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MEMORANDUM

DATE: February 10, 2011

TO: Mayor and City Councilmembers

THRU: Darin Atteberry, City Manager

FROM: Brian Janonis, Utilities Executive Director *BJ rp*
Patty Bigner, Utilities Customer and Employee Relations Manager *PB rp*

CC: Affordable Housing Board
Air Quality Advisory Board
Building Review Board
Commission on Disability
Downtown Development Authority
Electric Board
Economic Advisory Commission
Landmark Preservation Commission
Natural Resources Advisory Board
Planning and Zoning Board
Water Board

RE: Green Building Program Quarterly Report: Fourth Quarter 2010

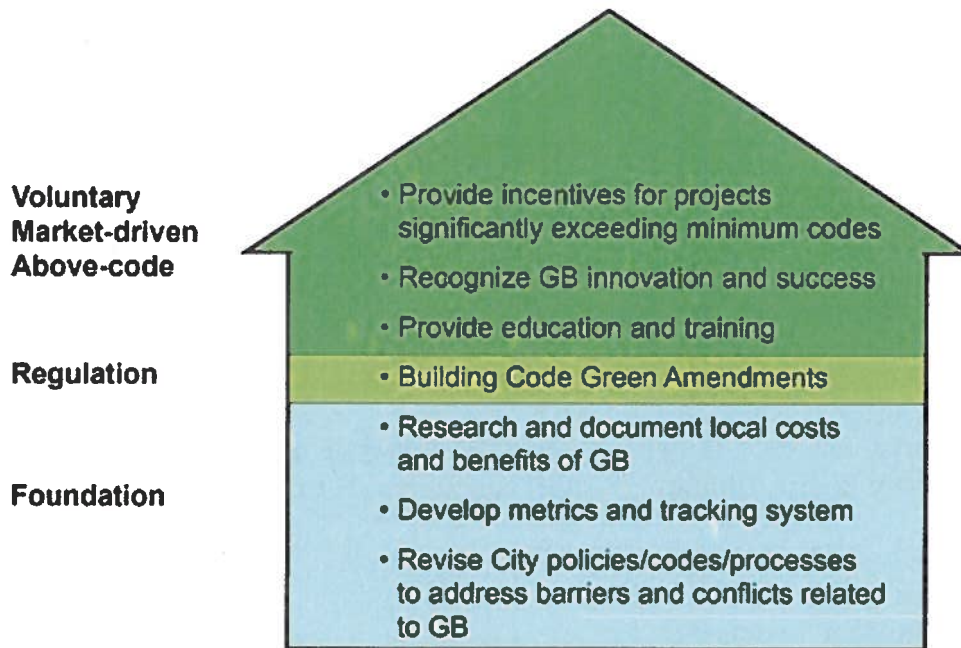
Purpose

The purpose of this report is to update City Council on progress related to the development of the Green Building Program (GBP) and the Building Code Green Amendments (BCGA) during Fourth Quarter 2010.

Program Goal and Approach

The goal of an ongoing GBP is to increasingly align Fort Collins' built environment with community goals of reduced carbon emissions, reduced energy use and reduced water use. The general approach is to develop an integrated framework that transforms the Fort Collins building market through a balance of regulation and voluntary elements (Figure 1).

Figure 1: Green Building Program Elements



Significant Events this Quarter

- BCGA provisions review process continued with ongoing meetings with the two Technical Review Advisory Committees (Residential—R-TRAC and Commercial—C-TRAC) and staff subject-matter experts (SME) from other City departments;
- BCGA review with Green Building Program Advisory Committee (GBPAC) November 17, 2010;
- Council Work Session – Green Building Program update December 14,2010 – presented recommended package of residential and commercial BCGA;
- Consultant continued benchmarking example projects;
- Consultant continued benefits and costs analysis;
- Staff continued updates to GBP web site www.fcgov.com/gbp on BCGA review process with TRAC committees, public outreach, quarterly reports, and Council meetings; and
- Staff continued engagement with boards and commissions and the community.

