energy.

Capital Green

All projects constituting new construction, an addition or a major renovation of a City-occupied, City-owned building, but impacting less than 5,000 gross square feet, as well as those projects not eligible for a LEED rating, shall include the completion of a Capital Green checklist in order to assess opportunities for incorporating sustainable building features in the project.

4.2. Minor Renovations and Tenant Improvements

Minor renovations are projects that do not include both significant modifications to the building envelope and an overhaul of the HVAC system.

LEED

All projects constituting a minor renovation or tenant improvement of a City-occupied, City-owned building, that both impacts 5,000 or greater gross square feet and involves substantial modification to all three of the major systems – mechanical, electrical, and plumbing – shall achieve a LEED Gold rating through the appropriate rating system, as well as the following standards:

- Achieve projected water use performance that is a minimum of 30% more efficient (not including irrigation) than a baseline project meeting the 2009 Uniform Plumbing Code;
- Achieve a 75% waste diversion rate for construction involving demolition and a 60% waste diversion rate for construction not involving demolition;

Substantial modification means:

- for mechanical systems, the addition or replacement of heating or cooling equipment serving 50% or more of the heating or cooling load for the tenant space.
- for electrical systems, the addition or replacement of 20% or more of the fixtures, or 20% or more of the lamps plus ballasts within the tenant space.

- for plumbing systems, the addition or replacement of 50% or more of all plumbing fixtures within the tenant space, or the addition of an on-site water collection system that reduces potable water use.

Projects are strongly encouraged to utilize WaterSense plumbing fixtures. Projects requiring flushometer toilets and for which WaterSense fixtures are not available are encouraged to install toilets meeting code flush rates. If the City department, in consultation with the Steering Committee, determines that a 30% water reduction is not achievable using code minimum flushometer toilets the project may be exempted from the water performance standard.

The Department of Planning and Development's City Green Building may identify LEED credits or equivalent standards that meet these goals in order to accommodate alternative compliance pathways. Projects may achieve Living Building Challenge certification as a substitute for meeting a LEED Gold rating and additional standards.

Design and project management teams are encouraged to improve the energy efficiency of their individual project by either substantially exceeding code or by meeting or exceeding the Citywide portfolio goals for existing buildings identified in Section 5. Participation in an energy target-setting and benchmarking program such as Energy Star or the 2030 Challenge is strongly encouraged to identify appropriate design goals.

Design and project management teams are encouraged to meet higher sustainability standards such as LEED Platinum, the Living Building Challenge, or net-zero energy.

Capital Green

All projects constituting a minor renovation or tenant improvement by a City department of a City-occupied, City-owned building that either impacts less than 5,000 gross square feet or does not involve substantial modifications to mechanical, electrical, and plumbing systems shall include the completion of a Capital Green checklist in order to assess opportunities for incorporating sustainable building features in the project.

4.3. Non-City entity occupying City owned buildings

Non-City entities which occupy City-owned buildings should be encouraged to meet the standards of sections 4.1 and 4.2. At a minimum, City departments shall work with these entities to assess opportunities for incorporating sustainable building features in tenant improvement projects in keeping with the goals of this policy.

4.4. City occupying non-City owned buildings

When a City department occupies a building owned by a non-City entity, the City department shall meet the standards of sections 4.1 and 4.2 unless the City department, in consultation with the Steering Committee, determines it is infeasible based on specific circumstances.

5. Buildings Management

City departments shall, independently and in cooperation with each other, seek opportunities to maximize the energy and water efficiency of existing City-owned buildings, consistent with the City's climate protection goals.

6. Sites

City Departments shall follow landscape best management practices that promote the environmental, economic, and social health of our city. Each City department should use best management practices that are appropriate for their specific properties while coordinating with other departments to promote consistent practices and ensure high performance City-wide. Best management practices shall, at a minimum, consider opportunities for:

- Reducing the energy use of fleets and equipment by using energy efficient products and minimizing transportation of soil and other materials
- Reducing water use from irrigation
- Reducing runoff pollution by minimizing the use of pesticides and fertilizers
- Using green infrastructure to, minimize stormwater run-off, reduce urban heat island effects, and provide habitat
- Selecting landscape materials and site furnishings that are sustainable
- Controlling invasive species and promoting native species
- Addressing issues of crime and safety
- Creating opportunities for environmental education

All projects constituting the development or major renovation of park property owned by Seattle Parks and Recreation shall include completion of an Ideal Green Parks checklist.

7. Pilot Projects

City departments are requested to seek opportunities to initiate pilot projects that can demonstrate higher levels of environmental performance and evaluate the effectiveness of alternative rating systems. Departments should commence design on the following specific pilot projects by 2015:

- Six Sustainable Sites Initiative pilot or certified projects including two projects on Parks property, two projects in the right-of-way, and two projects outside of parks and the right-of-way;
- One Living Building Challenge certified project.

8. Additional City Priorities

While building and site standards and rating systems tend to focus on environmental and human health, there are many other City-wide goals that should be considered in order to maximize the total environment, social, and economic benefits of buildings and sites. In addition to the standards above, departments are requested to seek to implement the following goals where appropriate:

- ***Design Quality***: strive for design excellence developing designs that respond to the site and neighborhood, integrate the numerous design disciplines, meet the needs of its constituencies, including children and people with disabilities or from other cultures, are timeless and enduring, incorporate sustainability principles, encourage walkability, and reflect the prudent use of public resources
- ***Transportation Impacts***: discourage single-occupant-vehicle commuting by locating facilities in areas of high transit service, limiting available on-site parking, and setting parking fees to reflect the true cost of parking
- ***Climate Adaptation***: consider how changing climate conditions, including temperature, precipitation and sea level, could impact the project and its function over its lifetime and consider design options to enhance the resiliency of the project to these changes.
- ***Art***: assess opportunities to incorporate art by including an artist on the design team, integrating commissioned art into the building and site design, and/or including art programming in interior and public spaces
- ***Urban Forestry***: support the City of Seattle's canopy cover goals, contained in the Urban Forest Management Plan, by seeking to maximize the canopy cover potential of sites where compatible with proposed uses

