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## MEMORANDUM

**DATE:** June 30, 2010

**TO:** Mayor and City Council Members

**THRU:** Darin Atteberry, City Manager

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

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

**RE:** Green Building Program Quarterly Report: Second Quarter 2010

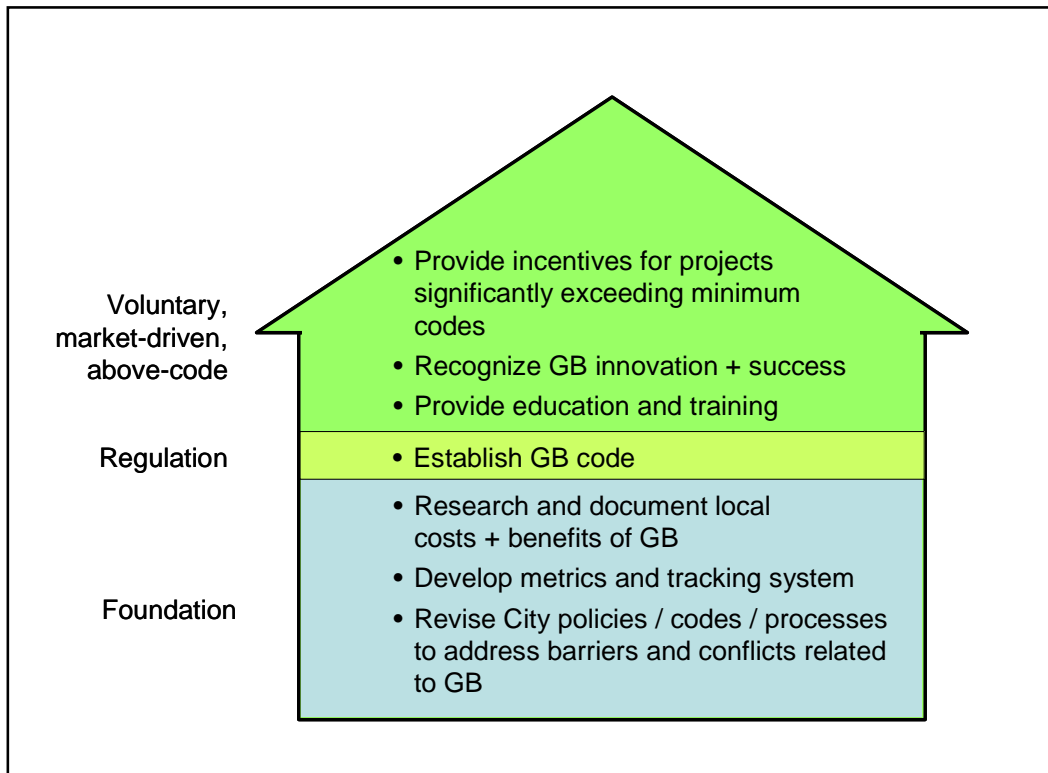
### **Purpose**

The purpose of this report is to update City Council on progress related to the development of the Green Building Program (GB Program) during Second Quarter 2010.

### **Program Goal and Approach**

The goal of an ongoing GB Program is to increasingly align Fort Collins' built environment with community goals of reduced carbon emissions, energy use and water use. The general approach is 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**

- GB Program Kickoff Meeting - April 21, 2010. Attended by City staff and members of three advisory committees: the Green Building Program Advisory Committee (GBPAC), Residential Technical Review Advisory Committee (R-TRAC) and Commercial Technical Review Advisory Committee (C-TRAC);
- Green Building code review process began April 28 and is well underway, working closely with the R-TRAC, C-TRAC and staff subject-matter experts (SME) from other City departments;
- Benchmarking example projects;
- Costs and benefits analysis;
- Web site development; and
- Continued community engagement.

