



COUNCIL AGENDA: 3-6-07
ITEM: 9.1

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Les White
Harry S. Mavrogenes

SUBJECT: GREEN BUILDING POLICY

DATE: February 14, 2007

COUNCIL DISTRICT: City-wide

RECOMMENDATION

1. Adoption of the San Jose Green Building Policy;
2. Acceptance of staff report on recommended strategies to achieve USGBC LEED certification for the projects currently underway;
3. Referral to the Transportation & Environment Committee to oversee the development of incentives to encourage Green Building into private development projects

OUTCOME

Approval of the recommendations contained in this memorandum will provide the necessary policy and program development to successfully implement the City's Green Building Program and position the City as a leader in sustainable design and LEED certified buildings.

EXECUTIVE SUMMARY

The attached Green Building Policy requires that certain new building projects, initially budgeted in FY 2007-2008 or thereafter, would achieve the LEED Silver level of certification. Projects that are currently underway may require significant budget adjustments in order to achieve LEED Silver certification depending on their current status. Staff has evaluated projects in varying phases of design and any additional opportunities and costs will be factored into the FY 2007-2008 budget recommendations. This report outlines measures to implement the proposed policy, discusses the analyses of existing projects in detail, and lays out a timeline for stakeholder outreach to initiate incentives for promoting sustainable building in private development projects.

BACKGROUND

Green Building Principles guide the planning, design, construction, operation, maintenance and demolition of a sustainable facility or group of facilities. These principles include the use of appropriate site selection and building orientation, high energy and water efficiency, healthy

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living and working environments, conservation of natural resources, diversion of waste from landfills, reduced operational costs over the life of the facility and sustainable long term maintenance practices. The US Green Building Council (USGBC) developed the Leadership in Energy and Environmental Design (LEED) program as a nationally recognized performance oriented system designed for rating new and existing buildings or groups of buildings based on a variety of Green Building Principles. Different levels of LEED certification (Certified, Silver, Gold and Platinum) are awarded based on the total credits earned.

On November 21, 2006, Council accepted the staff report and approved several recommendations regarding the development of the City's Green Building Program. Among the recommendations was direction to staff to draft and return to the City Council with a City Council Policy on Green Building that requires LEED Silver level certification for all City and Redevelopment Agency new construction or major retrofit projects, greater than 10,000 square feet, and ensures that these projects incorporate sufficient funding in the proposed 2007-2008 Capital Budget to achieve the LEED Silver, or higher, level of certification.

Direction was also given to ensure that all new and carryover LEED eligible projects identify the level of LEED certification (Silver or higher) being pursued, and that staff pursue additional capital funding to allow carryover projects to achieve the LEED Silver rating. Staff was to return to Council with a recommended cutoff point at which projects currently underway would continue to achieve their current green building goals but not require redesigning them to be LEED Silver because it would cause project delays or excessive cost or both.

ANALYSIS

Shortly after the City Council adopted recommendations on the City's Green Building Program on November, 21, 2006, a Policy Development Team began work to develop the Green Building Policy (Attachment A). Input was provided by every City department involved in building projects, the Redevelopment Agency and the City Attorney. The policy was developed to be clear and concise yet maintain flexibility to be creative and strive to maximize the building of sustainable facilities in San Jose.

A separate set of implementation guidelines are being developed to provide clear instructions to staff on how to carry out the policy with appropriate outreach, oversight and accountability at every step in the process. Many of the procedures necessary to implement the policy are already performed with varying consistency. The guidelines document will augment the City's current best practices with checklists and procedures to ensure the successful implementation of the Green Building Policy.

A Green Building Steering Committee has been established to resolve interdepartmental issues and facilitate implementation of the City's Green Building Program. The Committee meets monthly and is comprised of Senior Staff from the Redevelopment Agency and City departments

responsible for financing, building, operating and maintaining City-owned facilities. This group will be responsible for the implementation of the policy and for reporting its progress to the City Council on an annual basis.

