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Sponsored by: Collette & Rushefsky

COUNCIL BILL NO. 2008 - 058

RESOLUTION NO. 9573

A RESOLUTION

1 ADOPTING the City of Springfield, Missouri, Green Building Policy.  
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6 WHEREAS, the Springfield-Greene Vision 20/20 Comprehensive Plan sets forth  
7 goals for preserving and improving the natural and built environment of the City,  
8 protecting the health of its residents and visitors, and fostering its economy; and  
9

10 WHEREAS, the City of Springfield is an acknowledged environmental leader in  
11 the State of Missouri; and  
12

13 WHEREAS, the City of Springfield recognizes and accepts its responsibility to  
14 implement and promote building practices that protect Springfield's natural and built  
15 environment; and  
16

17 WHEREAS, green building is a whole systems approach to the design,  
18 construction, and operation of buildings that employ materials and methods that  
19 promote natural resource conservation, energy efficiency, and good indoor air quality;  
20 and  
21

22 WHEREAS, some conventional design and construction methods can produce  
23 buildings that negatively impact the environment; these buildings may be unnecessarily  
24 expensive to operate and contribute to excessive resource consumption, waste  
25 generation, and pollution due to unnecessary landfilling of wasted materials, and  
26 inefficient use of energy and water; and  
27

28 WHEREAS, emissions from some conventional construction materials, including  
29 paints, carpets, and particleboard may contribute to a host of health problems  
30 associated with poor indoor air quality; these health impacts may be exacerbated by  
31 conventional ventilation technology and may result in lost productivity, increased costs  
32 for maintenance, waste disposal, and health care; and  
33

34 WHEREAS, green building design, construction, and operation can minimize or  
35 avoid these types of adverse impacts in a variety of ways by incorporating energy and  
36 water efficient technologies and landscaping; using recycled content materials; reducing  
37 construction and demolition waste; improving indoor air quality; and promoting long-  
38 term economic efficiency; and  
39

40 WHEREAS, the Leadership in Energy and Environmental Design (LEED®) Green  
41 Building Rating System™ and LEED certification is a nationally recognized standard for  
42 excellence in facility design and has multiple levels of certification; and  
43

44 WHEREAS, the Springfield City Council finds that green design and construction  
45 decisions made by the City in the construction and remodeling of City buildings can  
46 result in significant cost savings to the City over the life of the buildings; and  
47

48 WHEREAS, the benefits of green building design, construction, and operation  
49 should be enjoyed by the residents, workers, and visitors of the City.  
50

51 NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY  
52 SPRINGFIELD, MISSOURI, as follows:  
53

54 Section 1 - Green building design, construction, and operation furthers the goals  
55 set forth in the Springfield-Greene County Vision 20/20 Comprehensive Plan.  
56

57 Section 2 - The City Council hereby adopts the "City of Springfield Green  
58 Building Policy." This policy reflects the City's commitment to encourage  
59 environmentally sensitive construction practices in the City of Springfield by utilizing, for  
60 City-owned buildings, construction practices that meet the prerequisites and  
61 performance benchmarks of the U.S Green Building Council's Leadership in Energy and  
62 Environmental Design (LEED) certification process.  
63

64 Section 3 - The City Council hereby declares that all new City-owned buildings,  
65 of any size, intended for human occupation, shall be designed, contracted, and built to  
66 LEED Silver Certification for New Construction (LEED-NC), and shall strive to achieve  
67 higher certification levels (Gold or Platinum) whenever project resources and conditions  
68 permit. Regardless of the level of certification, the project shall include at a minimum:  
69 seven (7) of the total LEED points achieved shall be for energy performance; two (2) of  
70 the total LEED points achieved shall be for water use reduction; and one (1) of the total  
71 LEED points achieved shall be for construction waste management. All projects shall  
72 develop and implement a Measurement & Verification Plan consistent with EA Credit 5,  
73 which will result in an additional point for energy efficiency. All new City buildings not  
74 intended for human occupation shall be designed, contracted, and built to include as  
75 many prerequisites and performance benchmarks of the LEED-NC program as possible.  
76 Buildings not intended for human occupation include utility, material, and equipment  
77 storage type structures, structures where occupancy is typically intermittent, or  
78 structures not designed to have heating and/or air conditioning equipment installed, i.e.  
79 open sided structures.  
80

81 Section 4 - The City Council hereby declares that all future renovations of City  
82 buildings shall be designed, contracted, and built to include as many prerequisites and

83 performance benchmarks of the LEED for Existing Buildings (LEED-EB) program as  
84 possible. If a building renovation involves replacement of appliances, heating and/or air  
85 conditioning equipment, or other systems that use energy, the new equipment shall be  
86 Energy Star qualified, if qualified equipment is available.

