RESOLUTION
CITY OF SAINT PAUL, MINNESOTA

WHEREAS, the Saint Paul City Council and Mayor Chris Coleman are committed to making Saint Paul the most livable city in America; and

WHEREAS, livability includes ensuring healthy communities and healthy lives for Saint Paul citizens; and

WHEREAS, incontrovertible evidence continues to mount detailing the human role in global climate change and environmental degradation and its devastating impact on plant and animal species and cultures worldwide; and

WHEREAS, by signing the U.S. Conference of Mayors’ Climate Protection Agreement, Mayor Coleman has specifically committed the City of Saint Paul to reducing greenhouse gas emissions to seven percent below 1990 levels by 2012; and

WHEREAS, carbon dioxide (CO₂) emissions, resulting from human activity, are a significant contributor to the greenhouse effect that is causing global climate change, and buildings account for nearly 40% of CO₂ emissions in the United States; and

WHEREAS, the City of Saint Paul serves as a national model by having 80% of the buildings in Downtown and the State Capitol Complex served by District Energy, thereby dramatically reducing CO₂ emissions; and

WHEREAS, the use of high performance, sustainable, “green” building standards has been proven to reduce the consumption of energy and natural resources, to improve building performance and cost efficiency, and to increase building longevity; and

WHEREAS, rating systems that assign points to various “green” achievements have become an accepted way to evaluate a building’s sustainable attributes; and

WHEREAS, in January 2007, the City of Saint Paul adopted a policy (Council File No. 07-70) requiring that the City must either seek and receive Leadership in Energy and Environmental Design (LEED) Silver certification or utilize the State of Minnesota Sustainable Building Guidelines (State Guidelines) in the planning, design, construction, commissioning, and major renovation of municipal facilities financed by the City of Saint Paul and utilized by the City’s Executive Departments, the Saint Paul Public Library, and the City of Saint Paul Division of Parks and Recreation; and

WHEREAS, the above-mentioned policy also requires that when a City building is constructed or renovated to LEED standards, the State Guidelines related to Energy and Atmosphere, including exceeding the energy code by at least 30%, and the State Guidelines related to Performance Management must be met; and
WHEREAS, in December 2009, the City of Saint Paul adopted a Sustainable Building Policy (Council File No. 09-1377) that requires any new commercial construction project receiving more than $200,000 in City and/or HRA funding to comply with either LEED New Construction 2.2, Green Globes – 2 globes, State Guidelines Building Benchmarking and Beyond (B3), or Saint Paul Port Authority Green Design Review construction standards and requires residential projects receiving more than $200,000 in City and/or HRA funding to comply with either LEED for Homes or LEED NC1 Silver, Minnesota Green Star Silver, or Green Communities Minnesota Overlay Compliant building standards. Further, the Sustainable Building Policy requires compliance with Saint Paul Overlay standards for predicted energy usage, predicted water usage, solid waste construction materials, indoor environmental quality, storm water management, volume control/infiltration, and operation and maintenance standards; and

WHEREAS, it is the position of the City Council of the City of Saint Paul and Mayor Chris Coleman that the City of Saint Paul should hold planning, design, construction, commissioning, and major renovation of municipal facilities to a standard no lower than the standard applied to private facilities; and

WHEREAS, the City of Saint Paul has committed to updating its 2007 municipal building policy to meet or exceed the standards adopted in the 2009 Sustainable Building Policy; now, therefore, be it

RESOLVED, that the City of Saint Paul adopts a municipal building policy with which any planning, design, construction, commissioning, or major renovations of municipal facilities financed by the City of Saint Paul and utilized by the City’s Executive Departments, the Saint Paul Public Library, or the City of Saint Paul Division of Parks and Recreation must comply; and be it

FURTHER RESOLVED, that the municipal building policy does apply to parking structures and parking lots as well as to any addition to an existing building that includes a new heating/ventilation/air conditioning (HVAC) system; and be it

FURTHER RESOLVED, that the City must choose for the project one of the following rating systems and levels with which to minimally comply:

Commercial Projects:
- LEED New Construction (NC) 2.2 Silver, or
- Green Globes, 2 globes, or
- State Guidelines Building, Benchmarking and Beyond (B3) compliant, or
- Saint Paul Port Authority Green Design Review (as applicable)

Residential Projects:
- LEED for Homes (H) or LEED NC1 Silver, or
- Minnesota GreenStar, Silver, or
- Green Communities, Minnesota Overlay Compliant; and be it

FURTHER RESOLVED, that the following mandatory requirements, established in the 2009 Sustainable Building Policy as the “Saint Paul Overlay,” must be met within the chosen rating system:


2. Predicted use of potable water in the building must be at least 30% below EPA Policy act of 1990.
3. Predicted water use for landscaping must be at least 50% less than a traditionally irrigated site using typical water consumption for underground irrigation systems standards.

