
City Green Building Update

April 28, 2021

Austin Central Library
LEED Platinum



WELCOME TO AUSTIN'S MUNICIPAL GREEN BUILDINGS

PORTFOLIO OF CITY FACILITY'S GREEN ACHIEVEMENTS

CURRENT LEED BUILDING PORTFOLIO

CERTIFIED LEED MUNICIPAL PROJECTS: 35 | CERTIFICATION IN PROGRESS: 46
AS OF JANUARY 2021



<https://www.leedatx.com/>

Green Building Policy Update

- Applies only to **City assets or projects in which City plays major role**
- Responds to **Council Resolution** 20190619-091 (June 2019)
- **Comprehensive** document integrates multiple resolutions, policies, goals, plans
- Reflects **market trends, best practices**
- Expands to cover **leased spaces & P3s**
- Moves towards **Net Zero** projects & operations
- Ensures conservation; **health, safety and wellness**; high-quality built environment

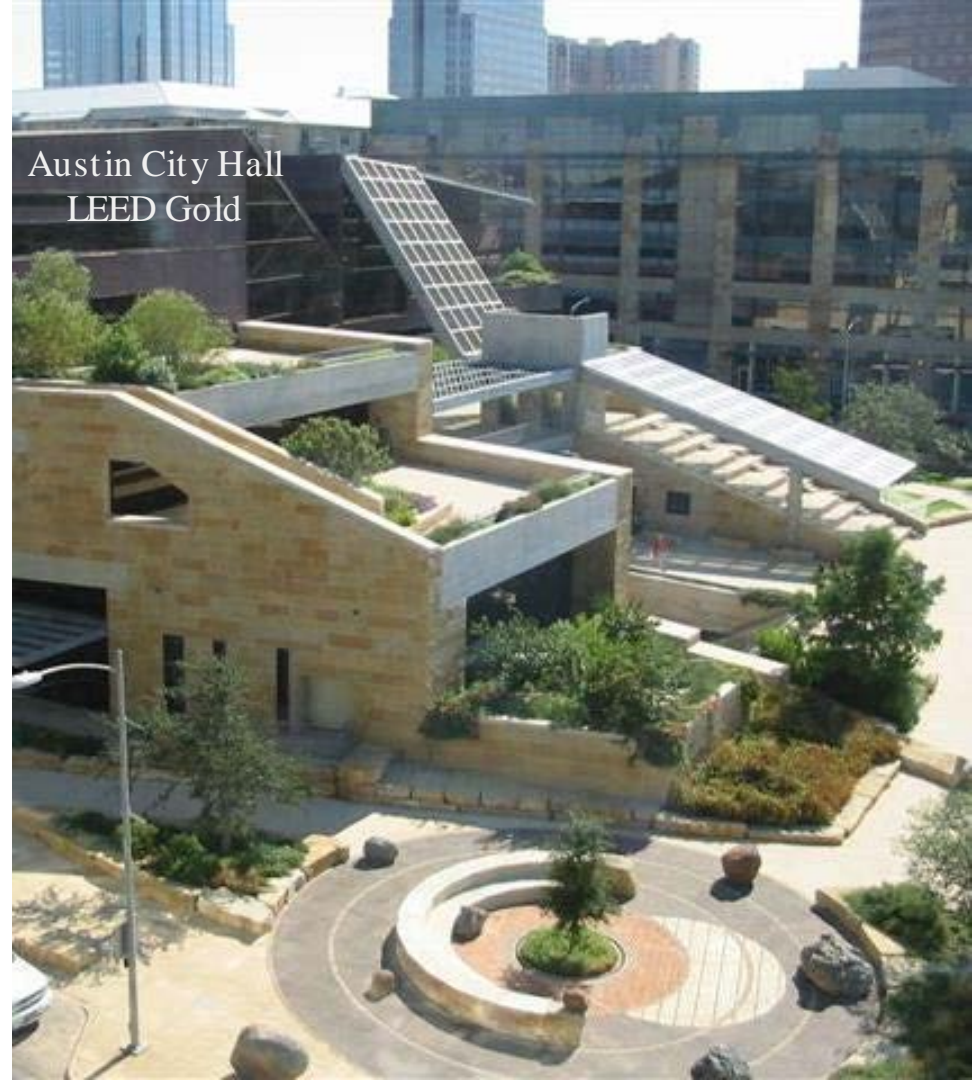
Interdepartmental Team

- Public Works Department
- Office of Sustainability
- Strategic Facilities Governance Team
- Real Estate Services
- Capital Contracting Office
- Purchasing Office
- Economic Development Department
- Austin Energy Green Building
- Austin Water
- Small and Minority Business Resources
- Aviation
- Building Services
- Parks and Recreation Department
- Austin Convention Center
- Austin Public Library