87  
88 Section 5 - The City Council, to maintain tight control over the cost of City  
89 building projects, qualifies the above Section 3 of this Green Building Policy to require  
90 the total LEED project life cycle cost analysis demonstrate an operational cost savings  
91 payback within ten (10) years for any premium above the industry standard. Where the  
92 operational cost savings payback is anticipated to be more than ten (10) years, the City  
93 Manager is directed to approve the level of LEED certification appropriate for that  
94 particular project. If no level of LEED certification is feasible, the project under  
95 consideration shall include as many prerequisites and performance benchmarks of the  
96 LEED program that are feasible and at a minimum all equipment installed in the building  
97 shall be Energy Star qualified, if qualified equipment is available.

98  
99 Section 6 - The City Council may grant exceptions to this Policy when it deems  
100 appropriate.

101  
102 Section 7 - The City Council directs the City Manager to perform a review of this  
103 policy within two (2) years after the policy is adopted and to provide a report to the City  
104 Council's Community Involvement Committee regarding any recommended changes to  
105 the policy.

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108 Passed at meeting: February 25, 2008

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112 Mayor Pro Tem

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115 Attest: Brenda M. Antle, City Clerk

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117 Filed as Ordinance: February 25, 2008

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120 Approved as to form: Marianne Henderson, Assistant City Attorney

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122  
123 Approved for Council action: Bob Lindsey, City Manager

Affected Agency Notified: Yes  
Emergency Required: No  
Budget Adjust. Required: No  
Board Rec. Required: No  
Public Hearing: No  
Sponsor: Collette & Rushfesky  
Date: February 11, 2008

## EXPLANATION TO SUBSTITUTE COUNCIL BILL NO. 2007-315

**ORIGINATING DEPARTMENT:** Planning and Development & Public Works

**PURPOSE:** To adopt a resolution establishing a Green Building Policy for the City of Springfield that requires environmentally sensitive construction practices, in conformance with Leadership in Energy and Environmental Design (LEED) standards, for new construction and renovation of City-owned buildings. (Community Involvement Committee and staff recommend approval.)

### BACKGROUND INFORMATION:

The Council's Community Involvement Committee met on the proposed policy on February 8, 2008. The committee recommended approval with the following changes to the proposed policy (Exhibit A).

1. Require certification at the LEED-NC Silver level.
2. Require a 10-year operational cost savings payback period.
3. Require at least seven points for energy performance in new buildings.
4. Require the use of Energy Star equipment, if available, for building renovations.
5. Remove Section 6 that encourages the use of green building guidelines within the community.
6. Require two points for water use reduction.
7. Require all projects develop and implement a Measurement & Verification Plan consistent with EA Credit 5 (one point).
8. Require one point for construction waste management.
9. Require the policy be reviewed within two years of adoption.

The Committee also directed staff to develop a project life cycle cost analysis that would come back to the committee for review and approval.

### STAFF COMMENTS:

The proposed policy requires that all new City-owned buildings, of any size and intended for human occupation, be designed, contracted and built to meet the prerequisites and performance benchmarks of the LEED-NC Silver certification level, and to strive to meet the prerequisites and performance benchmarks of higher certification levels (Gold or Platinum) whenever project resources and conditions permit. Economic feasibility for achieving the Silver Certification level is based on a cost/benefit ratio that reflects a return on investment of not more than ten years. Future renovations and City buildings not intended for human occupation must be designed, contracted and built to include as many prerequisites and performance benchmarks of the LEED program as possible. Renovations must include Energy Star equipment if available. Buildings not intended for human occupation include utility and material and equipment storage type

structures; structures where occupancy is typically intermittent, or structures not designed to have heating and/or air conditioning equipment installed, i.e. open sided structures.

Certification of buildings by the U.S. Green Building Council will provide independent verification that the Silver certification level is achieved. The 10-year payback is more realistic for achieving energy cost savings. The seven points for energy performance will result in energy cost savings of 31.5%. The two points for water use reduction will result in a 30% reduction in water use. The one point for construction waste management will result in a 50% diversion of waste materials from the landfill. The one point for the Measurement & Verification Plan will provide the information to evaluate the policy over the next two years.

**RECOMMENDATION:**

Community Involvement Committee recommends approval.

Staff recommends approval.

Submitted by:

Approved by:

  
\_\_\_\_\_  
Planning and Development

  
\_\_\_\_\_  
City Manager

  
\_\_\_\_\_  
Public Works

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Exhibit A

A RESOLUTION

ADOPTING the City of Springfield, Missouri, Green Building Policy.