The policy allows for certain projects to be developed at lower levels of certification. An example of this could occur in the case of a retrofit of an historic building where the cost of constructing to a LEED Silver level would be financially infeasible. The City Council will review these situations on a case-by-case basis.

Projects Currently Under Design

Attachment B shows current projects in various stages of design, and the cost and schedule implications for achieving higher levels of LEED certification. Also shown is the staff recommendation in order to maximize LEED certification potential while minimizing cost impacts and schedule delays. For projects that are currently under construction it is assumed that the cost to achieve LEED Silver certification would be prohibitive as the City would have to suspend construction, redesign the project and rebid. As such, these projects have not been analyzed for cost or schedule impacts. In addition, staff established a cut-off date of January 15, 2007, after which time, if a project had progressed past schematic design, it would not be analyzed for the potential to achieve LEED Silver certification because of the delays involved in redesign.

Five projects that are well past the schematic design stage and are progressing under the current Green Building policy requirement of constructing to certification equivalency have been evaluated for the potential of obtaining LEED Certification. Two of these projects, East San Jose Carnegie Branch and Santa Teresa Branch Libraries, are being designed with enough LEED credits to achieve certification however the project budgets do not currently include the funding to complete the documentation and certification process. Staff recommends that LEED Certification be included as an add-alternate to the construction contracts. If favorable bids are received, the add-alternates can be awarded from existing project appropriations, if not, staff can recommend appropriate funding sources prior to award of the contract. The Happy Hollow Zoo project had previously targeted LEED Certification and therefore no additional costs or schedule impacts have been identified for the certification of this project. A fourth project, the Mayfair Community Center, will require a separate budget adjustment in the spring of 2007 to provide sufficient funding to award the project prior to the adoption of the budget in June. Fire Station No. 2 is currently in the construction documents phase and will require a substantial redesign in order to obtain LEED certification. This could result in a delay of about 6 months and translate into significant additional costs. Staff is thus not recommending this project for LEED certification.

Nine pipeline projects were evaluated for the potential of obtaining LEED Silver Certification. Based on staff review, four of these projects can be Silver Certified with minimal impact to the project budget and schedule. For the remaining five projects, staff is currently using, as a placeholder, a 3% premium for going to a Silver Certified level. Staff will pursue budget

augmentation for the existing consultant agreements in order to identify specific opportunities and determine additional costs more accurately for each project. Availability of funding to bring recommended projects to the LEED Silver level of certification is currently being reviewed and analyzed. The results of these analyses will be brought forward through the FY 2007-2008 budget process.

Regardless of the targeted level of certification for existing projects we continue to incorporate green building principles to the best extent possible including optimum solar orientation, storm water treatment measures, energy efficient HVAC systems and the use of sustainable materials. All projects try to maximize the use of materials that are locally harvested and which have a high recycled content. Low VOC paints, linoleum flooring, carpet tile in lieu of roll carpet, Forest Stewardship Council (FSC) certified wood, Energy Star roofs and bamboo floors are some examples of "green" materials that are being used in projects. These materials, though in most cases more expensive than their traditionally specified counterparts, contribute towards our long term sustainable goals.

Airport Projects

In 2005 the Council approved the revised capital development program for the Airport. This revised program was developed in consultation with the airlines to meet the new economic realities of passenger demand and the state of the airlines' financial ability to support the program. In October of 2006 Council awarded a design build project to Hensel Phelps construction to design and construct the Terminal Area Improvement Program (TAIP), the center piece of this revised program. The schedule and budget for this contract are fixed, and the scope of work included for the buildings assumed a level of design at LEED Certified. As such, the minimum certification level for the Terminal B and Terminal A Modifications projects within the TAIP is set at certified. However, in order to ensure that a certified level can be achieved, additional LEED points will be designed into the projects, bringing them closer to the Silver standard if all points are achieved. In addition, many projects that are not subject to the policy, such as the garages, baggage screening facilities, and freight buildings, will include best sustainable practices given the use of these facilities.