Proposed Changes

CIP New Construction

- Same policy threshold (>\$2M)
- Performance standard options (LEED Silver *or* AEGB 3 Star)
- NEW: PARD aquatic & landscape-oriented major projects achieve **SITES Certification**
- NEW: Moving towards Net Zero = **mandatory feasibility analysis** in key areas
- NEW: requirement to perform **Water Balance calculation** in alignment with Water Forward
- If project does not meet policy threshold, **meet performance standards of LEED or AEGB** as applicable to scope items



Proposed Changes

CIP Major Renovations

- **Policy threshold change** from \$350k to \$750k (LEED Silver *or* AEGB 3 Star)
- NEW: Moving towards Net Zero = **mandatory feasibility analysis** in key areas
- NEW: requirement to perform **Water Balance calculation** in alignment with Water Forward
- If project does not meet policy threshold, **meet performance standards of LEED or AEGB** as applicable to scope items



City Hall 10-1 Council Suite Renovations

LEED CI Gold

Proposed Changes

Minor Renovations & Interior Finish-Outs

- **Policy threshold change** from \$300k to any project under \$750k
- All renovations **meet performance standards of LEED or AEGB** for applicable scope items
- **No certification** required

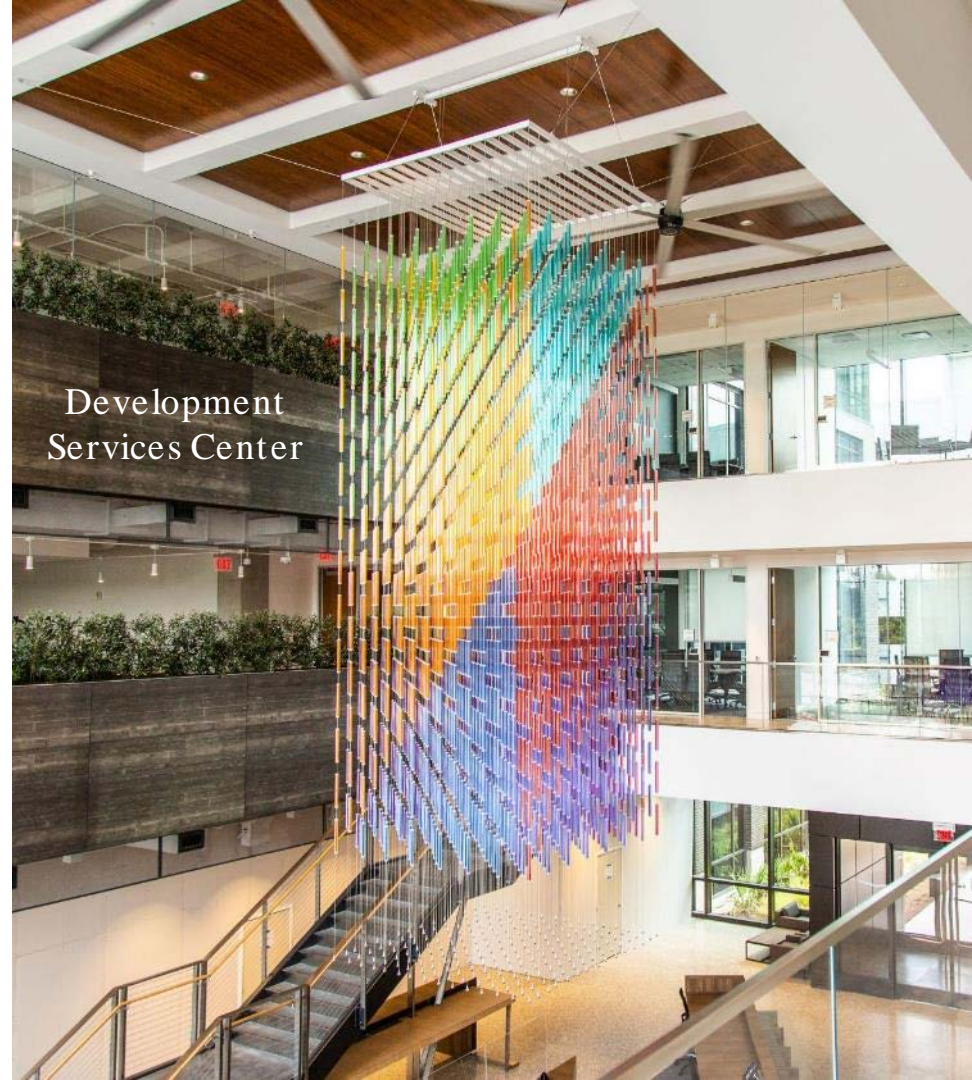


Image: Interface

Proposed Changes

Third Party Financed/Delivered Projects (including P3's)

