



Since 1953

SPRINGFIELD CONTRACTORS ASSOCIATION

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WE BUILD THE OZARKS!

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Mayor Tom Carlson
840 Boonville
Springfield Mo 65802

• October 12, 2007

Dear Mayor Carlson,

Springfield Contractors Association is the voice of the region in commercial construction representing 419 member firms, and as such views with great interest the proposed Green Building Policy for the City of Springfield (Council Bill No. 2007-315). Green building is a very important issue as we move forward. But the technology is in its infancy as far as products and techniques are concerned. It is very important that before enacting policy on this subject that all affected entities have the opportunity to participate in the decision.

We question whether a thorough airing of input has taken place in this instance. Questions of major concern are:

- We are concerned about language in section 6 where the City will "encourage" private and commercial buildings to go green. What exactly is meant by the broadbrush word, "encourage"? Encouragement to one may be viewed as mandatory to another. What is the definition of "feasible"? What is feasible to one may break the budget of another, thus discouraging construction or development. What study of the economic impact of this policy has been undertaken and can we see the results?
- Why has the City, in this proposed policy, endorsed what appears to be a for-profit rating system to the exclusion of other systems that are far less costly?
- How do the policymakers justify to the taxpayers the increased cost of construction represented by green construction practices? Exactly how is the cost/benefit ratio referred to in section 5 to be calculated? Will it be weighted toward use of recycled materials? Some recycled materials are not necessarily energy efficient. Will it be weighted toward energy efficiency? Some energy efficient materials and techniques are not as environmentally friendly as recycled materials. Who will decide and on what basis?

The Springfield Contractors Association takes the position that the City Council should establish a task force comprised of all of the major stakeholders in this issue to thoroughly study this proposal and make reasoned recommendations to Council. The

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The Springfield Contractors Association takes the position that the City Council should establish a task force comprised of all of the major stakeholders in this issue to thoroughly study this proposal and make reasoned recommendations to Council. The task force should at the very least have representatives of the Springfield Contractors Association, The Home Builders, The Builders Association, City Utilities of Springfield, City of Springfield, environmental interests and Green Building advocates. The Springfield Contractors Association stands ready to actively participate in such a task force.

Respectfully,

Jim Carson
President,
Springfield Contractors Association