WHEREAS, the Springfield/Greene Vision 20/20 Comprehensive Plan sets forth goals for preserving and improving the natural and built environment of the City, protecting the health of its residents and visitors, and fostering its economy; and

WHEREAS, the City of Springfield is an acknowledged environmental leader in the State of Missouri; and

WHEREAS, the City of Springfield recognizes and accepts its responsibility to implement and promote building practices that protect Springfield's natural and built environment; and

WHEREAS, green building is a whole systems approach to the design, construction and operation of buildings that employs materials and methods that promote natural resource conservation, energy efficiency and good indoor air quality; and

WHEREAS, some conventional design and construction methods can produce buildings that negatively impact the environment; these buildings may be unnecessarily expensive to operate and contribute to excessive resource consumption, waste generation, and pollution due to unnecessary landfilling of wasted materials, and inefficient use of energy and water; and

WHEREAS, emissions from some conventional construction materials, including paints, carpets, and particleboard may contribute to a host of health problems associated with poor indoor air quality; these health impacts may be exacerbated by conventional ventilation technology and may result in lost productivity and increased costs for maintenance, waste disposal and health care; and

WHEREAS, green building design, construction, and operation can minimize or avoid these types of adverse impacts in a variety of ways: by incorporating energy and water efficient technologies and landscaping, using recycled content materials, reducing construction and demolition waste, improving indoor air quality, and promoting long-term economic efficiency; and

WHEREAS, the Leadership in Energy and Environmental Design (LEED) Green Building Rating System and Certification is a nationally recognized standard for excellence in facility design and has multiple levels of certification; and

WHEREAS, the Springfield City Council finds that green design and construction decisions made by the City in the construction and remodeling of City buildings can result in significant cost savings to the City over the life of the buildings; and

WHEREAS, the benefits of green building design, construction, and operation should be enjoyed by the residents, workers, and visitors of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

SPRINGFIELD, MISSOURI, the following:

Section 1-That green building design, construction and operation furthers the goals set forth in the Springfield/Greene County Vision 20/20 Comprehensive Plan.

Section 2-That the City Council hereby adopts the "City of Springfield Green Building Policy." This policy reflects the City's commitment to encouraging environmentally sensitive construction practices in the City of Springfield by utilizing, for City-owned buildings, construction practices that meet the prerequisites and performance benchmarks of the Leadership in Energy and Environmental Design (LEED) certification process.

Section 3-That the City Council hereby declares that all new City-owned buildings, of any size and intended for human occupation, will be designed, contracted and built to ~~meet the prerequisites and performance benchmarks at the~~ LEED Silver certification for new construct (LEED-NC) level, and to strive to ~~meet the prerequisites and performance benchmarks at~~ achieve higher certification levels (Gold or Platinum) whenever project resources and conditions permit. ~~Actual certification of buildings by the U.S. Green Building Council is not required. Regardless of the level of certification, at a minimum: seven (7) of the total LEED points achieved will be for energy performance; two (2) of the total LEED points achieved will be for water use reduction; and one (1) of the total LEED points achieved will be for construction waste management. All projects will also develop and implement a Measurement & Verification Plan consistent with EA Credit 5, which will result in an additional point for energy efficiency. All new City buildings not intended for human occupation will be designed, contracted and built to include as many prerequisites and performance benchmarks of the LEED-NC program as possible. Buildings not intended for human occupation include utility and material and equipment storage type structures; structures where occupancy is typically intermittent, or structures not designed to have heating and/or air conditioning equipment installed, i.e. open sided structures.~~

Section 4-That the City Council hereby declares that all future renovations ~~and~~ of City buildings ~~not intended for human occupation~~ will be designed, contracted and built to include as many prerequisites and performance benchmarks of the LEED-EB program as possible. If a building renovation involves replacement of appliances, heating and/or air conditioning equipment, or other systems that use energy, the new equipment shall be Energy Star qualified, if qualified equipment is available. Buildings not intended for human occupation include utility and material and equipment storage type structures; structures where occupancy is typically intermittent, or structures not designed to have heating and/or air conditioning equipment installed, i.e. open sided structures.

Section 5-That the City Council, to maintain tight control over the cost of City building projects, qualifies the above Section 3 of this Green Building Policy to require ~~a cost/benefit ratio that reflects a return on investment of no more than five (5) years for each~~ "Green Building" design element for projects designed to the LEED Silver Standard the total LEED project life cycle cost analysis demonstrate an operational cost savings payback within ten (10) years for any premium above the industry standard. Where the ~~return on investment~~ operational cost savings payback is anticipated to be more than ~~five (5) ten (10) years~~, the City Manager is directed to approve the level of LEED certification appropriate for that particular project. If no level of LEED certification is feasible, the project under consideration shall include as many prerequisites and performance benchmarks of the LEED program that are feasible and, at a

minimum all equipment installed in the building shall be Energy Star qualified, if qualified equipment is available.

~~Section 6-That the City of Springfield will encourage private residential and commercial developers to use green building design, construction and operation whenever feasible.~~

~~Section 7-The City Council may grant exceptions to this Policy when it deems appropriate.~~

Section 87-The City Council directs the City Manager to perform a review of this policy within two (2) years after the policy is adopted and to provide a report to the City Council's Community Involvement Committee regarding any recommended changes to the policy.