## 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.** A Green Building Team, consisting of several Utilities Energy Services staff, leads the project. Staff members from other departments participate as SMEs. A monthly Development Lead Team meeting keeps management from a variety of departments informed on project progress and direction and helps coordinate this project with others such as the adoption of the 2009 International Codes (Building Department) and Plan Fort Collins (Advance Planning).
- **Community stakeholders.** Three standing committees (GBPAC, C-TRAC, R-TRAC) – described in the First Quarter 2010 report – have been formed to advise staff and serve as a sounding board as recommendations take shape. The TRAC teams meet approximately twice monthly with staff on the GB code review (described below). The GBPAC will meet three to four times in 2010; the second GBPAC meeting is scheduled for July 7.
- **Consultants.** The Brendle Group is taking the lead on the costs and benefits analysis, and is providing additional analytical support, including green building standards comparisons and benchmarking, for the GB code review. EnergyLogic has been contracted to do a small amount of additional benchmarking analysis.
- **Facilitator.** Susanne Durkin-Schindler facilitates the three standing committees, helping to increase the efficiency of stakeholder meetings while ensuring that all perspectives and ideas 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 are available via the project web pages ([www.fcgov.com/utilities/gbp.php](http://www.fcgov.com/utilities/gbp.php)).
- **Public meetings.** All GB Program meetings are open to the public. These meetings are listed on the project web site and City calendar.
- **Outreach**
  - Community For Sustainable Energy, April 8: Staff provided an informal update on the plans for GB Program development.
  - Landmark Preservation Commission, May 26: Staff delivered a presentation on the GB Program work.
  - Water Board, June 17: Staff provided an update on the GB Program work.
  - 2009 International Code City Open House, June 17: Staff was available to answer questions on the GB Program and its relationship to the proposed adoption of 2009 model International Codes.

- Plan Fort Collins Community Workshop, June 29 and 30: Staff talked with community members at an outreach table on the GB Program.

### **Green Building Code Review**

A comprehensive review of two model green building codes – *National Green Building Standard*<sup>TM</sup> (NGBS, residential) and *International Green Construction Code*<sup>TM</sup> (IgCC, commercial) – is in progress. The review involves a detailed evaluation of each green building practice contained in the model codes to determine: 1) green building practice intent; 2) if the practice is already addressed in existing City/other regulations and procedures; 3) how well the current process is working; and, 4) qualitative triple bottom line benefits (people, money, and environment). This information provides the basis for recommendations on how to move forward with each model code provision or its intent. The review process begins with staff – the Energy Services Green Building Program staff and SMEs from other City departments – and continues with community input via the two TRACs. The review process is about one-third completed.

To support the code review, several buildings are being benchmarked against the model codes. This helps to ground the review process by ranking actual Fort Collins projects against the code standards, and evaluating costs and performance benefits of more aggressive code levels.

While structured around the green building code, this process also informs and helps staff make progress on all of the other GB Program elements.

### **Costs and Benefits Analysis**

The Brendle Group is responsible for performing a green building costs and benefits analysis. To date, the consultant has developed the methodology and is beginning to collect data. A public meeting to discuss and gather feedback on the proposed methodology took place May 17.

### **Observations and Program Direction**

Even with much work remaining to complete development of the GB Program elements, extensive insight has been gathered through the process to date. Stakeholder involvement has been invaluable in this regard. Staff is currently synthesizing key observations and the directions they suggest for an effective GB Program, for a City Council update at the July 13 Work Session.

### 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.

<b>Description</b>	<b>Current Quarter</b>	<b>Year to Date</b>
Materials (hard copies of green building code templates, reference manuals)	\$2,306	\$4,266
Meetings (kickoff meeting venue + refreshments, refreshments for TRAC meetings)	\$1,729	\$1,729
Education / networking (webinars, conference calls)	\$220	\$250
GPB dedicated staff *	32,666	54,166
Facilitator (contractual)**	\$4,118	\$4,118
Consultants (contractual)**	\$27,054	\$27,054
<b>Total</b>	<b>68,093</b>	<b>91,583</b>

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

\*\* Billing estimates were used for consulting services rendered in June. Actual invoices will be received and paid in July; any differences will be reflected in third quarter report.

### Project Schedule, Tasks and Milestones