- ***Public Safety***: maximize public safety by considering access restrictions, incorporating appropriate interior & exterior lighting, minimizing empty or unused spaces, supporting eyes on the street, and following Crime Prevention Through Environmental Design (CPTED) guidelines as appropriate
- ***Co-location***: consider opportunities to co-locate multiple uses on City property, including housing, offices, libraries, community centers, police stations, fire stations, gardens, public meeting space, etc., in order to maximize the value of City property
- ***Deconstruction***: utilize deconstruction and materials salvage when removing any structure; design buildings in order to allow deconstruction at the end of their lifetime in order to allow more complete reuse or recycling

9. Procedures and Responsibilities

9.1. Sustainable Buildings and Sites Steering Committee

The City shall put in place a Sustainable Buildings and Sites Steering Committee whose responsibilities include the ongoing implementation and evaluation of this policy. The Steering Committee will be staffed by The Department of Planning and Development's City Green Building and will consist of representatives from each of the City's capital departments and the Office of Sustainability and Environment.

The Directors of City departments whose responsibilities include planning, financing, designing, constructing, operating, maintaining, renovating or decommissioning City-owned facilities shall designate one or more members to the Steering Committee. Committee members are expected to regularly attend meetings, to assist with the responsibilities of the committee, and to communicate the work of the Steering Committee with their individual departments.

A Sites Sub-committee of the Steering Committee shall be established to assist with the development of the sustainable site management guidelines identified in Section 6, Sites. The Sites Sub-committee shall be staffed by City Green Building and consist of representatives from each of the City's capital departments responsible for the planning, finance, design, construction and ongoing maintenance of sites. The Sites Sub-committee shall be responsible for reviewing the existing site management policies used by departments; developing City-wide best management practices that are relevant to all departments; coordinating

trainings to ensure appropriate implementation of the policy; and the ongoing evaluation of and updates to City-wide guidelines.

9.2. Departmental Responsibilities

Each City department is responsible for complying with this policy in each of the facilities they own and/or occupy. City capital project managers shall plan and implement capital projects consistent with this policy.

All capital construction which falls under this policy shall be budgeted to meet the required standards. Budget planning to achieve higher sustainability standards is encouraged.

City capital departments shall promote compliance with this policy by existing and prospective tenants. Departments shall adapt leasing processes, including site selection criteria, requests for proposals, maintenance and operations agreements and leasing contracts, to reflect the goals of this policy.

City capital departments shall report annually on their work to meet the Sustainable Buildings and Sites Policy. No later than March 31 of each year, each department responsible for capital improvements shall submit a report to The Department of Planning and Development's City Green Building detailing the sustainable buildings and sites work for the previous year. The report should include identification of completed, ongoing and planned projects subject to this policy. For completed projects subject to LEED, the report should include information such as: project characteristics including use, size, and scope of work; green approaches incorporated into the project; total development and construction costs; the incremental cost for LEED documentation and certification; incremental costs and savings for green strategies, if known, including utility incentives and projected yearly utility savings; and energy and water usage and utility costs for three years after occupancy. Information provided on completed projects subject to Capital Green would include information such as: the scope of work; the Capital Green checklist for the completed project; project costs; any known incremental costs for green strategies; and energy and water usage and utility costs, if relevant.

City departments implementing a LEED project shall assign LEED on-line access to City Green Building staff to allow City Green Building to compile data on LEED credits and achievements for the full portfolio of the City's LEED projects.

9.3 City Green Building, Department of Planning and Development, Responsibilities

City Green Building shall assist departments in the implementation of this policy by establishing and participating in the Steering Committee and Sites Sub-committee, developing implementation guidelines, helping to coordinate training and providing general assistance.

City Green Building shall develop a standard reporting tool for annual reports from departments and shall compile an annual progress report based on the information provided by the individual departments. City Green Building shall conduct periodic evaluations of the appropriateness and effectiveness of the policy.

City Green Building, in coordination with City departments engaged in leasing, shall develop model leasing language and/or tools that can be adapted to the City's leasing processes. Leasing language and tools should include environmental performance goals in such areas as site selection, tenant improvements, requests for proposals, building rules, and operations and maintenance.

City Green Building, in coordination with Finance and Administrative Services, shall evaluate and recommend improvements to Capital Green towards improving the utility of this resource in helping departments meet the goals of this policy.

10. Sustainability Rating Systems

2030 Challenge: a series of phased energy consumption performance targets issued by Architecture 2030 for new and existing buildings created with the goal of keeping global average temperature below 2°C above pre-industrial levels. Targets are measured against regional or country averages for that building type. The targets for new buildings are a 60% reduction beginning in 2010, with incremental targets every 5 years until reaching carbon neutrality in 2030. For existing buildings the target reduction is 10% by 2015 with incremental targets reaching a 50% reduction by 2030.

Capital Green: an evaluation tool developed by the City of Seattle to assist project managers and consultants identify and implement sustainable approaches in small scale projects, including: new construction, additions and renovations, tenant improvements and equipment replacement. Capital Green is designed to encourage the use of high

performance methods and conservation efforts in the areas of site, water, energy, climate, materials and indoor environmental quality.

Evergreen Sustainable Development Standard (ESDS): a sustainable building standard for Washington State affordable housing projects. ESDS was developed by the Washington State Department of Commerce, in partnership with the Seattle Office of Housing, to promote public health, energy conservation, operational savings and sustainable building practices. The ESDS requires a minimum level of sustainable performance for all projects funded through the Housing Trust Fund. All projects funded through the Seattle Office of Housing are also required to meet the Evergreen Standard.

Ideal Green Parks: a scoring system developed by Seattle Parks and Recreation and the University of Washington. It is designed to reduce the negative impacts of parks on the environment while maximizing positive impacts. Credits focus on efficient use of resources and increasing the longevity of Parks investments.

LEED (Leadership in Energy and Environmental Design) Rating System: a green building rating and certification system, developed by the U.S. Green Building Council (USGBC). LEED evaluates environmental performance from a whole building perspective, including sites, water efficiency, energy & atmosphere, materials & resources, indoor environmental quality, locations & linkages, awareness & education, innovation in design, and regional priority. Projects are rated according to their level of environmental performance: Certified, Silver, Gold or Platinum. As of 2011, the LEED rating system consists of nine separate but coordinated rating systems: New Construction; Core & Shell; Commercial Interiors; Schools; Healthcare; Retail; Existing Building Operations & Maintenance; Homes; and Neighborhood Development.

