



January 8, 2021

8:00 a.m. to 9:00 a.m.

City of Franklin – Zoom Virtual Meeting

Dial +1 312 626 6799 Meeting ID: 980 0528 7883 Passcode: COF@1799

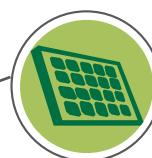
8:00 am	*Approval of Resolution 2020-288	Dana Kose
8:05 am	*Approval of December Meeting Minutes	Dana Kose
8:05 am -- 8:10 am	Welcome and Introductions	Dana Kose
8:10 am -- 8:15 am	Elect chair and vice chair	Andrew Orr
8:15 am -- 8:50 am	City Hall Redevelopment Recap: -overall energy goal/LEED goal -advanced metering -rooftop solar/battery storage -innovation credits -other	Andrew Orr
8:50 am -- 8:55 am	Announcements: -February 5, 2021 Meeting -Other	Andrew Orr
8:55 am -- 9:00 am	Adjourn	Chair

*Item contains an attachment or link

MISSION STATEMENT: The Sustainability Commission provides guidance to the Board of Mayor and Aldermen and the Planning Commission and leadership for the entire Franklin Community.

Brenton Montgomery (12/11/2021)	Todd Palmer (8/27/2022)
Mike Cassity (11/10/2024)	Dana Kose (12/10/2022)
Beverly Burger (BOMA co-terminus)	Nancy Whittemore (10/23/2021)
Patrick Baggett (Franklin Tomorrow co-terminus)	Micah Wood (10/23/2021)
Mike Leonard (2/26/2022)	

The City of Franklin has committed itself to developing an ongoing strategy of sustainability for the community. This initiative will be designed to achieve viable, fulfilling, and rewarding lifestyles for our residents and business partners through responsible and innovative stewardship of the environment.



MINUTES OF THE MEETING OF THE FRANKLIN SUSTAINABILITY COMMISSION

December 4, 2020

The Franklin Sustainability Commission held a regular meeting on Friday, December 4, 2020, at 8:00 a.m. The meeting was held virtually through Zoom due to the COVID-19 outbreak.

Chair Kose read Resolution 2020-248. This Resolution is a Resolution Declaring That The Sustainability Commission Shall Meet On December 3, 2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare of Tennesseans In Light Of The COVID-19 Outbreak.

Chair Kose asked for a motion to approve the Resolution 2020-248.

Ms. Nancy Whittemore moved, seconded by **Mr. Todd Palmer**, to approve Resolution 2020-248.

Chair Kose asked for a roll call vote.

The following voted in favor of: **Patrick Baggett, Alderman Burger, Mike Leonard, Brenton Montgomery, Todd Palmer, Nancy Whittemore, Micah Wood, Todd Palmer, Chair Dana Kose.**

The motion carried unanimously. **Mr. Mike Leonard** and **Alderman Beverly Burger** were absent from the vote.

Chair Kose read the following announcement:

“Due to the COVID-19 outbreak, this meeting will be a virtual meeting. The public may call in to listen to the meeting and make comments during any public comment period. The meeting video will be available for public viewing following the meeting on the City of Franklin Facebook and YouTube accounts, and the City of Franklin website.”

Chair Kose welcomed everyone to the meeting.

Members Present: **Alderman Beverly Burger, Nancy Whittemore, Micah Wood, Todd Palmer, Chair Dana Kose, Patrick Baggett, and Brenton Montgomery, Mike Cassity, and Mike Leonard.**

Staff Present: **Andrew Orr, Joe Marlo, Eric Conner, Kelly Dannenfelser, Emily Hunter, Chelsea Randolph, Vernon Gerth**

Citizens Present: **Anna Ruth Kimbrough, Matt Taylor, Ken Scalf, Matt Edwards**

SUSTAINABILITY COMMISSION



Approval of Meeting Minutes

Ms. Nancy Whittemore moved, seconded by **Mr. Todd Palmer**, to approve the minutes from November 2020.