Progress

This section describes the project process and progress to date.

Process / Community Engagement

Work on this project is proceeding via collaboration among staff, community stakeholders, consultants and a facilitator.

- **Staff.** The Utilities department is leading the effort in close collaboration with Community Development and Neighborhood Services. Staff members from other departments participate as SMEs. A monthly Development Lead Team meeting informs management from a variety of departments on project progress and direction, and helps coordinate this project with the recently adopted 2009 International Codes (Building Division) and Plan Fort Collins (Advance Planning).
- **Community stakeholders.** Three standing advisory committees (GBPAC, C-TRAC, and R-TRAC) meet with staff and serve as a sounding board as recommendations take shape. The two TRAC committees have regularly twice-monthly meetings with staff on the BCGA review (described below).
- **Consultants.** The Brendle Group is taking the lead on the costs and benefits analysis, and providing additional analytical support – standards comparisons and benchmarking - for the BCGA review. EnergyLogic has been contracted to do a small amount of additional benchmarking analysis.
- **Facilitator.** Susanne Durkin-Schindler facilitates the three standing committees, to help the process move effectively forward with efficient meetings in which all perspectives are heard.

In addition to the community involvement via the stakeholder committees, other community engagement activities this quarter have included:

- **Web site.** Information and opportunities to provide input is available via the project web pages www.fcgov.com/gbp .
- **Public meetings.** All GBP meetings are open to the public. These meetings are listed on the project web site and City web calendar.
- **Outreach**
 - 10/26/10 Business Environmental Program Series “Greening the Fort”
 - 11/10/10 Landmark Preservation Commission
 - 11/12/10 Downtown Development Authority
 - 11/12/10 Planning & Zoning Board
 - 11/15/10 Air Quality Advisory Board
 - 11/17/10 Economic Advisory Committee
 - 11/17/10 Green Building Program Community Open House
 - 11/17/10 Natural Resources Advisory Board
 - 11/18/10 Building Review Board
 - 12/1/10 Electric Board
 - 12/2/10 Affordable Housing Board
 - 12/6/10 Water Board
 - 12/10/10 Chamber of Commerce Legislative Committee

Council Work Session Dec 14th – Summary

There was extensive discussion and many clarification questions regarding the information presented. Each Council member provided their individual perspective and feedback. Council

was generally supportive of the objectives of green building, and a majority supported moving ahead with the approach proposed by staff as specified below:

- **Residential and Commercial amendment packages.** A majority of Council supported the proposed packages of building code green amendments and requested staff provide a more detailed benefit and costs analysis.
- **Additional provisions.** Staff was directed to develop an additional green building amendment provision for deconstruction and reuse of existing building materials.
- **Options.** Several Council members requested that the four green amendment options be further developed, including detailed costs and benefits for each option. Several Council members also requested staff to consider voluntary, incentive-based approaches as well as a regulatory approach for implementing the options.
- **Timeline.** Council supports a March 2011 adoption date for building code green amendments and a January 2012 implementation date for most provisions.
- **Electrically heated building requirements.** Council members requested staff to prepare the proposed specifications for electrically heated buildings as soon as feasible.
- **Implementation resources.** Council has already approved the requested funding to support additional staffing resources in the Building Department to administer and enforce the proposed building code green amendments.
- **Green Building Program.** Council encouraged staff to move ahead with developing voluntary elements of an integrated Green Building Program to accelerate green building in Fort Collins.

Next Steps

- Develop building code green amendment ordinance language for the proposed residential and commercial packages for City Council adoption on March 1 and March 22, 2011.
- Deliver to Council a more detailed benefits and costs analysis for the building code green amendments including a review/analysis of potential impacts.
- Deliver to Council information regarding development trends in Fort Collins, our region and nationally.
- Develop and deliver to Council a clearer description of the four green amendment options, including benefits and costs.
- Provide a list of green building amendment provisions that were considered by staff and the technical review committees but were not included in the recommended packages.
- Review proposed ordinance with appropriate City boards and commissions, seeking their recommendations for adoption, in January and February 2011.
- Continue Green Building Program development, including building code green amendment implementation activities (training, education, etc.) and voluntary program elements.