Redevelopment Agency Projects

The Redevelopment Agency is currently completing construction of the Starbird Teen Center, which although not a 10,000 square foot facility is on track to meet LEED Certified standards. The Agency has also begun design of the Edenvale/Great Oaks Community Center project, located at Davis Middle School, this project is currently programmed to be approximately 20,000 square feet and meet LEED Silver standards. Discussion has just begun regarding the expansion of the San Jose McEnery Convention Center. A Request for Qualifications was released the first week of February for architectural services. The RFQ and the project budget will deliver a project meeting LEED Silver requirements. Budgets for the Edenvale/Great Oaks Community Center and the Convention Center Expansion projects are being developed at this time and will reflect the LEED Silver standards in their budget documents.

Private Development and Housing Projects

Several activities are currently underway to interact with the private building sector and encourage green building development:

- Energy Efficiency and Solar Design Classes through the City's Silicon Valley Energy Watch Program, a collaboration effort with PG&E.
- A Residential Green Building workshop tentatively scheduled for June 2007 to focus on opportunities for green building design and implementation within residential and mixed use housing.
- Upcoming February 2007 presentation to the Developer's Roundtable on Green Building and private sector initiatives and incentives
- An analysis of City development review policies and regulations with respect to their compatibility with LEED guidelines. With this analysis, and the proposed new staff resources, private developers will be encouraged to understand and evaluate their projects in light of the existing City of San Jose regulations, such as construction debris recycling, and adjacencies to public transportation so as to recognize that many LEED requirements are already being implemented

The associated budget proposals for the Green Building Program Implementation propose a staff position in PBCE to facilitate outreach to developers and other stakeholders to encourage green building in housing and private development projects within the City.

In addition to educating developers on existing programs, staff will determine which City activities can best support green building opportunities while minimizing regulations that inadvertently chill investment. The Office of Economic Development will undertake the following work plan to be implemented in the coming months:

- Benchmark Green Building activities currently in planning/underway in other communities.
- Complete bench marking by March 2007.
- Initiate outreach to leaders in various green technologies, significant developers in both residential and commercial markets, and leaders in key venture capital firms funding cutting edge green technology Staff will complete outreach efforts by the end of April.
- Form an interdepartmental team including representatives of the City Manager's Office, the Redevelopment Agency, Planning, Building and Code Enforcement, Housing, Environmental Services and the Office of Economic Development so as to be active in related outreach activities and in developing recommendations for future City actions where appropriate.

San Jose's Continuing Effort to Lead in Energy Efficiency

In line with the comments provided by the Mayor and Council at the January 25, 2007, Study Session on Energy, staff will work to build on the success the City has already achieved in reducing its energy needs (a 20% reduction in energy consumption and avoided costs of more

than \$20 million since 2001). As City facilities are often the community's largest power users, the City's continuing efforts to find innovative ways to save energy will help it play a major role in leading green building efforts. An interdepartmental team consisting of the City Manager's Office, the Office of Economic Development, the City Attorney's Office, the Environmental Services Department, Planning Building Code Enforcement, Public Works, the Finance Department and the General Services Department has been formed to examine funding and operational issues related to further energy efficiency projects, with the goal of implementing innovations such as installing solar panels on City facilities. The work of the team will also include paving the way for opportunities to showcase the technology of San Jose's and Silicon Valley's leading technology companies.

LEED For Existing Buildings

Staff was directed to prepare a report to the Council in conjunction with the proposed FY 2007-2008 Budget, with recommendations on how the City could use the LEED for Existing Buildings (LEED-EB) rating system to assess existing City facilities, including a proposal for pilot projects that would apply the LEED-EB rating system. Initial funds have been identified within the FY-2006-2007 budget allocations that can be used for consultant services to assist in this report and assessment. Approval of the consultant agreement will be brought forward for Council approval before June, 2007. A key pilot program, subject to approval of the budget proposal described below, will be pursuing LEED-EB certification for City Hall.