Living Building Challenge: a sustainable building certification program developed by the International Living Building Institute, that focuses on a performance-based, prerequisite-only approach to certification with the aim of producing buildings that are not merely less harmful than conventional building but actually contribute positively to their surroundings.

Sustainable Sites Initiative (SITES): a rating and certification system for the design, construction, operations and maintenance of sustainable landscapes. Developed by the American Society of Landscape Architects, the Ladybird Johnson Wildflower Center, and the United States Botanic Garden, SITES measures environmental performance related to water, soil, vegetation, materials selection, and human health and well being. As of 2011, SITES is in pilot phase, with final public release planned for 2013.

Form revised: July 12, 2011

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Planning and Development	Sandra Mallory 5-0731	Joe Regis 3-0022

Legislation Title:

A RESOLUTION adopting a Sustainable Buildings and Sites Policy for municipal facilities, requesting City departments to undertake work related to implementation, and superseding Resolution 30121 which endorsed the 2000 Sustainable Building Policy.

Summary of the Legislation:

The legislation updates standards for the design, construction and operation of City buildings and sites in order to support city-wide goals for sustainable development. The legislation will supersede Resolution 30121 and establish an updated Sustainable Building and Sites policy for municipal facilities. The legislation will establish higher levels of achievement for new construction, and expand the scope of the existing policy to include small scale projects, tenant improvements, and sites. Key recommendations of the proposed policy include:

1. New Construction, Additions and Major Renovations 5,000 square feet or greater. Meet a minimum LEED Gold rating and the following standards:
   - 15% more energy efficient than the Seattle Energy Code
   - 30% more water efficient than the Uniform Plumbing Code
   - 90% waste diversion rate for construction involving demolition and 75% waste diversion rate for construction not involving demolition
   - Provide bicycle parking and changing/shower facilities

2. New Construction, Additions and Major Renovations less than 5,000 sf. Use Capital Green as an evaluation tool to assess appropriate sustainable strategies.

3. Tenant Improvements 5,000 square feet or greater and including mechanical, electrical & plumbing upgrades. Meet a minimum LEED Gold rating and the following standards:
   - 30% more water efficient than the Uniform Plumbing Code
   - 75% waste diversion rate for construction involving demolition and 60% waste diversion rate for construction not involving demolition

4. Tenant Improvements less than 5,000 sf and/or not including mechanical, electrical & plumbing upgrades. Use Capital Green as an evaluation tool to assess appropriate sustainable strategies.

5. Sites. City departments to follow landscape best management practices.

Background:
(Include a brief description of the purpose and context of legislation and include record of previous legislation and funding history, if applicable.)

In 2000, Seattle became the first city in the nation to formally adopt a Sustainable Building Policy. Resolution #30121 required new construction & major remodels over 5,000 square feet to achieve a LEED Silver rating. LEED is an internationally recognized green building rating system developed by the US Green Building Council. Projects are rated according to their level of environmental performance – Certified, Silver, Gold, or Platinum.

The purpose of the policy was both to demonstrate the City's commitment to environmental, economic and social stewardship and to set a community standard of sustainable building. To date, 27 LEED projects have been completed under the policy. Two projects received a LEED Certified rating, seven projects achieved LEED Silver, and 16 projects exceeded the policy and achieved LEED Gold. Individual departments have also expanded the intent of the policy by developing their own standards. Fleets and Administrative Services created Capital Green, a green building evaluation and implementation tool they use for smaller projects. Parks uses their own Ideal Green Parks tool and both Parks and Seattle Center are conducting pilot projects using a national sustainable landscaping rating system that is under development.

The City's proactive leadership with public projects, coupled with the City's green building initiatives for the private sector, established Seattle as an early leader in market transformation toward sustainable building. Following on the heels of the City's lead, green building in the private market has grown exponentially, with a 320% increase in LEED projects in Seattle since 2007 alone. Eleven years after the adoption of the policy, it's become clear that the mandate is outdated and the City is no longer a leader in the green building arena.

Since the policy's inception, jurisdictions throughout the US and Canada have surpassed Seattle with a variety of approaches that tackle environmental priorities more consciously and aggressively. Vancouver, BC, King County, Portland, OR, and Vancouver BC all require their municipal buildings to be LEED Gold and Vancouver, BC is developing a Living Building Challenge project. In addition, many entities (e.g., Vancouver, BC, New York City and the States of Minnesota and New York) include specific energy efficiency criteria.

In the private sector, as more and more private developers strive for sustainable development, the expertise in the design and construction community has grown concurrently. Projects in Seattle are achieving higher LEED ratings – 60% of LEED projects achieved LEED Gold or Platinum in the last two years. LEED Silver is no longer the leading edge. Additionally, there are no requirements in the LEED rating system that would ensure that a project have any higher energy performance than one built to the Seattle Energy Code. In recent years, there has also been a

shift in the types of projects pursuing LEED. Given the slow rate of new construction, as well as the greater understanding that addressing our existing building stock is key to improving our overall resource efficiency, we are also seeing greater numbers of existing building being certified – 9 Existing Building projects vs. 16 New Construction projects in 2010.

