

One-rdg. X
P. Hrngs.
Pgs. 5
Filed: 01-08-19

Sponsored by: Fisk

COUNCIL BILL 2019- 001 RESOLUTION

A RESOLUTION

1 REPLACING the Green Building Policy for the City of Springfield, by repealing
2 Resolutions. 9854 and 9573 and adopting a new Green Building Policy.

3 _____
4

5 WHEREAS, the Springfield/Greene County Vision 20/20 Comprehensive Plan
6 sets forth goals for preserving and improving the natural and built environment of the
7 City, protecting the health of its residents and visitors, and fostering its economy; and
8

9 WHEREAS, the City of Springfield recognizes and accepts its responsibility to
10 implement and promote building practices that protect Springfield’s natural and built
11 environment; and
12

13 WHEREAS, green building is a whole-systems approach to the design,
14 construction, and operation of buildings that employs materials and methods that
15 promote natural resource conservation, energy efficiency, and good indoor air quality;
16 and
17

18 WHEREAS, green building design, construction, and operation has been shown
19 to, among other things: minimize the expense of operating a building by incorporating
20 energy and water-efficient technologies and landscaping; reduce construction and
21 demolition waste; improve indoor air quality; and promote long-term economic efficiency;
22 and
23

24 WHEREAS, the Leadership in Energy and Environmental Design (“LEED”) Green
25 Building Rating System and Certification is a nationally recognized standard for
26 excellence in facility design and has multiple levels of certification; and
27

28 WHEREAS, the Springfield City Council finds that green design and construction
29 decisions made by the City in the construction and remodeling of City buildings can
30 result in significant cost savings to the City over the life of the buildings.
31

32 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
33 SPRINGFIELD, MISSOURI, as follows, that:
34

35 Section 1 – This Resolution shall be referred to as the “City of Springfield Green

36 Building Policy.” City Council hereby adopts the “City of Springfield Green Building
37 Policy” and repeals Resolutions 9854 and 9573, it being Council’s intent that the Policy
38 reflected in this Resolution be adopted in lieu of any previously adopted Green Building
39 Policy. This policy reflects the City’s commitment to encouraging environmentally
40 sensitive construction practices in the City of Springfield by utilizing, for City-owned
41 buildings, construction practices that meet the prerequisites and performance
42 benchmarks of the most recent version of the Leadership in Energy and Environmental
43 Design (“LEED”) as published by the United States Green Building Council.
44

45 Section 2 – Green building design, construction, and operation furthers the goals
46 set forth in the Springfield/Greene County Vision 20/20 Comprehensive Plan.
47

48 Section 3 – City Council hereby declares that all new City-owned buildings
49 intended for human occupation shall be designed and built to achieve at least LEED
50 Silver certification. The City shall utilize the most recent version of the LEED rating
51 system, applicable for the building’s type, in effect at the time that the construction
52 project is bid. City Council further declares that the City shall strive to achieve higher
53 certification levels (Gold or Platinum) whenever project resources and conditions permit.
54

55 Section 4 – City Council hereby declares that all new City buildings not intended
56 for human occupation shall be designed, contracted, and built to include as many
57 prerequisites and performance benchmarks of the LEED rating system as possible,
58 utilizing the most recent version of the rating system, applicable for the building’s type, at
59 the time the project is bid. Buildings not intended for human occupation include utility,
60 material, and equipment storage type structures, structures where occupancy is typically
61 intermittent, and structures not designed to have climate control equipment installed.
62

63 Section 5 – City Council hereby declares that all future renovations of City
64 buildings shall be designed and built to include all prerequisites and as many
65 performance benchmarks of the most current version of the LEED rating system
66 applicable for the building type at the time the renovation project is bid.
67

68 Section 6 – City Council, to maintain tight control over the cost of City building
69 projects, qualifies this Green Building Policy to require, for projects that cannot achieve
70 the required LEED Silver rating due to costs, that at a minimum all new equipment
71 installed in the building shall be Energy Star labeled where applicable. Reuse of old
72 equipment is acceptable but when replaced shall also be Energy Star qualified where
73 applicable.
74

75 Section 7 – The City Manager is hereby authorized and empowered to grant
76 exceptions to this Policy when he deems it appropriate. The City Manager shall provide a
77 written report to City Council with an explanation for the exception. If the City Manager
78 determines an exception to the Policy should be granted that will not allow the project to
79 achieve at least LEED Silver certification, the City Manager shall provide a written report
80 to City Council explaining how the determination was made and shall seek written
81 feedback from City Council members. If, within five business days, at least three City

82 Council members have submitted written objections to the exception, then the full City
83 Council shall take up the matter as soon as practicable for a final decision.