Resource Implications and Budget Proposals

Implementation of the City's Green Building Policies and recommended program activities will involve the allocation of resources in three specific areas beyond the construction of new city facilities and achieving LEED Silver certification. Those areas are:

- Use of LEED for Existing Buildings for city facilities;
- Private sector outreach and the exploration of incentives; and
- Ensuring registration, documentation and submittals of city facilities within the U.S. Green Building Council certification process.

Preliminary work plans have been developed for these areas, and budget proposals for fiscal year 2007-08 have been coordinated with the departments responsible for these activities, with initial funding sources identified. These activities are not currently funded and additional resources will be needed to ensure successful implementation. Budget proposals will be brought forward as part of the FY 2007-2008 Budget process.

POLICY ALTERNATIVES

Policy Alternative No. 1: Do not adopt the Green Building Policy.

Pros: Reduces capital project costs allowing for greater scope, more amenities and a higher quality of finishes. Also allows projects currently underway to proceed without delay thus reducing the impact of construction budgets eroding due to cost escalation.

Cons: Potential for higher operating costs and does not position the City as a leader in promoting green building and sustainable development.

Reasons for not recommending: Directly contradicts previous Council direction.

Policy Alternative No. 2: Adopt the Green Building Policy but do not proceed with budget recommendations.

Pros: Provides policy direction for projects initially budgeted in FY 2007-2008. Maintains current budgets and scopes for projects already underway.

Cons: Provides policy direction without the resources necessary to implement. Insufficient resources to achieve LEED Certification for projects already underway reduces opportunities for the City to show leadership in sustainable building design.

Reasons for not recommending: Does not promote the use of LEED for existing buildings, nor provide the resources to facilitate green building in private development. Does not “push the envelope” for certifying projects already underway, which runs counter to previous Council direction.

Policy Alternative No. 3: Adopt a higher level of certification.

Pros: Requiring Gold or Platinum certification would position the City as a true leader in municipal Green Building requirements. Would likely result in greater operating efficiencies over the life of the project.

Cons: The incremental cost to projects could significantly reduce scope. Higher levels of certification may not be possible in some projects due to location or nature of the project.

Reasons for not recommending: The proposed policy already sets a high standard and leaves room to strive for higher levels of sustainability and certification. Raising the bar could result in projects “chasing points” to try to achieve a higher level of certification without a commensurate reduction in operating costs.

PUBLIC OUTREACH



Criteria 1: Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**



Criteria 2: Adoption of new or revised policies that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**

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- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. (Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)

COORDINATION

Preparation of this report and memorandum was coordinated with the assistance of the following Departments: Office of Economic Development, Airport, Parks, Recreation and Neighborhood Services, Planning, Building and Code Enforcement, Housing, Library, Airport, Public Works, Environmental Services, Police, Fire and the City Attorney's Office.

FISCAL/POLICY ALIGNMENT

Implementation of the Green Building Policy meets the Budget Strategy that emphasizes the reduction of operating costs to the City and our community.

COST IMPLICATIONS

Specific Budget Proposals will be brought forward for Council consideration of the FY 2007-2008 Budget process.

CEQA

Not a project.



LES WHITE
City Manager



HARRY S. MAVROGENES
Executive Director

For questions, contact Ed Shikada, Deputy City Manager at 535-8190 or Mary Tucker, Supervising Environmental Services Specialist, ESD at 975-2581

Attachments:

A - 2007 Green Building Policy

B - LEED Certification Analysis for Current Projects

City of San José, California

COUNCIL POLICY

TITLE: GREEN BUILDING POLICY	PAGE 1 of 3	POLICY NUMBER 8-13
	EFFECTIVE DATE 06/09/01	REVISED DATE 03/06/07
APPROVED BY COUNCIL ACTION ON		

Purpose

The purpose of this policy is to provide leadership by setting a community standard of sustainable/green building, and demonstrating the City's and Redevelopment Agency's commitment to environmental, economic and social stewardship by:

1. Protecting, conserving and enhancing the region's environmental resources;
2. Providing healthy work environments for staff and visitors; and
3. Realizing cost savings to city taxpayers through reduced utility costs associated with water, lighting, heating and cooling.

