

RESOLUTION 2018-124  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
APPROVING A PARTIAL WAIVER OF LEED CERTIFICATION  
STANDARDS FOR THE POLICE REGIONAL TRAINING CAMPUS

WHEREAS, the City of Fort Collins and the City of Loveland (collectively, the “Cities”) are currently designing a police regional training campus (the “Training Campus”) to be constructed at the Northern Colorado Regional Airport in Loveland; and

WHEREAS, the Cities have agreed to share equally the cost of design and construction administration, by way of an Intergovernmental Agreement for the Sharing of the Cost of Preliminary Design, Design Development, Construction Drawings, and Construction Administration relating to the Construction of a Regional Training Campus, authorized by City Council Resolution 2015-102, and executed by the Cities on or about October 23, 2017; and

WHEREAS, the staff from both Cities are negotiating a second intergovernmental agreement for the construction, operation and maintenance of the Training Campus, which staff intends to present to their respect City Councils in early 2019; and

WHEREAS, staff intends that the Cities shall continue to be equal partners in the Training Campus, and that the Cities will share equally in the costs of construction, operation and maintenance of the facility; and

WHEREAS, by Resolution 2006-096, the City Council established a goal that all new City-owned buildings of 5,000 square feet or more achieve the Leadership in Energy and Environmental Design (“LEED”) Gold standards, except in certain circumstances; and

WHEREAS, the Training Campus is located on a 44-acre site and will include an approximately 6,000 square foot administration/classroom building, a shooting range, a driving track, and a skills/skid pad, and therefore, would ordinarily be subject to the LEED Gold standards;

WHEREAS, the Training Campus will be constructed in the City of Loveland and the Cities’ staffs intend that because of its location it be constructed in accordance with the Loveland Municipal Code; and

WHEREAS, the City of Loveland has no LEED requirements for its construction projects; and

WHEREAS, the entire Training Campus project is estimated to have a total cost \$18,500,000; and

WHEREAS, requiring LEED certification for the entire Training Campus site would result in increased costs beyond the requirements of the Loveland Building Code, while a reduced LEED certification as contemplated in this Resolution would result in a cost reduction for the project; and

WHEREAS, City staff has concluded that the building type, when taking into consideration the overall constraints on the project site, does not lend itself to complete LEED certification for the entire site, and is therefore, requesting a partial waiver of the LEED standards as applied to the entire site to reduce the costs of the project while still including alternatives to achieve maximum energy and environmental efficiency as cost effectively as practical; and

WHEREAS, a partial waiver of the City's LEED standards in Resolution 2006-096 would recognize that Loveland, as an equal partner, does not ordinarily require LEED design and certification for its construction projects; and

WHEREAS, a partial waiver of said LEED standards would afford both Cities a substantial cost savings, while still ensuring a significant portion of the project is subject to the highest LEED standard practical or good green-building principles; and

WHEREAS, because the City Council adopted the LEED standards by Resolution 2006-096, City Council retains the authority to approve a partial waiver to those standards by this Resolution; and

WHEREAS, City staff presented a version of this Resolution to City Council for its approval on December 18, 2018, requesting a partial waiver from the LEED standards in Resolution 2006-096 for the Training Campus; and

WHEREAS, City Council postponed consideration of this Resolution and directed City staff to present the request to the City's Energy Board and to Council Finance Committee for review and comment; and

WHEREAS, on January 10, 2018, the Energy Board recommended to City Council that it approve a partial waiver of the requirements of Resolution 2006-096 such that only the administration/classroom building be designed, constructed and certified to the highest LEED standard practical, striving for Gold, and to achieve exceptional energy performance with a defined energy performance target; and

WHEREAS, the Energy Board also recommend that the remainder of the project should follow LEED principles and achieve high energy performance with a defined energy performance target; and

WHEREAS, on January 28, 2018, the Council Finance Committee considered the Energy Board's recommendations and further information from City staff regarding the design constraints for the Training Campus concerning LEED and green-building standards; and

WHEREAS, the Council Finance Committee gave its support for: (1) excluding the shooting range and the majority of the project site from the LEED boundary; (2) City staff prioritizing project dollars on energy and building efficiencies with achieving the highest LEED certification practical on the administration/classroom building; and (3) City staff following LEED principals on the remainder of the project and prioritizing project dollars on energy and building efficiencies.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals above.

Section 2. That the City Council hereby approves a partial waiver of the standards of Resolution No. 2006-096 for the police regional training campus such that only the administration/classroom building shall be designed, constructed and certified to the highest LEED certification practical.

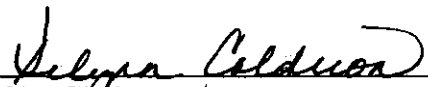
Section 3. That the City Council hereby further authorizes the City Manager or his designee to negotiate with the City of Loveland regarding LEED standards for the remainder of the 44-acre project site, including but not limited to the shooting range, with the intent that the City Manager and City staff incorporate as many green building principles as will provide in their reasonable discretion a good return on investment, but without any requirement for LEED certification for the entire site.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 5th day of February, 2019.



Mayor

ATTEST:



City Clerk

