



Sustainable Development Design Standards



July 17, 2012



Overview

- Requesting City Council's approval of a resolution adopting a modernized policy for Sustainable Development Design Standards
 - Allows for Green Globes Rating System as an alternative to existing Leadership in Energy and Environmental Design (LEED) standards currently required for City buildings greater than 5,000 sq. ft.
 - Responsive to prior direction received by the *Finance, Internal Audit, Engineering/CIP & Management Services* Legislative Review Committee to evaluate feasibility of providing an option for green building standards



Overview

- Companion item-Requesting approval of proposed ordinance to rescind Ordinance No. 016911 that established initial sustainable development design standards
 - Replacing with separate resolution adopting the expanded policy
 - Proposed policy can be easily revisited to reflect City Council's ongoing direction
 - Green building standards are a policy area that is constantly evolving



Approach

- Review of Green Globes Rating System as an alternative
 - Coordination with Sustainability Manager
 - Roundtable held with stakeholders to include contractors (with LEED & Green Globes experience), members of the USGBC Chihuahuan Desert Local Chapter, mechanical/electrical designers, UTEP representatives and AIA
 - Benchmarking with other communities
- Identify opportunities to address performance monitoring

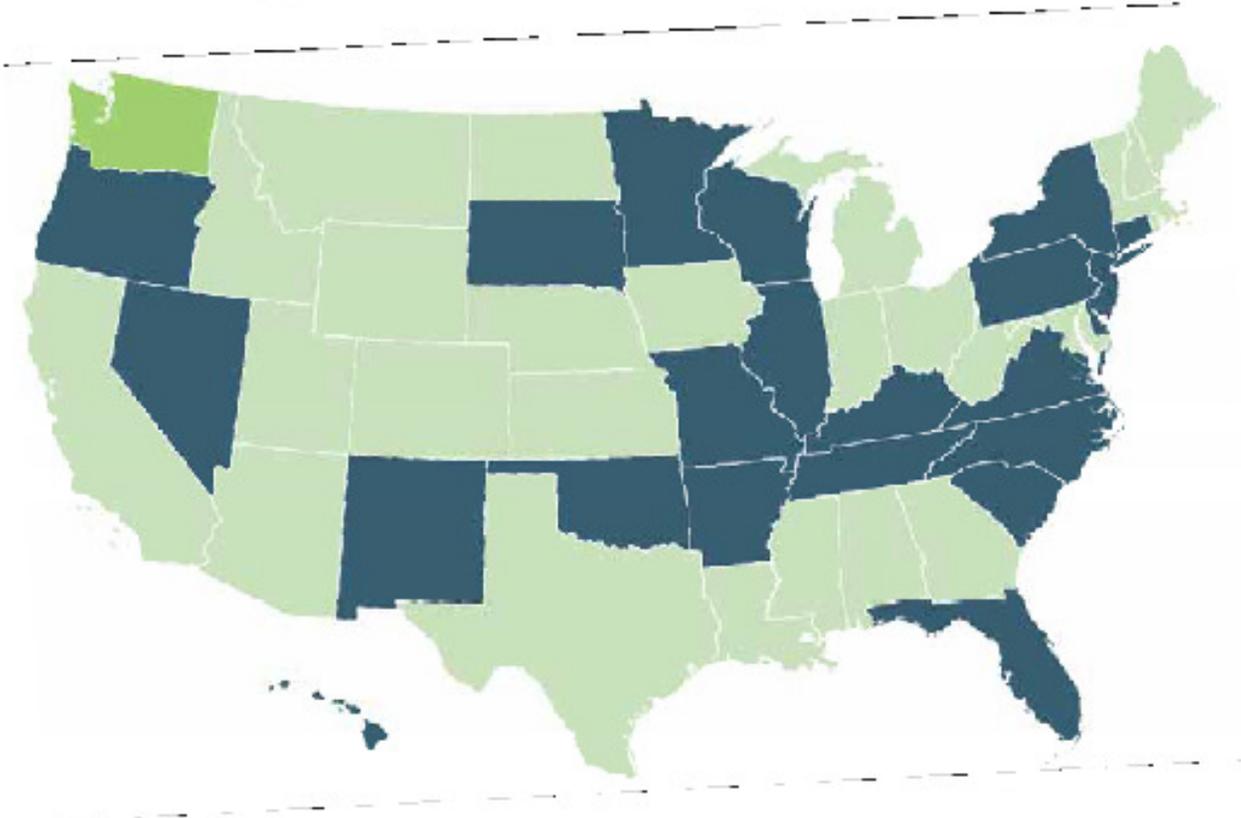


Current Requirements

- June 2008 ordinance adopted construction practices based on the LEED certification process
- All new City buildings over 5,000 square feet in size are designed, contracted and built to achieve the LEED Silver certification level
 - Must strive for a higher level of certification (either Gold or Platinum) whenever project resources and conditions permit
 - All future major renovations and non occupied City buildings are designed, contracted and built to include as many principles of the LEED program as are feasible

State Laws Recognizing Green Globes

● Green Globes Recognized ● Trending positive



Green Globes Ratings

Once an assessment is verified by a third party, properties achieving a score of 35% or more receive a Green Globes rating based on the percentage of total points (up to 1000) achieved.

85-100%		Reserved for select building designs which serve as national or world leaders in energy and environmental performance. The project introduces design practices that can be adopted and implemented by others.
70-84%		Demonstrates leadership in energy and environmental design practices and a commitment to continuous improvement and industry leadership.
55-69%		Demonstrates excellent progress in achieving energy efficiency results through current best practices in energy and environmental design.
35-54%		Demonstrates movement beyond awareness and commitment to sound energy and environmental design practices by demonstrating good progress in reducing environmental impacts.

