

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Engineering and Construction Management Department
AGENDA DATE: July 17, 2012

CONTACT PERSON/PHONE: R. Alan Shubert, 915-541-4423

DISTRICT AFFECTED: City Wide

SUBJECT:

That City Council approves and adopts the new Sustainable Development Design Standards for City Buildings dated July 2012, which shall replace the Sustainable Development Design Standards which were adopted by Ordinance No. 016911 on June 10, 2008.

BACKGROUND / DISCUSSION:

The proposed resolution adopts a modernized policy for Sustainable Development Design Standards and allows for the Green Globes Rating System as an alternative to the existing Leadership in Energy and Environmental Design (LEED™) standards currently required for certain City buildings. This proposed alternative is responsive to prior direction received by the Finance, Internal Audit, and Engineering/CIP & Management Services Legislative Review Committee to evaluate the feasibility of providing an option for green building standards. Since green building standards are a policy area that is constantly evolving, the proposed policy can be easily revisited to reflect City Council's ongoing direction.

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

BOARD / COMMISSION ACTION:

(N/A)

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD: _____



Information copy to appropriate Deputy City Manager

RESOLUTION

WHEREAS, development and construction practices are significant contributors to the depletion of natural resources and a major cause of air and water pollution, deforestation, health hazards, global warming, accumulation of solid and toxic waste and other negative consequences; and

WHEREAS, the City of El Paso has pledged to take a leadership role in promoting public awareness about the causes and impacts of climate change; and

WHEREAS, the City of El Paso finds that green building measures applied to the design, construction and maintenance of buildings achieves the goals of encouraging resource conservation, reducing the waste generated by construction projects, increasing energy efficiency, and promoting the health and productivity of residents, workers, and visitor to the city; and

WHEREAS, on June 10, 2008, the City, through Ordinance No. 016911, adopted Sustainable Development Design Standards requiring all new City buildings over 5,000 square feet to be designed, contracted and built to a minimum LEED Silver certification level and all major renovations to City building be designed, contracted and built to include as many principles of the LEED program as feasible; and

WHEREAS, the industry standards for sustainable green design and construction are constantly developing and subject to technological improvements; and

WHEREAS, the City now desires to adopt new Sustainable Development Design Standards for City Buildings to replace the standards adopted by City Council on June 10, 2008; and

WHEREAS, concurrent with this Resolution the City has repealed Ordinance No. 016911 in order to adopt new Sustainable Development Design Standards for City Buildings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

THAT City Council approves and adopts the new Sustainable Development Design Standards for City Buildings dated July 2012 and attached hereto as Exhibit "A", which shall replace the Sustainable Development Design Standards which were adopted by Ordinance No. 016911 on June 10, 2008.

PASSED AND APPROVED this _____ day of _____, 2012.

(Signatures begin on following page)

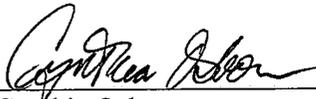
THE CITY OF EL PASO

John Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Cynthia Osborn
Assistant City Attorney

APPROVED AS TO CONTENT:



R. Alan Shubert, P.E.
City Engineer

Exhibit "A"

Sustainable Design Standards For City Buildings Policy July 2012

I. Purpose

Development and construction practices can contribute to the depletion of natural resources, air and water pollution and can pose other negative consequences. The City of El Paso has therefore pledged to take a leadership role in implementing green building measures that once applied to the design, construction, and maintenance of buildings would achieve the following goals:

1. Encourage resource conservation;
2. Reduce the waste generated by construction projects;
3. Increase energy efficiency; and
4. Promote the health and productivity of residents, workers, and visitors to the City

Specifically, green building standards seek to complement existing policies related to development and natural resource conservation. Additionally, green design and construction decisions made by the City in the construction and major remodeling of City buildings can result in significant cost savings to the City over the life of the building.

a. Approach

As a mechanism to achieve the aforementioned goals, the City of El Paso shall utilize the Leadership in Energy and Environmental Design (LEED™) Green Building Rating System and Certification and the Green Globes Design Rating System. These specific standards have been selected as they provide nationally recognized practices for excellence in facility design and offer multiple levels of certification.

II. Requirements

a. Rating Systems

This policy reflects the City's commitment to encouraging environmentally sensitive construction practices in the City of El Paso and implements construction practices based on the Leadership in Energy and Environmental Design (LEED™) certification process, Green Globes Design Rating System or an equivalent rating standard.

b. Building Size and Certification Levels

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.

1. Whenever project resources and conditions permit, the City shall strive for a higher level of certification (either Gold or Platinum the LEED™ or three or four Green Globes under the Green Globes Design Rating System)
2. All future major renovations and non occupied City buildings will be designed, contracted and built to include as many principles of the LEED™ program or Green Globes Design Rating System as are feasible

c. Building Permit Issuance

No building permit for a city owned building that meets the criteria listed under section II (b.) of this policy shall be issued until an architect or designer has certified that the LEED™ or Green Globes Design Rating System standards are being addressed in the plans or specifications. The certification registration and rating system checklist shall be submitted to the Building Official for verification.

d. Performance Benchmarks and Design Standards

The City's Sustainability Manager shall establish performance benchmarks for the municipal building and in conjunction with the City Engineer establish minimum design standards for each qualifying municipal building. Design standards are to be included in the scope of work for the municipal buildings for the design of the facilities.

1. Key sustainable areas of energy consumption, water conservation, materials used/recycled and site location shall be included in the design.

e. Maintenance Guidelines

The Sustainability Manager in conjunction with the General Services Director and any department that oversees the management of its facilities shall establish sustainable maintenance guidelines.

1. These guidelines will incorporate a database to monitor the performance of the constructed municipal building according to the original design and performance guidelines.