- Policy threshold: IF City is responsible for **50% of costs or facility operation**
- Must meet **same performance standards and perform same mandatory feasibility analyses** as corresponding CIP project thresholds
- **Better Builder Program** for projects over \$1M (*as directed by Council*)



Leased Space Preferences

City Tenancy in Non-city owned buildings

Preferred criteria

- LEED, AEGB, WELL certification
- Located in Imagine Austin Activity Centers and Corridors, minimize transportation impacts / travel distances;
- Access to public transit, bicycle, pedestrian routes, serviced by COA shuttles
- Located within complete communities, walkable to activities & community services
- Health, wellness, and bicycle-friendly amenities
- Building design encourages occupant health & wellness
- Electric vehicle charging stations
- Non-smoking facilities or provide designated smoking areas
- Green housekeeping

NEW: Spaces Leased to Non-City Tenants

- Non-City tenants in city-owned buildings **which receive City assistance**, LEED Silver or AEGB 3 Star required, as applicable to scope.
- Non-City tenants in city-owned buildings **which do not receive City assistance**, meet intent of LEED certified or AEGB 2 star encouraged.
- **Food service providers in city buildings** encouraged to adopt Good Food Purchasing standards.



NEW Key Policy Priorities: Health & Wellness Strategies

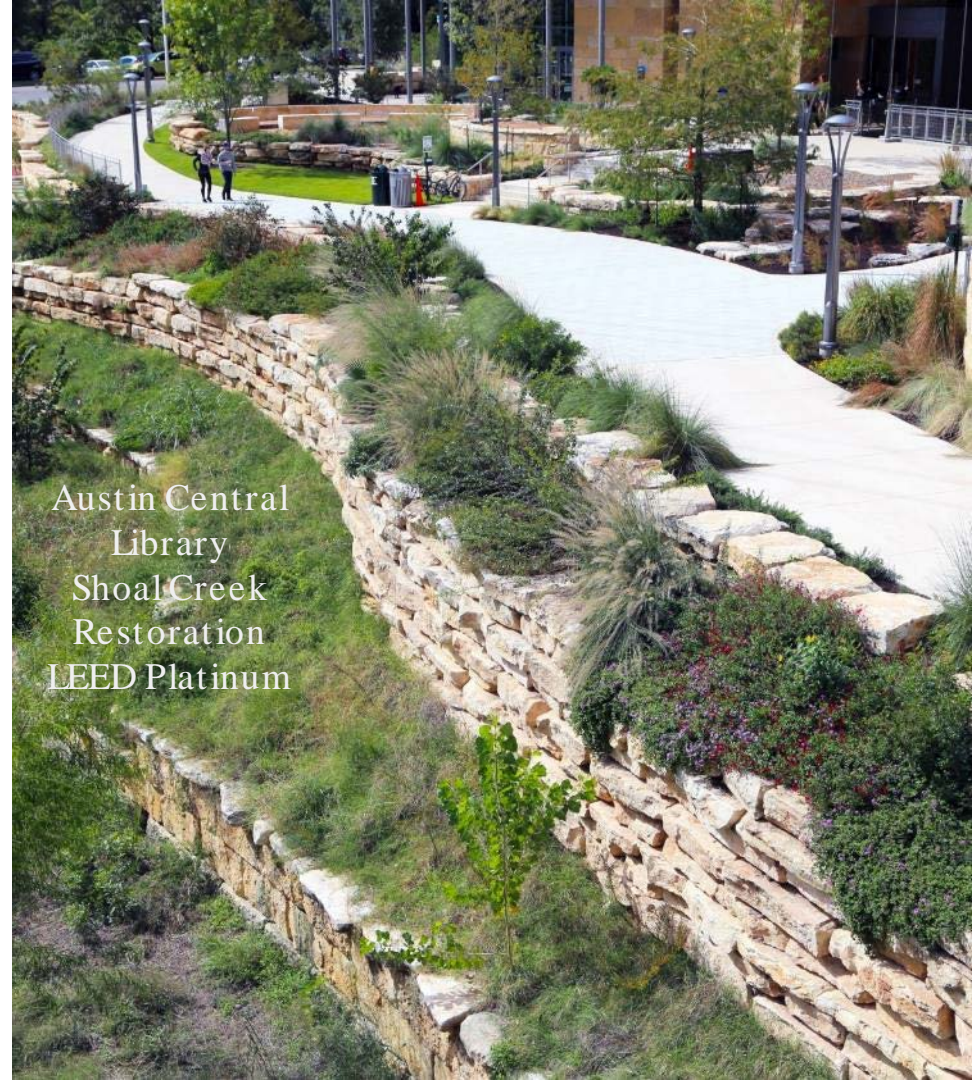
- Encourages **WELL Building standard**
 - Currently being used at Development Services Center & Austin Energy Headquarters
- **Design elements** such as:
 - Open stairwells, promoting activity
 - Access to daylight and views
 - Employee health amenities
- **Green housekeeping**



