

Green Building Policy

City of San José
March 6, 2007



Overview of LEED™

Leadership in Energy & Environmental Design

- Whole-building approach encourages and guides a collaborative, integrated design and construction process
- Optimizes environmental and economic factors
- Four levels of certification
 - LEED Certified 26 - 32 points
 - Silver Level 33 - 38 points
 - Gold Level 39 - 51 points
 - Platinum Level 52+ points (69 possible)

Green Building Principles--LEED

- Sustainable Site Planning (up to 14 pts)
- Water & Water Efficiency (5 pts)
- Energy Efficiency & Renewable Energy (17 pts)
- Conservation of Materials & Resources (13 pts)
- Indoor Environmental Quality (15 pts)
- Innovation and Design Process (5 pts)

Council Direction – November 2006

- **Return with Council Policy—USGBC LEED™ Silver Level or higher for all new and major retrofit City facilities**
 - **Ensure funding effective with 2007-08 CIP Budget**
 - **Pursue additional funding opportunities to achieve LEED Silver or higher on existing projects**
 - **Develop a pipeline benchmark to ensure no delays or excessive costs to current projects**
 - **Quantify operation and maintenance cost savings**
- **Develop LEED for Existing Buildings report and recommendations**
- **Continue and expand private sector outreach**
- **Prepare 2007-08 Budget request**
- **Develop mechanism to report to Council on an annual basis**



Green Building Policy - 2007

- Maximize opportunities to incorporate green building principles in new and existing facilities
- Identify opportunities to target LEED certification for existing buildings
- All new City and Agency building projects budgeted in or after FY 07-08 that construct or add 10,000 square feet of occupied space shall target LEED Silver or higher
- Encourage the highest practicable level of LEED certification for private development



Implementation and Reporting

- **Implementation Guidelines**
- **Executive Steering Committee**
- **Initiatives and incentives for private development**
- **City facilities for LEED for Existing Buildings**
- **Annual report to Council**

Projects in the Pipeline

Pipeline benchmark 100% Schematic Design by Jan. 15, 2007

Staff Recommendations

Projects past pipeline benchmark

- LEED Certified – 7 projects
- LEED Silver – 2 projects

Projects within pipeline benchmark

- LEED Silver – 7 projects →

- Edenvale/Great Oaks
- Convention Center Expansion
- Solari/Seventrees Joint Facility
- Educational Park Library
- Southeast Library
- Bascom Joint Facility
- Fire Station 36

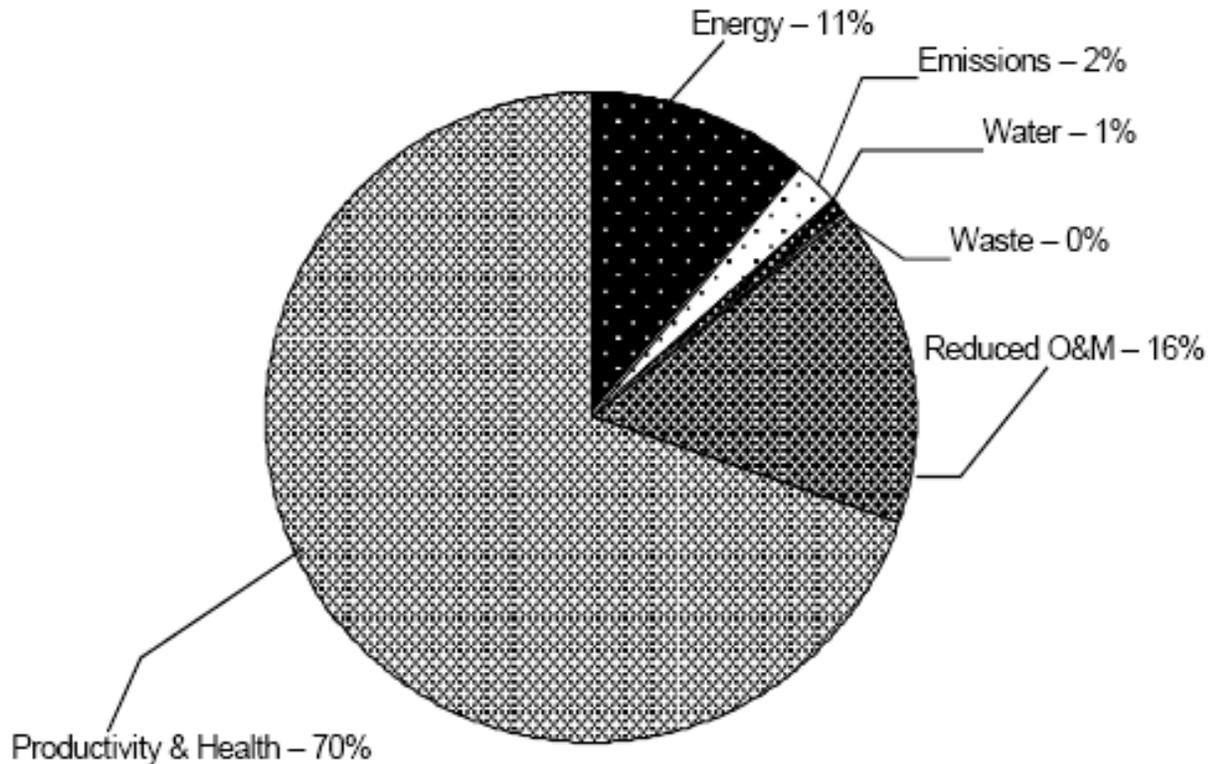
Cost Analysis for Pipeline Projects

Life Cycle Cost Analysis

- Design and construction costs associated with LEED Silver certification or higher
- Projected cost savings
- Operation and maintenance costs associated with green building elements

Financial Benefits of Green Building

Figure XI-2. Percentage Breakdown of Green Building Financial Benefits (LEED Certified and Silver Buildings)



Source: Capital E Analysis

Funding Strategy

- Sufficient funding in 07-08 CIP budget and thereafter to achieve LEED silver for all new LEED eligible projects
- 2007-08 Green Building Implementation Budget Proposal
 - Private Sector Initiatives
 - LEED for Existing Buildings & City facilities
 - Documentation and Certification Activities
- Evaluate pipeline projects, incorporate funding recommendations into the 07-08 CIP budget process through the City Manager's Budget Addenda
- Pursue other funding opportunities such as CEC loans, PG&E rebates and grants

Recommendations

- **Adoption of the San Jose Green Building Policy**
- **Acceptance of staff report**
- **Referral to the Transportation & Environment Committee for private development incentives**