

AGENDA ITEM SUMMARY

February 5, 2019

City Council

STAFF

Brian Hergott, Facilities Project Manager
Ken Mannon, Operations Services Director
Ryan Malarky, Legal

SUBJECT

Resolution 2018-124 Approving a Partial Waiver of LEED Certification Standards for the Police Regional Training Campus.

EXECUTIVE SUMMARY

The purpose of this item is to request City Council approve a partial waiver of LEED certification standards for the new Police Regional Training Campus (Training Campus). In 2006, City Council adopted a resolution that established a goal that all new City-owned buildings of 5,000 square feet or more achieve LEED Gold standards, except under limited circumstances. The City of Loveland, which is an equal partner in the Training Campus, does not have any specific LEED requirements for construction projects. City staff is requesting the partial waiver to reduce the costs of the project and in recognition that Loveland does not require LEED compliance for its new construction. City staff is making this request to obtain City Council approval to design, construct and certify the administration/classroom building to the highest LEED certification practical, while prioritizing budget dollars for energy efficiency items. City staff intends that the remainder of the project would follow LEED principles but would not be included in the LEED certification boundary.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

The design of the new Training Campus has been underway for more than a year, and Fort Collins and Loveland have been discussing LEED certification for several months. The Training Campus is expected to include an administration/classroom building, an indoor shooting range, a driving track, and a skid/skills pad. In 2006, City Council adopted a resolution which establishes a goal for all new construction projects of 5,000 square feet or more to achieve LEED Gold certification except in limited circumstances, which include if it is not technically or economically feasible to meet the LEED Gold standard. The City of Loveland is an equal partner in the design, construction and operation of the Training Campus, and both cities will share the costs fifty-fifty. Loveland does not have any LEED requirements for its new construction projects, but they do support building efficiencies where there is a return on investment (ROI) of 10 years or less.

City staff originally presented a version of this request to City Council on December 18, 2018. City Council voted to postpone consideration of Resolution 2018-124 to: (1) allow the Energy Board an opportunity to review and comment on the design of the Training Campus; and (2) allow the Council Finance Committee to review and comment on any cost or related considerations that arise following the Energy Board's review. The Energy Board provided recommendations during its meeting on January 10, 2019. The Council Finance Committee has discussed and provided recommendations on January 29, 2019. This AIS and Resolution 2018-14 includes those recommendations.

City staff is requesting a waiver from the general Council-approved expectation in the 2006 Resolution that the entire Training Campus meet LEED Gold certification as follows:

- A. The project team is requesting to design, construct and certify only the 6,000 square foot administration/classroom building to the highest LEED certification practical.
- B. City staff is requesting the authority for the City Manager or his designee to negotiate LEED standards and energy efficient design principles on the remainder of the entire 44-acre project site, including the new 17,000 square foot shooting range, with the intent that the City Manager and City staff prioritize budget dollars to incorporate many green building principles for the remainder of the project, including following LEED principles and prioritizing energy efficiencies, but not including the remainder of the project site in the LEED certification boundary.

In support of this request, City staff notes the site location of this project will minimize the LEED credits available and if we include the indoor firing range in the LEED certification boundary it would make it impossible to achieve LEED Gold and very difficult to achieve LEED Silver. Indoor firing ranges add many challenges with the requirement of constant air exchanges for personnel safety, the desire to not want daylight causing glare or shadows on targets, not wanting windows for views to the outdoors, and the use of very specific materials is problematic to achieve recyclable or low VOC requirements. With these items being required for LEED certification would certainly bring down the certification level for the Admin/Classroom building and add significant cost impacts to an already tight budget.

CITY FINANCIAL IMPACTS

The project design and construction budget includes \$475k for the indoor shooting range and \$500k for the administration/classroom for energy modeling, commissioning and energy efficient mechanical equipment.

BOARD / COMMISSION RECOMMENDATION

The Energy Board met on January 10, 2019 to consider the LEED and energy efficient design of the Training Campus. But a vote of 7 to 1, the Energy Board voted to recommend City Council approve a partial waiver of the requirements of Resolution 2006-096 for the Training Campus such that only the administration/classroom building shall be designed, constructed and certified to the highest LEED standard practical, striving for Gold, and to achieve exception energy performance with a defined energy performance target. The Energy Board also recommended that the remainder of the project should follow LEED principles and also achieve high energy performance with a defined energy performance target.

ATTACHMENTS

1. PowerPoint Presentation (PDF)



Police Regional Training Center

Resolution 2018 -124 - Approving a Partial Waiver of LEED Certification Standards for the Police Regional Training Campus.



- Originally presented this resolution to City Council on December 18
 - Council voted to postpone the resolution to:
 - Allow Energy Board to review and comment
 - Allow Council Finance Committee to review cost and Energy Board recommendation

Met with Energy Board on January 10

- Voted 7-1 in favor of the Partial Waiver
- Requested an energy benchmark be used
 - Classroom/ Admin building = 34.3 KBTU per square foot
 - Shooting Range = 60.3 KBTU per square foot

Recommended City Council approve a partial waiver of the requirements of resolution 2006-096 for the Training Center Campus such that only the administration/classroom building shall 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.

The remainder of the project should follow LEED principles and also achieve high-energy performance with a defined energy performance target.

- Met with Council Finance Committee on January 29
 - Concurred with the Energy Board Recommendation

Resolution 2018 -124 - Approving a partial waiver of LEED Certification Standards for the Police Regional Training Campus.

Admin/ Classroom building to the highest LEED certification practical

Remainder of the project would follow LEED principles with a defined energy benchmark goal

Staff recommends adoption of this Resolution

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 No. 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 No. 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 No. 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 No. 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 No. 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