Policy

1. The City of San José shall maximize the opportunities to incorporate green building principles and practices into the planning, design, construction, management, renovation, operations and maintenance of all new and existing facilities that are constructed, owned, or managed by the City or the Redevelopment Agency. The City shall also identify opportunities to target LEED certification for all existing buildings.
2. In pursuit of this policy, all City or Redevelopment Agency building projects constructing or adding more than 10,000 square feet of occupied space (as defined in the adopted building code) shall be designed and constructed to achieve the USGBC LEED Silver level of certification or higher. This shall apply to all new projects budgeted in FY 2007-2008 or thereafter.
3. The City of San José shall provide leadership and guidance to encourage the application of green building practices in private sector planning, design, construction, management, renovation, operations, and demolition of buildings and encourage the highest practicable level of building certification under the USGBC LEED program.
4. The City Council may allow exceptions to this policy on a project specific basis.

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	EFFECTIVE DATE 06/09/01	REVISED DATE 03/06/07

APPROVED BY COUNCIL ACTION ON

Background

Green Building Principles guide the planning, design, construction, operation, maintenance and demolition of a sustainable facility or group of facilities. These principles include the use of appropriate site selection and building orientation, high energy and water efficiency, healthy living and working environments, conservation of natural resources, diversion of waste from landfills, reduced operational costs over the life of the facility and sustainable long term maintenance practices. The US Green Building Council (USGBC) has developed the Leadership in Energy and Environmental Design (LEED) program as a nationally recognized performance oriented system designed for rating new and existing buildings or groups of buildings based on a variety of Green Building Principles. Different levels of LEED certification (Certified, Silver, Gold and Platinum) are awarded based on the total credits earned. On November 21, 2006, the City Council directed staff to develop the Green Building Policy to establish USGBC LEED Silver certification as the standard for all City and Redevelopment Agency building projects with new construction or major retrofit projects adding 10,000 square feet or more.

Implementation Guidelines

The City Manager shall ensure the development and maintenance of implementation guidelines and practices that provide sufficient direction and clarity to carry out this policy in an efficient and accountable manner. Implementation guidelines and practices shall be developed and put in use within six months of the effective date of this policy. The following shall be elements of the implementation guidelines.

Executive Steering Committee (ESC)

An Executive Steering Committee (ESC) shall be created and comprised of Senior City and Agency staff and include the directors of departments that construct, manage, maintain or occupy City and Agency facilities subject to this policy. The committee shall meet regularly to review the program and serve as a conflict resolution body to resolve issues as necessary to ensure the successful implementation of this policy. The ESC shall prepare and submit an annual Green Building Report to the City Council.

Budgeting

Budget appropriations for capital construction that falls under this policy shall include funding to meet the LEED Silver rating unless specifically directed otherwise by the City Council. All budget proposals for projects subject to this policy must be reviewed by the Executive Steering Committee prior to submitting to the Council and Redevelopment Agency Board for approval during the Capital Budget process.

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APPROVED BY COUNCIL ACTION ON

Private Development Projects

Staff shall encourage and explore incentives for private developers to incorporate Green Building Principles into their projects. Staff shall be dedicated to facilitate the processing of green building permits and plan review; serve as a resource for training and education on incorporating green building principles into private development projects; and maximize outreach opportunities with developers on the benefits of sustainable building and the certification process.