Ultimately, it is not staying ahead of our public and private sector peers in numbers of LEED projects that is important but, instead, recognizing that green building tools can be used to address the City's greater issues of environmental, fiscal and social responsibility. Since the adoption of Seattle's Comprehensive Plan in 1994, climate change has grown in significance as a major global challenge. The following key City goals and initiatives all recognize the importance of a comprehensive and far-reaching approach to climate change, one that addresses both the larger Seattle community and our own corporate impact:

- **Seattle Climate Initiative** goals to reduce GHG emissions 30% over 1990 levels by 2024, and 80% by 2050
- **Comprehensive Plan** goal EG10 that all new city buildings to be carbon neutral by 2030
- **Climate Neutral Seattle** and **Climate Action Plan** goal of achieving zero net emissions by 2050
- **2030 District** energy and water use reduction goals (20% by 2020; 50% by 2030) for existing buildings
- **Community Power Works** building upgrade program to achieve deep energy savings and create green jobs
- **Energy Benchmarking** requiring owners of commercial and multifamily buildings over 10,000 square feet to track and report their yearly energy use
- **Mayor's State of the City** pledge to accept President Obama's Better Building Challenge and make municipal buildings 20% more efficient by 2020

In 2010, City Green Building began a process to develop an update to the existing Sustainable Building Policy that would align the policy with Seattle's current environmental goals and priorities. Under direction from the Mayor, City Green Building, DPD convened an interdepartmental team to act as an advisory committee. The IDT includes representatives from FAS, Parks, Seattle Center, SPL, OSE, SPU, SCL, SDOT, OH, and CBO. Between August and December, City Green Building held six working sessions with the IDT to evaluate the successes and challenges of the existing policy, discuss policy approaches of other jurisdictions, develop goals and guiding principles, and create the framework for the update.

The IDT established the following goals and guiding principles for what an updated sustainable building policy should achieve.

Goals:

- demonstrate the City's commitment to addressing climate change and creating a sustainable future by protecting, conserving, and enhancing the region's environmental resources;
- provide leadership in setting community standards for sustainable development;

- provide responsible stewardship of the City's fiscal resources and public assets over time, leveraging our investments to create financial, public and environmental value;
- create quality environments that are healthy and provide community benefit.

Guiding Principles:

- Be at the forefront of sustainable development, leading the way through both example and education and acting as a catalyst for change.
- Support innovation that is both environmentally and economically sound.
- Ensure that projects are designed at the highest level of resource efficiency, for economic viability, and practical operation over the long-term by using whole building life-cycle assessment.
- Prioritize actual performance. Conduct continuous assessment and ongoing evaluation of City properties, using adaptive management and ongoing improvement to advance the performance of existing projects.
- Design for both permanence and adaptability investing up front to ensure the long-term viability of City projects.
- Design projects that create a vibrant community and contribute to livable, walkable neighborhoods.
- Design for climate adaptability and resilience.
- Design to minimize our contribution to climate change.

In addition to the series of IDT meetings, City Green Building held focus group meetings with capital facility project managers, and operations and maintenance staff, as well as a session related to budget and financing which included capital departments and CBO. Mid-way through our work with the IDT, briefings were held with the Mayor, the full Council, the Design Commission and the Planning Commission.

In March, City Green Building presented our draft recommendations to the IDT and then held a series of focused meetings on specific topic areas (e.g. new construction or tenant improvements). We hosted additional discussions with project managers, operations staff, individual department staff, real estate staff in various departments, and private stakeholders. Additional briefings were held with the Capital Cabinet, the Mayor and Senior Staff, and full Council to present the draft recommendations. Feedback regarding these recommendations informed the policy proposal that was presented to the IDT on June 9, 2011. The initial policy proposal has since been revised to reflect discussions with the IDT on June 9, 2011, and June 23, 2011 and to reflect City Green Building's own research.

The policy being proposed is the result of the significant participation of the IDT, direction from the Mayor and Council, input from focus groups and private stakeholders, and City Green Building's evaluations of the existing policy, green building policies of other jurisdictions, work in the private market, and assessments of costs and benefits of the proposed policy.

Please check one of the following:

___ **This legislation does not have any financial implications.**

__X__ **This legislation has financial implications.**

Total Regular Positions Created, Modified, or Abrogated through this Legislation, Including FTE Impact:
(This table should only reflect the actual number of positions affected by this legislation. In the event that positions have been, or will be, created as a result of other legislation, please provide details in the Notes section below the table.)

Position Title and Department	Position # for Existing Positions	Fund Name & #	PT/FT	2011 Positions	2011 FTE	2012 Positions*	2012 FTE*
TOTAL							

** 2012 positions and FTE are total 2012 position changes resulting from this legislation, not incremental changes. Therefore, under 2012, please be sure to include any continuing positions from 2011.*

Position Notes:

No new positions are being proposed as a result of this legislation. City Green Building has consistently provided staff dedicated to supporting the implementation of the existing sustainable building policy and to providing assistance on individual capital projects. City Green Building is planning to continue dedicating 1 FTE towards the implementation and ongoing evaluation of the proposed policy.

FAS has, in the past, been able to direct a portion of staff time towards coordinating Sustainability & Environmental Design within the department. FAS and Parks both have some staff time dedicated toward resource conservation management.

Do positions sunset in the future?
(If yes, identify sunset date)

No

Other Implications:

a) **Does the legislation have indirect financial implications, or long-term implications?**
(If yes, explain them here.)

There are no direct financial impacts to departments due to the legislation. Impacts will be project specific. The nature of the impacts is summarized below according to the policy requirements for differing project scopes.

New Construction, Additions and Major Renovations – Large Projects (≥ 5,000 SF)
Requirement: LEED Gold + minimum energy, water, waste and transportation standards

Operational Impact
Under the existing Sustainable Building Policy, departments are responsible for developing CIP plans consistent with the policy. Project managers in each capital department are responsible for implementing projects consistent with the policy. This can include project scoping and budgeting adequate to incorporate sustainable design, developing RFPs and hiring qualified consultants, ensuring the design and construction is to LEED standards, and managing LEED documentation and certification. Individual departments, and project managers within those departments, will continue in these roles. Additional responsibilities for departments would include participation in a Sustainable Building & Sites Steering Committee and annual reporting. Additional responsibilities for project managers would include tracking and reporting related to individual projects.

Financial Impact
Financial impacts include soft costs, which include fees for LEED certification, consulting costs for LEED documentation and consulting costs for design and engineering related to achieving LEED and meeting performance standards, and incremental construction costs that may be specific to meeting LEED and performance standards. Soft costs and construction costs are, and will continue to be, very project specific. Under the existing policy, both soft costs and construction costs are incorporated into the overall project budget. In general, no change is expected for soft costs, except that there may be some additional design and engineering time related to meeting the energy performance standard. There may be, but will not necessarily be, increases in construction costs related to achieving LEED Gold and meeting performance standards. It is expected that any additional costs would be offset by yearly utility savings that result from meeting the performance standards of the policy.

