



REPORT TO COUNCIL City of Sacramento

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INFORMATION
August 16, 2005

Honorable Mayor and
Members of the City Council

Subject: Information: Update on Leadership in Energy and Environmental Design (LEED) Process

Location/Council District: Citywide.

Recommendation: None, information only.

Contact: Keith Roberts, Senior Engineer, (916)-808-4726; Bob Williamson, Supervising Architect, (916) 808-8430

Presenters: Not Applicable

Department: Department of General Services

Division: Facilities and Real Property Management

Organization No: 3282

Summary:

Since April 2004, the Department of General Services has been meeting with departmental staff and other agency representatives for the purpose of educating prospective team members on the LEED process. General Services has developed a Green Website on the City's Intranet for information sharing between departments and is actively pursuing implementation of LEED for new and existing City facilities based on City Council Resolution 2004-751. General Service's goal is to put a LEED policy in place for the City of Sacramento by December 2005, which will provide a goal of LEED Silver for City-owned facilities over 5,000 square feet and a goal of LEED Gold for City-owned facilities over 25,000 square feet.

Committee/Commission Action: None.

Background Information:

On March 23, 2004, General Services presented a workshop to City Council in an effort to quantify the benefits and costs of "green" technologies and practices. One staff

recommendation was for the City to implement the LEED rating system for City projects. A goal of LEED Silver was recommended.

Since April 2004, General Services has:

- educated City staff on the LEED process,
- developed a Green Website (located on City Intranet; under Internal Operations/ Citywide Projects/ General Services/ Green Operations Team) that is used as an information clearinghouse so that:
 - all Departments can be included in the decision-making process, and;
 - all Departmental staff can have access to relevant information about LEED and other sustainability issues, and;
- met with departmental staff and other agency representatives regarding the development of a citywide LEED policy.

On September 21, 2004, City Council adopted a resolution to develop policies and procedures to meet four (4) guiding principles. One of those principles was for the City to pursue achievement of LEED Silver for new construction projects over 5,000 square feet.

On January 25, 2005, City Council requested that staff develop options for Council action in order to achieve LEED Gold (or higher) for City retrofits and for new facilities.

LEED Gold Policy: A LEED gold policy is currently under development. It is anticipated that by the end of this year an Administrative Policy should be finalized indicating that all new City owned buildings:

- over 25,000 square feet shall achieve a goal of LEED Gold, and
- over 5,000 square feet shall achieve a goal of LEED Silver

The City builds a wide range of building types and because LEED was designed to be used specifically for office buildings, it is anticipated there will be exceptions to the policy if it is shown that LEED is not life cycle cost effective. The exceptions will be subject to approval by the City Manager and Mayor and City Council. The policy will require sustainability features that are cost effective and will be included in all new construction design work.

Several projects are currently underway and have established budgets. Foremost amongst these are:

- Crocker Art Museum Expansion
- North Natomas Library
- Oak Park Community Center Gymnasium

Staff has worked to identify the impact of Gold/Silver LEED on these projects and will bring forward, as part of the City's CIP process, recommendations to augment the budgets in order to incorporate LEED. The range of augmentations is \$200,000 to \$1,000,000.

Financial Considerations:

The implementation of a LEED policy will, for the first few projects, cause a construction cost increase for new City-owned facilities. The cost of LEED will drop over time as experience is gained in the process. Operational costs should drop due to reduced energy consumption, water consumption, solid waste generation, staff productivity improvements and health costs. The life cycle costs of future LEED facilities should also be reduced.

Environmental Considerations:

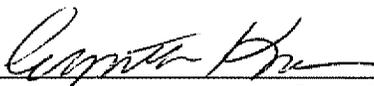
The actions taken based on this report will improve regional and global air quality; reduce demand on natural resources, improve productivity and health of City staff, and lower increased demands on City-owned infrastructure (water, sewer, roads, and solid waste).

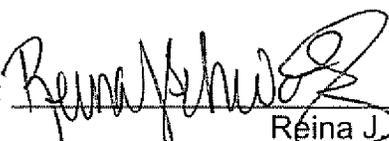
Policy Considerations:

This policy consideration is consistent with the City's Smart Growth principles, the City Council's Strategic Plan to improve sustainability, and goals of reducing energy and water consumption, and continuing to implement energy efficiency measures for the City's systems and facilities.

Emerging Small Business Development (ESBD):

No goods or services are being purchased.

Respectfully Submitted by: 
Cynthia Kranc
Facilities Manager

Approved by: 
Reina J. Schwartz
Director, Department of General Services

FOR CITY COUNCIL INFORMATION:


ROBERT P. THOMAS
City Manager