Chair Kose asked for a roll call vote.

The motion carried unanimously.

The following voted in favor of: **Patrick Baggett, Alderman Beverly Burger, Nancy Whittemore, Mike Cassity, Mike Leonard Micah Wood, Todd Palmer, Chair Dana Kose, and Brenton Montgomery.**

Welcome and Introductions

All participants introduced themselves.

City Hall Redevelopment LEED Charrette

Mr. Orr introduced Ken Scalf and recognized him as being a former chairman of the Commission.

Mr. Scalf summarized the integrative design charrette and LEED charette that were held last month and stated the minutes from each are attached.

Ms. Kimbrough indicated a space needs analysis was done last year and is being verified. Packets are being put together for departmental interviews and case study research of other city halls with pertinent design strategies is being done. Meetings are occurring weekly to review this information. Programming and space needs being done now and Design charette with footprint and massing to be done later this year.

Mr. Scalf said we are still at the 30,000-foot level and will continue to tweak the credits until the day they are uploaded. An overview of the LEED checklist ensued:

Alderman Burger asked about the site assessment credit without having a design for the building/layout.

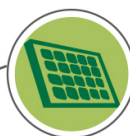
Mr. Scalf said all of the credits develop as the design develops so we have plenty of time. This is a marathon of a process

Mr. Taylor stated it is good to do this early so we can see where we need to acquire points and which ones are easily acquired. It provides targets as we start the design process.

Mr. Leonard said many of the credits have a critical path timeline and some need to be done early, others can be done later.

Mr. Scalf said the site assessment helps identify site constraints and it informs the process. Mr. Scalf continued to discuss the following:

- Rainwater capture, which we have experience with at the Police Headquarters
- Heat island reduction, need lighter color surfaces to lower local temperature



- Light pollution reduction which is part of the Dark Sky initiative and looking at the site in terms of adjacent lighting and lighting fixtures. This credit may be easier to accomplish now.
- Water efficiency efforts can be accomplished
- Outdoor and indoor reduction via graywater or cistern for irrigation and flushing toilets
- Cooling tower water use is unlikely due to height of the building and visibility being in a historic district. Mr. Scalf serves on the Historic Zoning Commission and they will be concerned about how the building fits into the context.
- Water metering to document savings
- Energy and Atmosphere is integral to process; minimum energy performance which is code compliance is required. City adopted IECC 2018. City should achieve eight or nine points in this category which should reduce operating costs.
- Advanced commissioning would be additional cost. Discussion ensued about enhanced commissioning.

Mr. Leonard said all of the points in the category are valuable for a long-term building owner. The enhanced part is confirming the various systems, descriptions, and paperwork that the team will need to manage the building. He said it is a necessity for a municipal long-term building owner.

Mr. Scalf said the plans review as part of the enhanced is valuable to squeeze as much (efficiency and savings) as you possibly can and he also is a proponent.

Ms. Kimbrough said they are approved for Phase I to develop owner project requirements and will take the results of the public charrette and early design processes and a commissioning agent is on the team to help develop the owner project requirements but they are not on board for the enhanced at this time.

Mr. Scalf stated we are trying determine a scope with costs so the City can make a decision.

Alderman Burger asked about the advanced metering and why it is in the no category and what are the cost differences?

Mr. Scalf said it is used for diagnostics and reporting to identify different types of energy consumption. He said there are very few no's in the scorecard.

Ms. Whittemore indicated Metro has used this option and gone back into buildings after certification when energy utilization was higher than anticipated. You can have a Gold building with a high EUI and this can help reduce it.

Mr. Leonard said Metro has been using advanced metering in the last few projects and suggested metering those uses in excess of 10% of total usage. The internal team identified spikes in energy usage at a firehall before transferring utilities. It helps identify things that are not performing as they should be.

Alderman Burger said we need to look at long-term cost savings and the BOMA needs to understand these considerations.