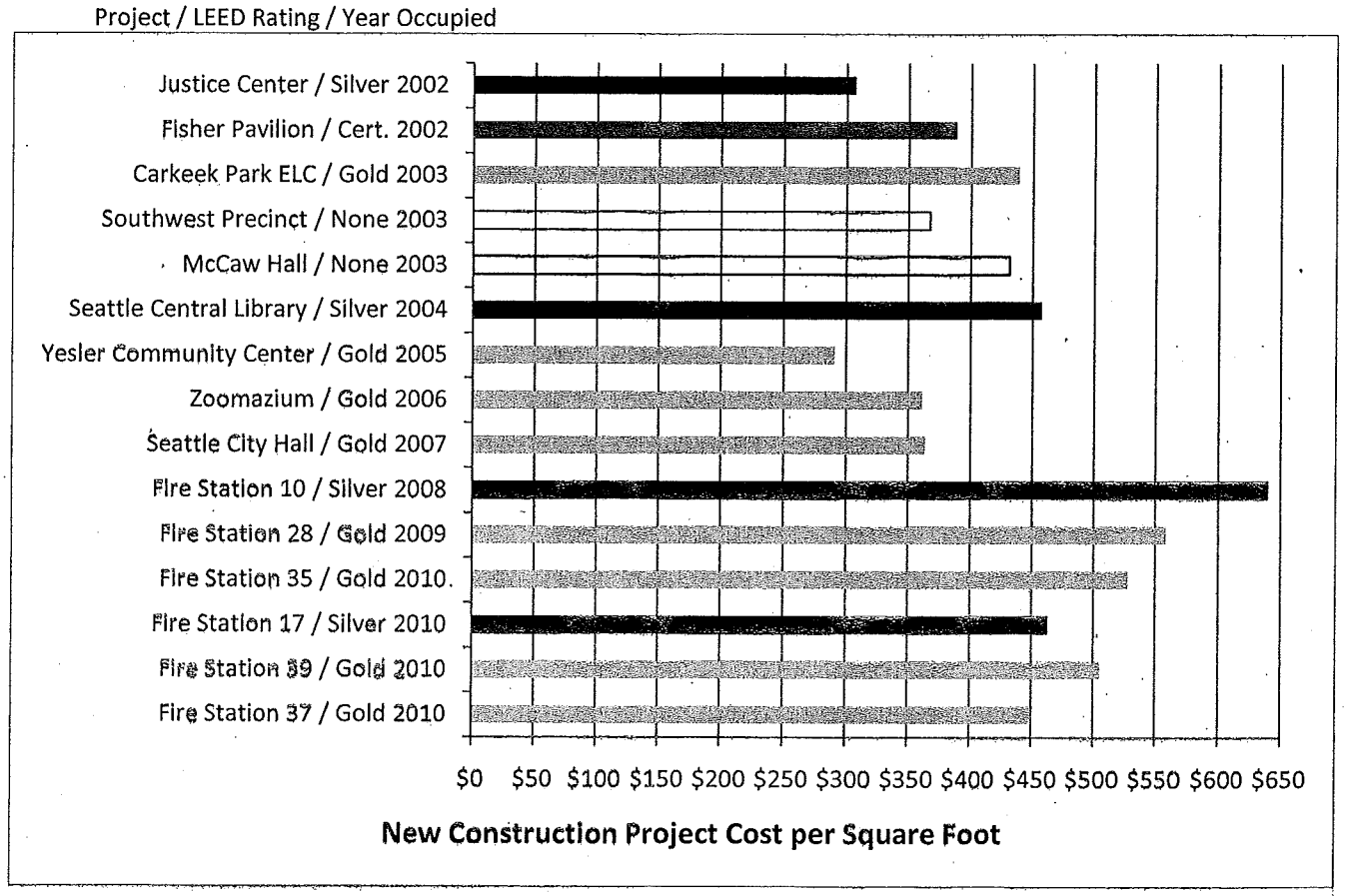
Soft Costs *(LEED certification, documentation and related consulting fees)*
Under the existing policy, the LEED related soft costs for 8 Fire Stations have ranged from .47 – 1.31% of the overall project cost ($38,000 - $61,500). The consultant scope of work for achieving LEED Gold for projects under the new policy would be consistent with the scope of work for projects to date. Therefore, no change in soft costs is anticipated as a result of changing the requirement from LEED Silver to LEED Gold. There may be higher consultant fees needed to cover additional design and engineering to achieve greater energy efficiency. These costs could be offset by greater up-front utility incentives, by construction savings resulting from reduced mechanical equipment needs, and from long-term energy and water utility savings.

Construction Costs
Information from State projects indicates that the incremental construction costs associated with LEED (after utility incentives) ranges from a savings of 2.3% to an additional cost of 3.9%, with a median of 0.6% additional cost. [*Implementation of RCW 39.35D – High-Performance Green Building*, General Administration of Washington, September 2010]

For City of Seattle projects built under the existing policy, any incremental construction costs

COUNCIL CLERK

necessary to achieve LEED have been incorporated into the overall construction budget. The City of Seattle has not collected any data that would provide incremental construction costs for LEED projects at any certification level. Departments implementing the existing policy have not identified LEED as a separate cost item. What we do know is that departments have been able to exceed the existing LEED Silver standard under the existing budget constraints. Over half of the projects completed to date (16 of 27) have received a LEED Gold rating. A review of the construction costs for City projects completed since the implementation of the existing policy indicates that there is no discernable cost difference between projects receiving a LEED Silver rating, and those that received a LEED Gold rating.



Similar results have been reported by the State of Washington and in analyses of private projects. The state data on 16 projects completed under the High-Performance Green Building legislation between 2008 and 2010 includes 4 Silver, 11 Gold and 1 Platinum project. No relevant relationship between construction cost and LEED rating can be implied. In fact, the cost for the LEED Platinum project is at the median of costs for all 16 projects. As the State report notes, there are myriad influences on the cost of a building (e.g. size, complexity of systems, materials, time of year bid) unrelated to its LEED status.