Project Name	Size (sq. ft.)	Status As Of 1/15/07	Award Date	Current Target	Potential Target	Cost Impact	Schedule Impact	Staff Recommendation	Comments
PROJECTS NOT EVALUATED DUE TO SIZE OR NATURE OF CONSTRUCTION									
East Community Police Center	2,200	Property/Land	TBD	CSJ Best Effort	N/A	N/A	N/A	No Change - CSJ Best Effort	Project is not being considered for LEED Silver as it is less than 10,000 square feet
Fire Station 12 Relocation (Calero)	6,400	Bid/Award	Mar. 07	CSJ Best Effort	N/A	N/A	N/A	No Change - CSJ Best Effort	Project is not being considered for LEED Silver as it is less than 10,000 square feet
Fire Station 17 Relocation (Cambrian)	6,400	Bid/Award	Mar. 07	CSJ Best Effort	N/A	N/A	N/A	No Change - CSJ Best Effort	Project is not being considered for LEED Silver as it is less than 10,000 square feet
Fire Station 19 Relocation (NE San Jose)	6,400	Prelim. Design	Jan. 08	CSJ Best Effort	N/A	N/A	N/A	No Change - CSJ Best Effort	Project is not being considered for LEED Silver as it is less than 10,000 square feet
Fire Station 21 Relocation (White Rd)	7,500	Property/Land	TBD	CSJ Best Effort	N/A	N/A	N/A	No Change - CSJ Best Effort	Project is not being considered for LEED Silver as it is less than 10,000 square feet
Fire Station 37 (Willow Glen)	6,400	Feasibility	Feb. 09	CSJ Best Effort	N/A	N/A	N/A	No Change - CSJ Best Effort	Project is not being considered for LEED Silver as it is less than 10,000 square feet
Fire Station Upgrades	varies	varies	TBD	CSJ Best Effort	N/A	N/A	N/A	No Change - CSJ Best Effort	No new construction
Fire Training Center (remodel)	minor	Feasibility	Varies	CSJ Best Effort	N/A	N/A	N/A	No Change - CSJ Best Effort	No new construction
P S Driver Training Center (Bldg & Site)	n/a	50% SD	Oct. 07	CSJ Best Effort	N/A	N/A	N/A	No Change - CSJ Best Effort	Project is not being considered for LEED Silver as it is less than 10,000 square feet
Police - 911 Communications Dispatch Center	16,400	Design	Feb. 08	CSJ Best Effort	N/A	N/A	N/A	No Change - CSJ Best Effort	No new construction
South Community Police Center	2,200	Property/Land	TBD	CSJ Best Effort	N/A	N/A	N/A	No Change - CSJ Best Effort	Project is not being considered for LEED Silver as occupied space will be less than 10,000 square feet
Calabazas Branch Library	9,000	Feasibility	May 08	CSJ Best Effort	N/A	N/A	N/A	No Change - CSJ Best Effort	Project is not being considered for LEED Silver as it is less than 10,000 square feet
PROJECTS PROGRESSED BEYOND SCHEMATIC DESIGN									
Fire Station 2 - Rebuild	12,200	20% CD	Aug.07	CSJ Best Effort	LEED Certified	\$ 150,000	4-6 months	No Change - CSJ Best Effort	Additional Hard and Soft Costs & extensive time delay from CSJ best effort to LEED Certified
East San Jose Carnegie Branch Library	12,000	50% DD	Aug. 07	CSJ Best Effort	LEED Certified	\$ 100,000	no impact	LEED Certified	Additional Hard and Soft Costs from Certified Equivalent to LEED Certified
Santa Teresa Branch Library	21,600	50% DD	Aug. 07	CSJ Best Effort	LEED Certified	\$ 100,000	no impact	LEED Certified	Additional Hard and Soft Costs from Certified Equivalent to LEED Certified
Happy Hollow Park & Zoo Expansion	varies	100% CD	May 07	CSJ Best Effort	LEED Certified	See comments	no impact	LEED Certified	Currently there is a potential of achieving LEED Certified without any additional cost or schedule impact.
Mayfair Community Center - Satellite	20,466	100% CD	Mar 07	CSJ Best Effort	LEED Certified	\$ 175,000	2-3 months	LEED Certified	Additional Hard and Soft Costs & manageable time delay from CSJ best effort to LEED Certified