4. Actual solid waste of construction materials, excluding demolition waste, must be at least 75% recycled or otherwise diverted from landfills.

5. Indoor Environmental Quality must be addressed through the following strategies:
   b. Construction IAQ management plan
   c. Low-emitting materials
   d. Thermal comfort

6. Storm Water Management Requirements:
   a. Site Eligibility: Sites with ¼ acre or more of total land disturbance
   b. Rate Control: 1.64 cubic feet per second (cfs)/acres disturbed
   c. Water Quality Management: For a 2 year, 24-hour rainfall event, provide treatment systems designed to remove 80% of the average annual post development Total Suspended Solids (TSS) and remove 60% of the average annual post development Total Phosphorus (TP), by implementing Best Management Practices (BMPs) outlined in “Urban Small Sites Best Management Practices” handbook (Metropolitan Council), “Protecting Water Quality in Urban Areas” handbook (Minnesota Pollution Control Agency), or the “Minnesota Storm Water Manual” (Minnesota Pollution Control Agency). All BMP treatment systems for the subject site shall include safety factors, maintenance, and a back-up plan in case of failure. All manufactured devices require independent laboratory testing to confirm product claims.
   d. Volume Control/Infiltration: Maintain or increase infiltration rates from pre-project site conditions.
   e. Operation and Maintenance: All practices must have an Operation and Maintenance plan.

7. Predicted greenhouse gas emissions must be reported to the Minnesota Sustainable Building 2030 database by the design team or building owner.

8. Annually, actual energy data for the project must be submitted to the Minnesota Sustainable Building 2030 database by the building owner or by the building’s utility service provider(s) with permission of the owner; and be it

FURTHER RESOLVED, that each project’s compliance with the municipal policy must be verified in accordance with the verification method specified by the selected rating system; and be it

FURTHER RESOLVED, that an ad hoc work group of City staff and others will be assembled to develop implementation strategies for this policy; and be it

FURTHER RESOLVED, that a full evaluation of this policy will be conducted two years after adoption and will identify which standards were applied to which projects, outcomes for each project, realized benefits and/or disadvantages of each standard, added cost and estimated annual savings associated with building to the standard, and added costs related to documentation and/or certification; and be it
FINALLY RESOLVED, that this policy will apply to projects for which preliminary design is initiated after the date of July 1, 2010.

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Requested by Department of:

By:
Approved by the Office of Financial Services
By:
Approved by City Attorney
By:
Approved by Mayor for Submission to Council
By:
Green Sheet NO: 3109996

Department/Office/Council: CO Council

Date Initiated: 06 MAY 2010

Contact Person & Phone: Samantha Henningson 266-8641

Must Be on Council Agenda by (Date): 19-MAY-10

Doc. Type: RESOLUTION

E-Document Required: Y

Document Contact:

Contact Phone: 266-8641

Assign Number For Routing Order

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Total # of Signature Pages  (Clip All Locations for Signature)

Action Requested:
Approval of resolution updating the sustainable development policy for new and renovated municipal buildings in the City of Saint Paul.

Recommendations: Approve (A) or Reject (R):

- Planning Commission
- CIB Committee
- Civil Service Commission

Personal Service Contracts Must Answer the Following Questions:

1. Has this person/firm ever worked under a contract for this department?
   - Yes
   - No

2. Has this person/firm ever been a city employee?
   - Yes
   - No

3. Does this person/firm possess a skill not normally possessed by any current city employee?
   - Yes
   - No

Explain all yes answers on separate sheet and attach to green sheet.


Advantages If Approved:

Disadvantages If Approved:

Disadvantages If Not Approved:

Total Amount of Transaction:

Cost/Revenue Budgeted:

Funding Source:

Activity Number:

Financial Information: (Explain)