The performance criteria outlined in the proposed policy, specifically the energy standard, may

have the potential to increase initial construction costs, depending on the design and type of mechanical equipment. However, as with any building project there will be a range of construction costs and the specific costs associated with energy efficiency will by highly dependent on the particular approach(es) taken by the design team. Carkeek Park Environmental Learning Center, Northgate Civic Center and the Fifth Avenue Garage all achieved energy standards equivalent to what is included in the proposed legislation.

Additional up-front costs that occur are expected to be offset by operational cost savings over the life of the building. In a recent study in Minnesota, a net benefit was found, over an assumed building life of 20 years, for state projects required to meet energy efficiency levels at least 30% better than the Minnesota State Energy Code. The Minnesota Center for Energy and Environment performed a life-cycle cost-effectiveness analysis on 115 buildings, across building types, expected to achieve a minimum of 40% savings. By analyzing the upgrade costs and energy savings they found that the benefits (e.g. savings) were at least equal to, and for the majority of the buildings at least twice as much as, the incremental cost of the energy efficient strategies over an assumed life of twenty years. Given that City of Seattle buildings are built for a much longer life, the actual savings would continue well beyond twenty years. The study also found that "very large reductions in energy use can often be achieved as cost-effective as lower levels of energy savings." [*Cost-Effectiveness & Utility Support Program*, Center for Energy and Environment, 2009]

For the City of Seattle, we can look to the examples from previous projects, specifically the energy and water utility cost savings documented for City Hall and the Justice Center. The Justice Center was completed in 2002 and received a LEED Silver rating. It is 26% more energy efficient than a baseline building built to the 1997 Seattle Energy Code and 46% more water efficient (per FTE) than the previous Public Safety Building. City Hall was completed in 2007 and achieved LEED Gold. It is 17% more energy efficient than a baseline building built to the 2003 Seattle Energy Code and 40% more water efficient (per FTE) than the previous Municipal Building. These efficiencies result in utility savings of $58,000 per year for City Hall and $113,400 per year for the Justice Center. In addition, they each received significant utility incentives at the time of construction. City Hall received $420,160 and the Justice Center $423,070.

The following projects provide recent examples of projects that have met or exceeded the energy efficiency standard called for in the legislation, along with their associated costs.

- Skagit Valley College Science and Allied Health Building, completed 2009
    - LEED v2.2 Platinum
    - 72% savings below ASHRAE 90.1 2004 (*DJC* 7/13/10) which is roughly equivalent to 45% to 65% more efficient than the 2009 Seattle Energy Code
    - Overall additional costs due to LEED (both soft costs and construction costs) were 1.9% of the overall project budget, well within the range to achieve any LEED project. No additional construction costs were specifically associated with meeting the energy performance level. (*Implementation of RCW 39.35D*)
- University of Washington Clark Hall, completed 2009

  - LEED v2.1 Gold
  - 60% savings below ASHRAE 90.1 1999 (*LEED documentation*) which is roughly equivalent to 25% - 40% more efficient than the 2009 Seattle Energy Code
  - There was an overall savings due to LEED of 1.4% of the overall project budget. While the design costs were higher by 4.4%, the construction costs were reduced by 2.3%, primarily due to the savings resulting by not needing to provide mechanical cooling. (*Implementation of RCW 39.35D*)
- Bertschi Center Gymnasium & Community Center, completed 2007
  - LEED v2.1 Gold
  - 46% savings below ASHRAE 90.1 1999 which is roughly equivalent to 10% - 25% more efficient than the 2009 Seattle Energy Code
  - Total consultant costs for LEED certification were $85,000, 2.5% of the overall project budget. Construction costs specific to LEED were not broken out. The total project costs were $273 per square foot. For comparison similar City of Seattle projects had the following project costs: Carkeek Environmental Learning Center, 2003 – $317/sf; Yesler Community Center, 2005 – $158/sf; North Cascades Environmental Learning Center, 2006 – $295/sf; and Northgate Civic Center, 2006 – $295/sf.
- Oregon Health and Science University Center for Health and Healing, completed 2006
  - LEED v2.2 Platinum
  - 61 % savings below ASHRAE 90.1 1999 (NRDC case study) which is roughly equivalent to 25% - 40% more efficient than the 2009 Seattle Energy Code
  - The overall added construction cost related to LEED was $1,800,000, 1.2% of the total construction budget of $145,000,000. However, the Mechanical Electrical Plumbing systems overall saved $3,000,000 compared to a conventional design thereby creating a net cost savings of $1,200,000, or .83% of the construction budget.

New Construction, Additions and Major Renovations – Small Projects
Requirement: completion of Capital Green checklist

Operational Impact
Capital Green is to be used as an evaluation and planning tool. Currently, FAS utilizes the tool for all of its smaller projects. Project managers in the remaining capital departments will need to incorporate the use of Capital Green into their project planning responsibilities.

Financial Impact
There are no elements in Capital Green that are required to be implemented. It is to be used by capital departments as a guide to determine appropriate and feasible sustainable strategies that can be incorporated into a project. There are many strategies within Capital Green that have no, or negligible, incremental costs. These include such items as locally manufactured materials, high-efficiency plumbing fixtures, and low VOC paint and carpet. Other strategies such as higher efficiency mechanical equipment may have incremental up-front costs but the additional costs would be offset by yearly utility cost savings.

Minor Renovations and Tenant Improvements – Large Projects (≥ 5,000 SF + mechanical, electrical & plumbing)
Requirement: LEED Gold + minimum energy, water, and waste

Operational Impact
As with new construction, project managers in each capital department are responsible for implementing projects consistent with the policy. Tenant Improvement projects would typically utilize the LEED for Commercial Interiors (LEED CI) rating system. Two of the completed City LEED projects were certified using this system; no change from existing practice is anticipated.

Financial Impact
Soft costs for LEED CI projects are similar to those for new construction, if not somewhat lower. Data from the US Green Building Council for private projects shows a range of .2% – 2.6 % of project cost. Based on interviews with Seattle consultants, these costs would range from $20,000 – $65,000.

