



## Request for City Council Committee Action From the Department of Public Works

**Date:** November 6, 2006  
**To:** Honorable Scott Benson, Chair Health, Energy & Environment Committee  
**Referral to:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
Honorable Paul Ostrow, Chair Ways & Means/Budget Committee

**Subject: Feasibility of LEED® Gold Certification of the Hiawatha Public Works Facility**

**Recommendation:**

- A. Direct Public Works staff to plan and design the Hiawatha Public Works Facility to a level of quality that achieves LEED® Gold Certification.
- B. Direct Public Works and Finance staff to seek additional funding sources including grants for the amounts necessary to achieve LEED® Gold Certification and that these funding sources are identified by the time formal architectural design services begin in March of 2007.

**Previous Directives:**

- July 21, 2006 – Resolution 2006R-381 of the City Council
  1. Adopting the Leadership in Energy and Environmental Design (LEED) standards in the planning, design, construction, and commissioning of municipal facilities financed by the City of Minneapolis and utilized by the City's Charter Departments.

**Prepared by:** Paul Miller, Project Manager Property Services (612) 673-3603.

**Approved by:**

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Steven A. Kotke, P.E., City Engineer, Director of Public Works

**Presenters:** Greg Goeke, Facilities Manager - Property Services

Permanent Review Committee (PRC)      Approval \_\_\_\_\_      Not applicable   NA  

Policy review Group (PRG)                      Approval \_\_\_\_\_      Not applicable   NA  

**Financial Impact** (Check those that apply)

- No financial impact - or - Action is within current department budget (If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Business Plan:  Action is within the plan.     Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

## **Community Impact**

Neighborhood Notification: NA  
City Goals: NA  
Comprehensive Plan: NA  
Zoning Code: NA

## **Background/Supporting Information**

On July 21, 2006 the City Council and Mayor approved Resolution 2006R-381 that adopted Leadership in Energy and Environmental Design (LEED®) standards in the planning, design, construction, and commissioning of municipal facilities financed by the City and that “all new or significantly renovated municipal facilities (financed by the City of Minneapolis and utilized by the City’s Charter Departments) of 5,000 square feet or greater, should be built to a LEED Silver level of quality”. In addition, the resolution stated in part, “that staff be directed to report back . . . on the feasibility of Certified LEED® Gold level of quality for the Hiawatha Public Works Facility”. Since that time, the Property Services Division has worked with independent consultant Rick Carter (Senior Vice President of LHB) to assess the feasibility and potential costs of LEED® Gold Certification for this Project. The results of that work are contained within the attached Staff Report “LEED Gold Feasibility Assessment”.

Per Resolution 2006R-381, the Hiawatha Public Works Facility is to be designed and constructed to a Silver level of quality, the costs of which can be supported by the current Project budget. The staff report finds that LEED® Gold Certification is an achievable goal for the Project but not without additional cost. Based upon the findings of the report, Property Services identifies the following cost impacts at each progressively higher level of quality:

- Project Goal: LEED® Gold Certification (39-41 pts.) at \$247,000 additional cost.
- Project Goal: LEED® Gold (Plus) Certification (44 pts.) at \$1,685,000 additional cost.

Public Works staff concludes that LEED® Certification at the Gold level can be achieved if additional funding can be acquired and committed to the Project. Public Works staff will work with the HE&E Policy Committee to define the Sustainable Project Objectives desired for this level of quality.

Therefore, the City Council and Mayor shall direct Public Works staff to plan and design the Hiawatha Public Works Facility to a level of quality that achieves LEED® Gold Certification. Furthermore, staff shall be directed to work with the Finance Department to seek additional funding sources in the amounts necessary to achieve LEED® Gold Certification and that these funding sources are identified by the time formal architectural design services begin in March of 2007.