84
85 Section 8 – This Resolution shall be in full force and effect from and after
86 passage.

87
88 Passed at meeting: _____

89
90
91 _____
92 Mayor

93
94 Attest: _____, City Clerk

95
96
97 Filed as Resolution: _____

98
99
100 Approved as to form: Achale T. Weller, Assistant City Attorney

101
102
103 Approved for Council action: Jason A. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2019-001

FILED: 01-08-19

ORIGINATING DEPARTMENT: Planning and Development and Public Works

PURPOSE: Replacing the Green Building Policy for the City of Springfield, by repealing Resolutions 9854 and 9573 and adopting a new Green Building Policy.

BACKGROUND INFORMATION: The Springfield Green Building Policy (“Policy”) was adopted in February 2008 by Resolution 9854 and amended in October 2011 to update the policy to reflect changes to the Leadership in Energy and Environmental Design (“LEED”) rating system. The previous and the new Policies apply the LEED Silver Rating System to all new construction and major renovation of city-owned buildings intended for human occupation.

City staff conducted a review of the current Policy in October and November 2018. Since the Policy was adopted, one building has been LEED Certified (Botanical Center which began prior to adoption), five buildings achieved LEED Silver Certification, and two buildings achieved LEED Gold Certification. An additional seven new facilities and seven major renovations will be affected by this Policy over the next decade based on current plans and funding allocations. Since the LEED 2009 Rating System referenced in the existing policy has been replaced with LEED v4, there is a need to update the policy to reflect and apply the most current LEED Standard. Utilization of the current LEED v4 removes the percentages assigned to various scoring categories in the previously adopted Policy.


REMARKS: The Green Building Policy upholds the Vision 20/20 Comprehensive Plan goals for preserving and improving the natural and built environment. The City accepts its responsibility as a leader in green building practices, incorporating energy and water-efficiencies, reduction of construction waste, improved landscaping, air quality, and long-term economic efficiency. Staff plans to review the policy as necessary and provide updates to City Council and may recommend additional policy changes in the future.

Submitted by:



Olivia Hough, Senior Planner

Recommended by:



Collin Quigley, Deputy City Manager

Approved by:



Jason Gage, City Manager



Springfield/Greene County Environmental Advisory Board



November 26, 2018

Springfield City Council
Busch Municipal Building
840 Boonville Ave., 4th Floor
Springfield, MO 65802

RE: Green Building Policy

Dear City Council Members:

The Springfield-Greene County Environmental Advisory Board (EAB) encourages the continuance of the sustainable building practices defined by the City of Springfield Green Building Policy. Based on information provided to the EAB regarding the experience since adoption/implementation of the policy, as well as industry changes in sustainable practices (certified and otherwise), we also acknowledge the need for revisions to the current policy to allow for flexible, practical application of the intent of the policy. We recommend Council consider making changes to the existing policy to revise the minimum percentages applied to various Leadership in Energy and Environmental Design (LEED) categories (such as the use of Energy Star ratings for mechanical equipment) and amend the LEED certification language to reflect the current version.

The EAB is hopeful that the above recommendations can be a short-term update to accommodate the timely release of Requests for Quotation (RFQs) for various upcoming design projects. In the longer term, we encourage Council and staff to set a schedule to thoroughly revisit the policy and consider 1) inclusion of other nationally recognized green building standards, 2) whether or not to pursue Certification following design/construction to green building standards, and 3) incorporation of appropriate metrics by which the policy is evaluated during future review cycles.

If desired, the EAB is available to review any draft of the resolution prior to Council discussion and vote and offer further recommendations.

Sincerely,
The Springfield / Greene County Environmental Advisory Board


David Vaughan, Chair

cc: Jason Gage, City Manager
Collin Quigley, Assistant City Manager
Anita Cotter, City Clerk