No local information is available on the incremental construction costs of LEED CI projects. Much like information noted above for LEED new construction projects, in a study of 25 tenant improvement projects in New York City the construction costs for projects pursuing LEED CI are comparable to those projects that did not. The median construction cost for all projects was $160/sf; the median for LEED projects was $158. [*Cost of Green NYC*, Davis Langdon, 2009]

Minor Renovations and Tenant Improvements – Small Projects
Requirement: completion of Capital Green checklist

Both operational and financial impacts would be the same as for Capital Green for new construction, described above.

Sites
Requirement: follow Citywide site management guidelines

Operational Impact
Developing City-wide landscape management guidelines will require multiple meetings in 2012 with an interdepartmental team numbering somewhere between 5-10 participants. This process will draw primarily from existing city documents and expertise. Follow-up training with facility managers and landscape maintenance personnel will also be required. It's expected that this time can be accommodated by existing staff, with coordination of the guidelines and training managed by existing City Green Building staff. No additional personnel costs are anticipated.

Financial Impact
Greater consistency in landscape management BMPs is anticipated to be revenue neutral. When Port of Seattle and Seattle University converted from conventional to organic landscape management, additional training, labor, and equipment costs were offset by savings on water, fertilizer, pesticides, and landscape materials – in both cases, landscape budgets remained flat when utility costs were included.

Pilot Projects
Requirement: pursue Sustainable Site Initiative and Living Building Challenge pilot projects

Sustainable Sites Initiative
Operational Impact
As with new construction, project managers in each affected capital department are responsible for implementing projects consistent with the policy. The policy sets a target of 6 Sustainable Sites projects underway by 2015 – 2 streetscape, 2 parks, and 2 other. Parks already has two underway, and Seattle Center has one "other." This leaves two streetscapes that would likely fall to SDOT (for future projects similar to Bell Street Park Boulevard) or DPD (for green street collaboration with developers), and one "other" project which could fall to Seattle Public Libraries, FAS, Seattle Public Utilities, or any other department building a new facility with a significant landscape component.

Financial Impact
In spite of the three Sustainable Sites projects already underway, it is too early to accurately project the additional time or resources that the City will invest in these projects (no clear national precedents are apparent either, as the program is still in "beta" testing). But based on the experience of Parks and Seattle Center, we expect an incremental premium for design and constructions costs similar to LEED for New Construction, in the range of 0-5% total costs. It's worth noting that budgets for landscape projects are typically much smaller than for building projects, so it's a 0-5% premium of the total landscape budget, which is typically less than 5% of total construction costs for road and building projects (note that landscape budget for Parks projects tends to be a higher percentage of the total since buildings and hardscape features are often minimal).

Living Building Challenge
The pilot will assess the potential feasibility of implementing a Living Building Challenge project. Specific costs, and the financial feasibility, will need to be considered specific to particular projects.

b) What is the financial cost of not implementing the legislation?

The proposed legislation helps to provide for long-term fiscal stewardship of the City's capital facilities by promoting the construction and renovation of energy and water efficient buildings, thereby reducing the yearly operating costs. The existing Sustainable Building Policy has produced facilities that have lower annual utility costs than would a similar non-LEED building. However, the savings for each project are dependent on the extent to which the project incorporated resource efficiency measures. Within the LEED rating system, points are awarded for higher levels of resource conservation but these savings are not mandatory.

The proposed policy incorporates minimum energy and water efficiencies, thereby ensuring long-term utility savings. For instance, the utility costs for gas and electricity at Fire Station 10 for 2009 were $173,803. A 15% savings would equate to a savings of $26,070 per year, at 2009

utility rates. For SMT, which spent $1,550,785 on energy in 2009, a 15% more efficient building would have saved $232,617 that year. In Portland, Oregon a 15% energy savings across their municipal building portfolio is saving them $4,000,000 per year.

c) Does this legislation affect any departments besides the originating department?

The following departments implement capital projects that will be impacted by the proposed legislation:

- Finance and Administrative Services
- Seattle Center
- Parks & Recreation
- Seattle Public Libraries
- Seattle City Light
- Seattle Public Utilities

Departments that provide funding to outside entities may be impacted by the legislation if the funding is for a building project that is receiving 50% or more of its funding from the City.

The Office of Housing utilizes a separate Washington State green building standard for affordable housing and are therefore not impacted by this legislation.

Staff members listed below participated in an Interdepartmental Team to assist in developing the policy.

Finance and Administrative Services	Teresa Rodriquez
Seattle Center	Ned Dunn
Parks & Recreation	David Broustis, Mohan Khandekar
Seattle Public Libraries	Eve Sternberg, Glen Osako
Seattle City Light	Glen Atwood
Seattle Public Utilities	Paul Fleming, Joel Banslaben
Office of Housing	Joanne Quinn
Department of Transportation	Jemae Hoffman
Office of Sustainability and Environment	Tracy Morgenstern, Sara Stiltner
Department of Neighborhoods	Karen Gordon
City Budget Office	Joe Regis

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

Multiple alternatives were considered for each portion of the proposed policy. For instance, eliminating the LEED requirement for capital projects and relying on internally developed performance criteria was considered. However, the costs of administering the City's own criteria would have required additional staff. Similarly, requiring Capital Green for all small projects, instead of using it as a guideline only, would have necessitated staff time within both FAS and

DPD to revise the guide and support its use by other departments.

e) Is a public hearing required for this legislation?

No

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No

g) Does this legislation affect a piece of property?

No

h) Other Issues:

City Departments that occupy buildings built and managed by other Capital Departments will need to occupy those projects in a manner consistent with the policy.