Chair Kose sees the value in the credit and thinks the long-term savings are there as long as staff is looking at the data to see where savings are available.

Mr. Montgomery shared about the utility's CSB program to do submetering at the breaker level. He also mentioned Energy Star.

Mr. Scalf stated the USGBC will require data sharing for water, electrical, and natural gas for two years. There is effort just for LEED Certification to monitor and share data in order to inform others.

Ms. Dannenfelser suggested we move the advanced metering to the maybe category.

Mr. Scalf continued discussing additional checklist items:

- Demand response (NLX works with MTEMC on large industrial loads to offset power usage); City Hall is not a great candidate for demand response, but can check depending on load
- Renewable Energy Production, City has lots of experience with photovoltaics; could integrate solar where it is not visible from street level; unsure of other technologies; Metro has lots of experience
- Enhanced refrigerant management
- Green power and carbon offsets; TVA just unveiled some new programs; MTEMC has staff member who we could bring in to share information;
- Metro has a combination of things going on with solar; recently partnered with Vanderbilt on a 100 MW program; currently doing assessment of all rooftops; could share information with Commission;
- No energy goal has been established yet but can inform the design and massing; use energy modeling to help inform process; simple box models have been completed;
- Materials and resources includes storage and collectibles; construction and demolition waste and planning; difficult because existing building will be demolished with no reuse of structure
- Building lifecycle impact reduction and reducing impact on the environment relative to building products; this building will have a long life, sustainable;
- Building product disclosure and optimization; lots of manufacturers on board and becoming more commonplace; lists where materials were harvested and manufactured
- Disclosure optimization sourcing of materials
- Material ingredients—this category is a lot of work to pull the data points together; ensure nontoxic and long-term sustainability; Metro said it was difficult early on because budgets were driving things and Metro was looking at maintenance costs and replacement costs; Metro recently finished building that looked high end, but the selection of products was really good and need to take into account public perception; important for maintenance and long-term costs; Metro spends a lot of time looking at products; specific goal in mind is helpful
- Construction demolition and waste management is waste created during construction and demolition of existing structure
- Indoor air quality pre-reqs should not be a problem;
- Indoor air quality assessment
- Thermal comfort and controls
- Interior lighting should provide good quality and be energy efficient
- Daylighting should compliment lighting and is a no-brainer looking for ways to maximize daylighting and views
- Acoustic performance



- Looking at innovation credits and have some ideas
- Regional priority credits needs to be explored
- Indoor air quality

Mr. Baggett asked how the industry is responding to air quality and ventilation as it relates to COVID.

Mr. Scalf said it is not in the scorecard, but there are four credits the USGBC has established relative to COVID including higher ventilation levels, sanitizing the water system prior to occupancy, and some are related to if a workplace has been idle and getting it prepped for reentry. It's about timing because hopefully by the time the building is built, the COVID situation will be behind us.

Mr. Palmer shared that the Energy Right Solutions for Business has some incentives.

Alderman Burger discussed the new Nashville canine training facility on Liberty Pike and their new system, which they spent over \$1 million on outfitting the building that kills all of the germs. Tours can be arranged if desired. She also talked about materials that will withstand the test of time.

Mr. Scalf concluded the scorecard overview and said we will revisit it as we move through the process. The Commission's input is extremely valuable.

Mr. Orr stated that we will revisit this agenda item at the January 8th meeting.

Ms. Kimrbough suggested providing a copy of the simple box model.

Chair Kose thanked Ken and the group for hanging on.

Other News/Adjourn

Mr. Orr stated the Walk Friendly Community results are still unknown at this point due to their staffing issues. A meeting was also held with MTEMC and Jennifer pertaining to Dark Sky.

Mr. Baggett shared that an unofficial and voluntary Christmas breakfast will take place next Thursday at 8 am.

Alderman Burger shared that Mechanical Resources Group installed the GPS Bipolar ionization system at Nashville Canine.

The meeting adjourned at 9:15 am.

