

STATE OF GEORGIA

FULTON COUNTY

June 15, 2009

**A RESOLUTION TO ESTABLISH
SUSTAINABLE DEVELOPMENT REGULATIONS FOR FACILITIES OWNED
AND BUILT BY THE CITY OF ROSWELL GEORGIA,
AND FOR OTHER PURPOSES**

WHEREAS, the Mayor and Council of the City of Roswell are the governing authority of the City of Roswell; and

WHEREAS, the governing authority of the City of Roswell is authorized to set development standards and regulations within the City of Roswell; and

WHEREAS, the Mayor and Council are dedicated to promoting sustainability within the City to facilitate the responsible use of resources in a way consistent with life-cycle cost analysis.

NOW, THEREFORE, the Mayor and Council of the City of Roswell wish to establish a policy to promote sustainable development regulations for city facilities owned and built by the City of Roswell as follows:

Intent.

The City of Roswell is committed to minimizing the short and long term negative impacts that building construction has on the environment. The intent of this Resolution is to promote the integration of green and/or sustainable building principles and practices into the design, construction, and operation of all city facilities to the fullest extent possible while maintaining financial responsibility. This policy is expected to yield long-term cost savings to the city's taxpayers due to substantial improvements in analysis and implementation of life-cycle performance initiatives.

Definitions.

Green building: The EPA defines green building as the practice of maximizing the efficiency with which buildings and their sites use resources – energy, water, and materials – while minimizing building impacts on human health and the environment, throughout the complete building life cycle – from siting, design, and construction to operation, renovation, and reuse.

Sustainable building: As defined by the Urban Land Institute, sustainable building is an outcome of a design which focuses on increasing the efficiency of resource use — energy, water, and materials — while reducing negative building impacts on human health and the environment during the building's lifecycle, through better siting, design, construction, operation, maintenance, and removal. Sustainable design encompasses the following broad topics: efficient management of energy and water resources, management of material resources and waste, protection of environmental quality, protection of health and indoor environmental quality, reinforcement of natural systems, and integrating the design approach.

Life cycle cost analysis: An inclusive approach to costing a program, facility, or group of facilities that encompasses planning, design, construction, operation and maintenance over the useful life of the facilities and finally any decommissioning or disassembly costs. Life cycle cost analysis looks at the net present value of design options as investments. The goal is to achieve the highest, most cost-effective environmental performance possible over the life of the project.

Renovation: as defined by the O.C.G.A Section 20-2-260, refers to construction projects which consist of the installation or replacement of major building components such as lighting, heating, air-conditioning, plumbing, roofing, electrical, electronic, or flooring systems; millwork, cabinet work and fixed equipment; energy retrofit packages; or room-size modifications within an existing facility; but excluding routine maintenance and repair items or operations.

LEED: LEED stands for Leadership in Energy and Environmental Design, and is a voluntary consensus-based, market-driven green building rating system developed by the U.S. Green Building Council (USGBC). It is based on existing, proven technology and evaluates environmental performance from a "whole building" perspective. LEED is a third-party certified and provides the rating systems for new and existing commercial, institutional, multi-family residential projects, existing building operations and maintenance, commercial interiors, core and shell, schools, retail, healthcare, homes and neighborhood developments. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

Energy Star: Energy Star is a voluntary partnership between government, business and individuals united to protect our environment for future generations by implementing energy-efficient practices today. Energy Star is sponsored jointly by the U.S. Department of Energy (DOE) and the Environmental Protection Agency (EPA). The Energy Star Building Label is awarded to buildings that exhibit high energy efficiency without sacrificing occupant safety and comfort. These buildings are given national recognition for their energy performance.

To qualify for the Energy Star, a building must score in the top 25 percent based on EPA's National Energy Performance Rating System. To determine the performance of a facility, EPA compares energy use among other, similar types of facilities on a scale of 1-100; buildings that achieve the set score or higher may be eligible for the Energy Star. The EPA rating system accounts for differences in operating conditions, regional weather data, and other important considerations.

Purpose.

The purpose of this policy is to demonstrate the City of Roswell's commitment to environmental, economic, and social stewardship, to yield cost savings to the city taxpayers through reduced operating and life-cycle costs, to provide healthy and productive work environments for staff and visitors, and to contribute to the city's goals of protecting, conserving, and enhancing the region's environmental resources. Additionally, the City shall help to set a community standard of sustainable building.

Applicability and Policy.

This policy shall apply to new construction of any City facility where the total project cost of the new facility exceeds two million dollars; or a substantial remodel where 5,000 or more square feet of occupied space will be renovated. All City departments and offices and their contractors responsible for financing, planning, designing, developing, constructing and managing city-owned facilities and buildings shall adhere to this policy. This policy requires that LEED certification must be planned and analyzed at the beginning of each project to ascertain methods of construction which reduce the total building costs, including operating costs. This means all new city facilities and facilities that are substantially remodeled will require an analysis of operating costs with and without sustainable construction methods. Should the implementation of sustainable construction methods reduce the operating costs of the facility to the point of reducing the total life-cycle costs, the investment of sustainable construction methods will be made.

New construction and substantial remodels shall be planned, implemented, and managed to follow the LEED certification programs with the intent of becoming LEED certified as a means to validate the life-cycle costs analysis and to provide sustainable building methods. The City shall also submit for Energy Star certification through the United States Environmental Protection Agency and benchmark any new or substantially remodeled facility in the Energy Star Portfolio Manager system.

Budgeting and Financing.

All capital construction including substantial remodels which fall under this policy are required to budget for life-cycle cost analysis and the implementation of sustainable building methods that reduce the operating costs of any facility.

Request for Proposal and BIDS.

All requests for proposals (RFPs) and BID solicitations shall include the sustainable and green construction methods that reduce the life-cycle costs of new facilities and substantial remodels once identified. Meaning, during the design phase of new construction or substantial remodels, the construction methods that reduce operating costs enough to offset the initial investment shall be incorporated as a requirement in the construction solicitation.

Exemptions.

All city facilities built and constructed prior to January 1, 2009 shall be exempted from this policy. However, these facilities shall be encouraged to implement sustainable and green initiatives as identified by the City to promote a reduction in operating and life-cycle costs.

The above Resolution was read and approved by the Mayor and Council of the City of Roswell, Georgia on the 15th day of June, 2009.

Attest:

Jere Wood
Jere Wood, Mayor

Sue Creel
Sue Creel, City Clerk

(Seal)

Jerry Orleans
Councilmember Jerry Orleans

Rebecca Wynn
Councilmember Rebecca Wynn

Kent Igleheart
Councilmember Kent Igleheart

Richard Dippolito
Councilmember Richard Dippolito

David Tolleson
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Lori Henry
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