List attachments to the fiscal note below:
Attachment 1: Sustainable Building & Sites Policy – Overview

Sandra Mallory
DPD Sustainable Building Policy FISC ATT
August 30, 2011
Version #5

Sustainable Building & Sites Policy – Overview

		New Construction, Additions & Major Renovations	Minor Renovations & Tenant Improvements	Sites	Existing Buildings Separate Initiative*
LARGE PROJECTS	**Applicability**	City owned buildings; projects receiving 50% City financing; Non-city entity occupying City building; City occupying non-city owned building	City occupying City-owned building; Non-city entity occupying City owned building; City occupying non-city owned building	City owned facilities	City owned buildings
	Standard	LEED Gold w/ criteria for energy, water, waste & transportation	LEED Gold w/ criteria for water and waste	Citywide site management guidelines	Resource Conservation Management Plan
	Project Scope	5,000 SF or greater	5,000 SF or greater -and- mechanical, electrical & plumbing	All landscaped areas	All buildings
	Coordination	Building & Sites Steering Committee o Oversees implementation, evaluation and updates o Staffed by City Green Building o Participation by Capital Departments, DPD, OSE	• Building & Sites Steering Committee • CGB to develop model leasing language & tools as guidance to departments	Sites Sub - Committee o Develop city-wide site management o Staffed City Green Building o Participation by Capital Departments, DPD	Resource Conservation Steering Committee
	Staffing	No change from existing policy o Departments develop CIP plans and project budgets consistent with policy o Department project managers implement projects consistent with policy o CGB provides tools and assistance	• When City performing a TI: o Depts. develop CIP plans and project budgets consistent with policy o Project managers implement projects consistent with policy • When Non-city entity performing a TI: o Tenant incorporates LEED-CI into project planning and implementation o Departments manage leases consistent with policy • CGB provides tools and assistance	• Departments manage properties consistent with policy • CGB provides tools and assistance	Resource Conservation Management Coordinator in OSE

		New Construction, Additions & Major Renovations	Minor Renovations & Tenant Improvements	Sites	Existing Buildings Separate Initiative*
LARGE PROJECTS	Costs	• Increase LEED rating to Gold – no anticipated change from exist. policy o Soft costs for projects under exist. policy .8 to 2% of project cost o Hard costs, w/ incentives: (- 1%) to 2% of construction cost • Energy requirement – potential incremental design/engineering and construction costs • Sample projects meeting energy reqt o Carkeek, Northgate, 5th Ave Garage. Costs w/in overall budget. o Skagit Valley College Science & Health Bldg, LEED Platinum. LEED costs 1.9% of project budget o UW Clark Hall, LEED Gold. LEED cost *savings* 1.4% of project budget	• Soft costs .2 to 2.6% of project cost; or $20,000 - $65,000 / project • Construction costs %'s would be similar to those for new construction • No specific energy requirements • SPU Operations & Control Center achieved LEED Gold and the water standard w/in their overall budget.	Additional training, labor and equipment costs	To be addressed in future Resource Conservation Management Plan
	Savings	• One time utility rebates: o Justice Center – $423,070 o City Hall – $420,160 • Long term savings from yearly utility cost reductions. Energy reduction of 15%; water reduction of 30%.	• Utility rebates • Yearly utility savings	Reductions in water for irrigation, fuel for equipment, fertilizer, and landscape materials	To be addressed in future Resource Conservation Management Plan

* OSE is leading a separate initiative to develop and enact a Resource Conservation Management Plan that would cover existing buildings.

		New Construction, Additions & Major Renovations	Minor Renovations & Tenant Improvements	Sites	Existing Buildings Separate Initiative*
SAMLL PROJECTS	**Applicability**	City owned buildings; projects receiving 50% City financing; City occupying non-city owned building	City occupying City-owned building; Non-city entity occupying City owned building; City occupying non-city owned building	N/A	N/A
	Standard	Complete Capital Green checklist	Complete Capital Green checklist		
	Project Scope	Less than 5,000 SF, or Non-LEED eligible	Less than 5,000 SF, Non-LEED eligible, or Scope doesn't include mechanical, electrical & plumbing		
	Coordination	• Building & Sites Steering Committee	• Building & Sites Steering Committee • CGB to develop model leasing language & tools as guidance to departments		
	Staffing	• Department project managers incorporate Capital Green into project development • CGB provides tools and assistance	• When City performing a TI, department project managers incorporate Capital Green into project development • When Non-city entity performing a TI: o Depts. work w/ tenant to assess opportunities utilizing Capital Green o Tenants implement strategies, as appropriate • CGB provides tools and assistance		
	Costs	• No implementation requirements • Incremental costs vary per strategy	• No implementation requirements • Incremental costs vary per strategy		
	Savings	• No implementation requirements • Incremental savings vary per strategy	• No implementation requirements • Incremental savings vary per strategy		

City of Seattle
Office of the Mayor

September 6, 2011

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that would adopt a Sustainable Building and Sites Policy for municipal facilities, superseding Resolution 30121 which endorsed the 2000 Sustainable Building Policy. The legislation updates standards for the design, construction, and operation of City buildings and sites in order to support city-wide goals for sustainable development. The legislation will establish higher levels of achievement for new construction, and expand the scope of the existing policy to include small-scale projects, tenant improvements to existing or leased buildings, and sites.

Seattle was one of the first cities to encourage green buildings when it adopted the Sustainable Building Policy in 2000. With the extraordinary growth of green building in the private market and the City's commitment to addressing climate change, it is well past time for an update. I asked the Department of Planning and Development to "be bold" in developing a new policy. DPD's City Green Building program convened an interdepartmental team to act as an advisory committee. The team established the following key goals for what an updated sustainable building policy should achieve:

- demonstrate the City's commitment to addressing climate change and creating a sustainable future by protecting, conserving, and enhancing the region's environmental resources;
- provide leadership in setting community standards for sustainable development;
- provide responsible stewardship of the City's fiscal resources and public assets over time, leveraging our investments to create financial, public, and environmental value; and
- create quality environments that are healthy and provide community benefit.

The proposed policy seeks to meet these goals while also respecting the financial and staffing constraints of capital departments. Please join me in supporting this resolution to demonstrate the City's commitment to environmental, economic, and social stewardship. Thank you for your consideration of this proposed legislation. Should you have questions, please contact Sandra Mallory at 615-0731.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Michael McGinn, Mayor
Office of the Mayor
600 Fourth Avenue, 7th Floor
PO Box 94749
Seattle, WA 98124-4749

Tel (206) 684-4000
Fax (206) 684-5360
TDD (206) 615-0476
mike.mcginn@seattle.gov