Project Cost

The table below provides a summary of the project costs, for the current quarter and year-to-date, for the GB Program development project.

Description	Current Quarter	Year to Date
Materials (hard copies of green building codes, reference manuals, etc)	\$600	\$5,445
Meeting Expenses (refreshments for Committee meetings)	\$79	\$1,976
Education/networking (webinars, trainings, conference calls)	\$0	\$435
GBP dedicated staff*	\$32,666	\$119,498
Facilitator (contractual)	\$1,598	\$10,328
Consultants (contractual)	\$24,148	\$74,960
Total	\$59,091	\$212,642

* The City's Energy Efficiency and Conservation Block Grant cover the cost of GB Program dedicated staff.

Project Schedule, Tasks, and Milestones

	Name	Qtr 3, 2010			Qtr 4, 2010			Qtr 1, 2011			Qtr 2, 2011			Qtr 3, 2011			Qtr 4, 2011			Qtr 1
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
1	Community Engagement	[Gantt bar spanning from Jul 2010 to Feb 2011]																		
2	GBPAC meetings	[Gantt bar spanning from Jul 2010 to Feb 2011]																		
3	Public Open House	[Gantt bar spanning from Jul 2010 to Feb 2011]																		
4	Website Updates	[Gantt bar spanning from Jul 2010 to Feb 2011]																		
5	GB Code	[Gantt bar spanning from Jul 2010 to Feb 2011]																		
6	R-TRAC Meetings	[Gantt bar spanning from Jul 2010 to Feb 2011]																		
7	C-TRAC Meetings	[Gantt bar spanning from Jul 2010 to Feb 2011]																		
8	Develop Draft Codes	[Gantt bar spanning from Oct 2010 to Dec 2010]																		
9	Public Process for Draft Codes	[Gantt bar spanning from Nov 2010 to Feb 2011]																		
10	Finalize Code Proposal	[Gantt bar spanning from Dec 2010 to Feb 2011]																		
11	Public Process for Final Code Proposal	[Gantt bar spanning from Jan 2011 to Feb 2011]																		
12	GB Code Implementation Planning	[Gantt bar spanning from Feb 2011 to Jan 2012]																		
13	GB Code Effective Date	[Gantt bar spanning from Feb 2011 to Jan 2012]																		
14	Develop Strategies for Metrics and Tracking	[Gantt bar spanning from Feb 2011 to Jan 2012]																		
16	Develop Strategies to Address Barriers/Conflicts	[Gantt bar spanning from Feb 2011 to Jan 2012]																		
18	Develop Foundation for Education and Training	[Gantt bar spanning from Feb 2011 to Jan 2012]																		
20	Develop Foundation for Recognition of Innovation	[Gantt bar spanning from Feb 2011 to Jan 2012]																		
22	Develop Foundation for GB Incentives	[Gantt bar spanning from Feb 2011 to Jan 2012]																		
24	Admin	[Gantt bar spanning from Feb 2011 to Jan 2012]																		
25	DLT Meetings	[Gantt bar spanning from Feb 2011 to Feb 2011]																		
26	Quarterly Report 1	[Gantt bar spanning from Feb 2011 to Feb 2011]																		
27	Quarterly Report 2	[Gantt bar spanning from May 2011 to May 2011]																		
28	Quarterly Report 3	[Gantt bar spanning from Aug 2011 to Aug 2011]																		
29	Quarterly Report 4	[Gantt bar spanning from Nov 2011 to Nov 2011]																		
30	Council Action	[Gantt bar spanning from Feb 2011 to Feb 2011]																		
31	Work Session #2	[Gantt bar spanning from Feb 2011 to Feb 2011]																		
32	First Reading	[Gantt bar spanning from Feb 2011 to Feb 2011]																		
33	Second Reading	[Gantt bar spanning from Feb 2011 to Feb 2011]																		