PROJECTS EVALUATED FOR POTENTIAL LEED SILVER CERTIFICATION									
Roosevelt Community Center	30,000	100% CD	Feb. 07	LEED Certified	LEED Silver	See comments	See comments	LEED Silver*	Currently there is a potential of achieving LEED Silver without any additional cost or schedule impact.
Police - Substation	120,000	65% CD	Nov. 07	LEED Silver	LEED Silver	See comments	no impact	No Change - LEED Silver	Currently there is a potential of achieving LEED Silver without any additional cost or schedule impact.
SNI E/G003a - Edenvale / Great Oaks Community Center (SJRA)	20,000	Feasibility	TBD	LEED Silver	LEED Silver	inclusive	no impact	No Change - LEED Silver	
Convention Center Expansion (SJRA)	65,000	Feasibility	TBD	LEED Silver	LEED Silver	inclusive	no impact	No Change - LEED Silver	
Safari Community Center & Seventrees Branch Library JOINT FACILITY *	58,000	50% DD	Jan. 08	CSJ Best Effort	LEED Silver	\$ 990,000	3 months	LEED Silver*	Additional Hard and Soft costs from Certified Equivalent to LEED Silver - 3% (\$100K for LEED Certified)
Educational Park Branch Library	18,000	Feasibility	-	CSJ Best Effort	LEED Silver	\$ 425,000	no impact	LEED Silver*	Additional Hard and Soft costs from Certified Equivalent to LEED Silver - 3% (\$100K for LEED Certified)
Southeast Branch Library	12,000	Feasibility	Feb. 09	CSJ Best Effort	LEED Silver	\$ 300,000	no impact	LEED Silver*	Additional Hard and Soft costs from Certified Equivalent to LEED Silver - 3% (\$100K for LEED Certified)
Bascom Branch Library & Community Center JOINT FACILITY	40,000	50% SD	Feb. 08	CSJ Best Effort	LEED Silver	\$ 675,000	3 months	LEED Silver*	Additional Hard and Soft costs from Certified Equivalent to LEED Silver - 3% (\$100K for LEED Certified)
Fire Station 36 (Silver Creek/Yerba Buena)	11,500	50% SD	Jan. 08	CSJ Best Effort	LEED Silver	\$ 280,000	3 months	LEED Silver*	Additional Hard and Soft costs from Certified Equivalent to LEED Silver - 3% (\$100K for LEED Certified)
AIRPORT PROJECTS									
Terminal A Modifications	45,000	Feasibility	Oct-06	CSJ Best Effort	CSJ Best Effort	\$ 1,120,000	no impact	No Change - LEED Self Cert	Design/Build Contract Awarded in October, 2006
Terminal A EDS	32,000	95% DD	Oct-06	CSJ Best Effort	CSJ Best Effort	\$ 300,000	no impact	No Change - CSJ Best Effort	Design/Build Contract Awarded in October, 2006
Terminal B - Phase 1	168,000	Feasibility	Oct-06	LEED Certified	LEED Silver	\$ 2,178,000	no impact	No Change - LEED Certified	Design/Build Contract Awarded in October, 2006
Terminal B - Phase 2 (Design Only)	320,000	Feasibility	Oct-06	LEED Certified	LEED Silver	\$ 20,000	no impact	No Change - LEED Certified	Design/Build Contract Awarded in October, 2006
North Concourse	380,000	Construction	Oct-06	LEED Certified	LEED Silver	inclusive	no impact	No Change - LEED Certified	Under construction. Targeted 34 points to ensure certification level.
Garage - Public Parking	N/A	Feasibility	Oct-06	CSJ Best Effort	CSJ Best Effort	N/A	N/A	No Change - CSJ Best Effort	Design/Build Contract Awarded in October, 2006
Garage - Consolidated Rental Car Parking	N/A	Feasibility	Oct-06	CSJ Best Effort	CSJ Best Effort	N/A	N/A	No Change - CSJ Best Effort	Design/Build Contract Awarded in October, 2006

LEGEND: (100% of phase= % identified in the Design)
 Feasibility: Programming and Site Search
 SD: Schematic Design (20% of overall Design)
 DD: Design Development (45% of overall Design)
 CD: Construction Documents (100% Design)

* Availability of funding to bring recommended projects to LEED Silver is currently being reviewed and analyzed.