Buildings that have a predicted rating of 35% or more can pursue third-party assessment. Third-party assessment is required to publicize your building as a Green Globes rated/certified building.

One to four globes are possible and our recognition program includes a plaque and PR kit. Case study development is encouraged.

Green Globes/LEED Comparison

Feature	Green Globes	LEED
National Accepted Program	✓	✓
New Construction Assessment	✓	✓
Existing Building Assessment	✓	✓
Total Program Points	1,000	110
Rating System	4 Globes 3 Globes 2 Globes 1 Globe	Platinum Gold Silver LEED Certified
Minimum Points Required for Certification	✓	✓

Rating Breakdown

GREEN GLOBES	POINTS	LEED	POINTS
Energy	380	Energy and Atmosphere	35
Water	85	Water Efficiency	10
Resources	100	Material and Resources	14
Emissions	70		
Indoor Environment	200	Indoor Environmental Quality	15
Project Management	50		
Site	115	Sustainable Sites	26
		Innovation and Design Process (like SmartCode)	6
		Regional Priority Credits	4
TOTAL POINTS	1,000	TOTAL POINTS	110



Green Globes Key Findings

- Overall sustainability goals may be achieved
 - Employ integrated design principles
 - Optimize energy performance
 - Protect and conserve water
 - Enhance quality of indoor environment
 - Reduce environmental impact of building materials
- Potential to assist in determining whether buildings are still performing well
- Survey tool and reports added benefit to develop portfolios
- Cost to certify building is generally less as compared with LEED
- Provides continuous feedback through certification process



Proposed Policy Requirements

- *Policy focuses on establishing Performance Benchmarks and Design Standards*
 - Sustainability Manager shall establish performance benchmarks and in conjunction with the City Engineer establish minimum design standards for each qualifying municipal building
 - Design standards are to be included in scope of work for the design of the facilities
 - Key sustainable areas are energy consumption, water conservation, materials used/recycled and site location shall be included in the design



Proposed Policy Requirements

- *Maintenance Guidelines*
 - Sustainability Manager in conjunction with the General Services Director and any department that oversees the management of its facilities shall establish sustainable maintenance guidelines
 - Guidelines will incorporate a database to monitor the performance of the constructed municipal building according to the original design to ensure ongoing performance



Proposed Policy Requirements

- All new City buildings over 5,000 square feet in size, will be designed, contracted and built to achieve the LEED Silver certification level **or two Green Globes under the Green Globes Design Rating System**
- The certification registration and rating system checklist shall be submitted to the Building Official for verification



Comments/Questions