



MEMORANDUM

June 1, 2009

TO: City of Franklin Board of Mayor and Alderman

FROM: Eric Stuckey, City Administrator
Andrew Orr, Sustainability/Grant Coordinator

SUBJECT: Resolution Adopting LEED Silver for New Municipal Projects

Purpose

The purpose of this memo is to provide information to the Board of Mayor and Aldermen (BOMA) regarding a policy recommended by the City's Sustainability Commission that new municipal construction and renovation projects achieve LEED Silver Certification or greater.

Background

LEED, the "Leadership in Energy and Environmental Design" Green Building Rating System, is the nationally accepted standard for designing, constructing, and certifying sustainable buildings. LEED covers many different types of buildings and was created to establish a standard of measurement for energy efficient and environmentally principled projects. The LEED rating system encourages the design and construction of buildings achieve higher levels of sustainability than currently practiced. As a result, LEED has served as a primary instrument for sustainability and also has raised awareness for the need of lower impact buildings, since its inception.

The City of Franklin identified sustainable building principles as desirable for its citizens, building occupants, and the environment. Through reduced water, fossil fuel, and material resource use, green public facilities operate more efficiently and leave a smaller ecological footprint. By formally endorsing green building practices, the public sector is setting the standard for others to follow.

Sustainable building practices should be realized as part of a continuum of sustainable development. LEED Certified buildings serve as a component in the greater sustainability equation. Both the Sustainable Community Action Plan and the Municipal Services Action Plan call for the City of Franklin to pursue LEED Certification for new municipal building projects. Many communities throughout the country and internationally have approved similar municipal policies for LEED Certification.

As of April 2010, Franklin does not have any LEED *Certified* buildings, but fifteen commercial buildings and one residence are LEED *Registered* with the USGBC, meaning the certification process has not been finalized. It should be noted that the City's new Police facility, which opened in May 2010, is expected to achieve at least a LEED silver certification.

The Sustainability Commission debated the merits of constructing and renovating buildings to a LEED standard but foregoing the certification and commissioning process. After a thorough discussion, the Sustainability Commission unanimously decided certification and commissioning was a meaningful and



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worthwhile investment for several reasons including the need for third party verification, the assurance that all building systems are operating as designed, the City will own and operate facilities forever, and the positive message LEED sends to the community.

Financial Impact

The true cost of designing, constructing, and certifying a LEED building varies, depending on the level of certification sought, the type and size of the project, the green initiatives selected, and the methodology used to formulate the estimate. The consensus derived from reputable reports written by Peter Kats in 2003 and Davis Langdon in 2007 suggest if sustainability goals, strategies, and budgets are established from the very beginning of the process, cost premiums for achieving LEED Silver will approximately range from 0% to 3% of the total project cost. Additionally, the City can expect to realize savings in maintenance and operation costs throughout the life cycle of the building.

Recommendation

The Sustainability Commission and the Planning and Sustainability Department recommend approval of the proposed resolution. The City Administrator supports the general goal established in the proposed resolution, but suggests that a cost-benefit analysis be conducted on projects to determine the appropriate application of the LEED standard.

RESOLUTION 2010-30

A RESOLUTION TO ESTABLISH A SUSTAINABLE BUILDING POLICY FOR CITY OF FRANKLIN MUNICIPAL BUILDINGS.

WHEREAS, it is a goal of this community to become a leader in sustainability through the implementation of the actions articulated in the Sustainable Community Action Plan and Municipal Services Action Plan, which THE Board of Mayor and Alderman endorsed in 2009; and

WHEREAS, Urban Design Action 1 of the Sustainable Community Action Plan states the City shall construct only "LEED certified buildings for any new Municipal Building Project" and the Municipal Action Plan calls for the City to pursue LEED requirements for "all new construction of City buildings"; and

WHEREAS, the Franklin Tomorrow Growth and Development Task Force identified high-performance, sustainable, energy-efficient building practices, commonly known as "Green Building" practices, as being desirable for the citizens of Franklin and the environment in a 2006 report titled *Green Building: Sustainable, Energy Efficient Building Practices*; and

WHEREAS, Leadership in Energy and Environmental Design (LEED) was developed by the *United States Green Building Council (USGBC)* to establish a standard for measurement and a design guideline to raise awareness and to establish a recognizable national brand; and

WHEREAS, the Sustainability Commission recommends the City to lead by example by requiring the construction of LEED Certified buildings for municipal building projects; and

WHEREAS, LEED Silver Certification is recognized to provide significant energy savings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN FOR THE CITY OF FRANKLIN, TENNESSEE that the future construction and/or renovation of City of Franklin municipal buildings in excess of 5,000 square feet shall meet the LEED Silver Certification, or higher, with an emphasis on recycling construction materials and energy and water efficiency; and

BE IT FURTHER RESOLVED, that the Board of Mayor and Aldermen will require City of Franklin municipal buildings less than 5,000 square feet to incorporate energy and water efficiency measures and will decide on a case-by-case basis whether or not to construct or renovate buildings less than 5,000 square feet to a LEED standard; and

BE IT FURTHER RESOLVED, if the requirements for LEED Silver Certification for projects covered by this resolution present an unreasonable burden on the City, has a negative impact on a historic structure or would defeat the intent of a sustainable building the Board of Mayor and Alderman may approve a waiver to the LEED Silver Certification requirement accompanied by project specific reasons explaining the difficulties involved in obtaining LEED Silver Certification and that a waiver to the LEED Silver Certification will require applicable new construction meet the base LEED Certification level and renovation projects incorporate conservation and energy efficient practices to the extent practicable.

Approved this ____ day of _____, 20____

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
City Recorder/Administrator

BY: _____
JOHN C. SCHROER
Mayor

Approved as to form by:

Shauna R. Billingsley, City Attorney