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NEW Key Policy Priorities: Sustainable Landscape Strategies

- Maximize green infrastructure
- Emphasize innovative stormwater management
- Allow ongoing monitoring of these systems
- Per Council Resolution No. 20071129-046



Unique Project Types

Parks and Recreation
Department

Parks
Aquatics Facilities

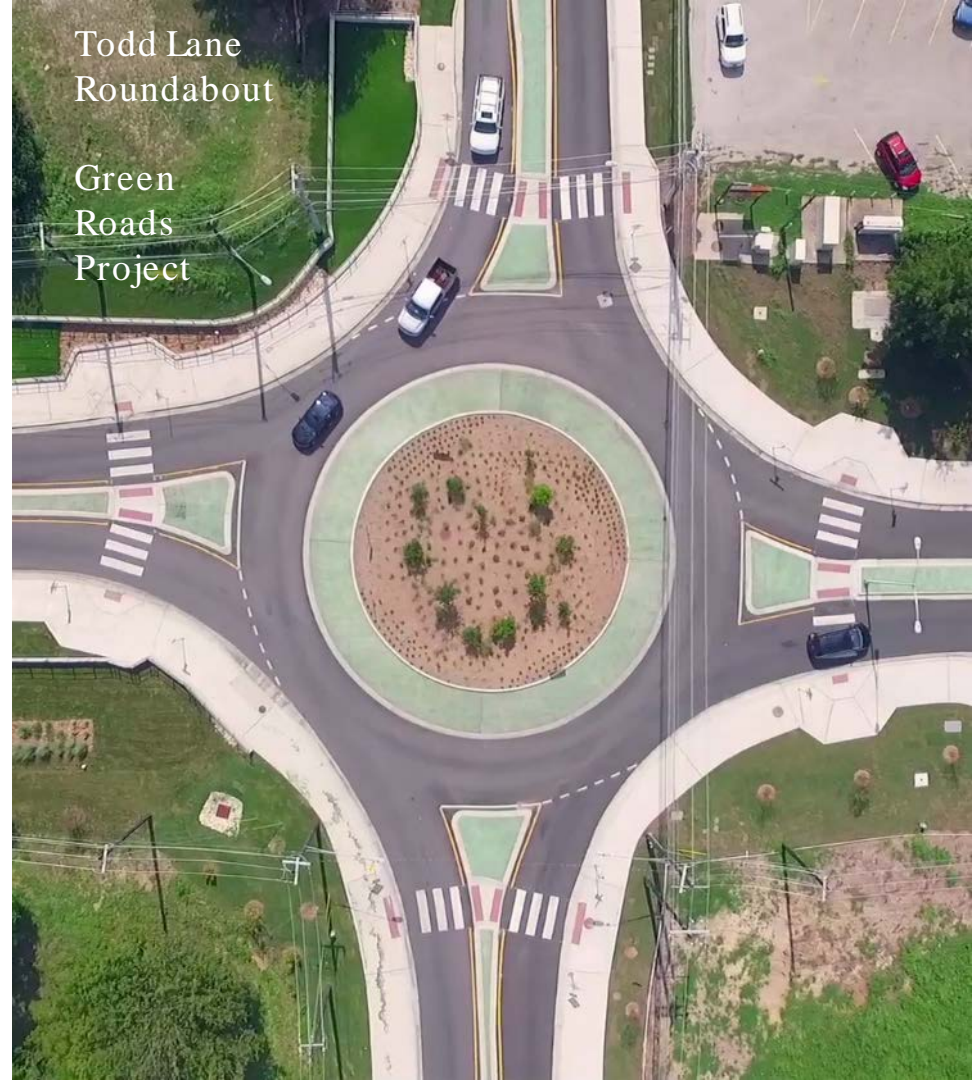
- Sustainable SITES
rating system



Unique Project Types

Unique projects *encouraged* to consider alternative rating systems *or* pairing LEED/ AEGB with additional rating systems, such as:

- **WELL Building Standard**
- **ParkSmart** for parking structures
- **Envision** for infrastructure projects
- **CEEQUAL** for large civil engineering projects
- **GreenRoads** for roadways and trail projects



NEW Net Zero / Low Carbon Feasibility Assessments

- EV charging stations or EV-ready
- New / replacement HVAC or hot water systems: **building electrification** (natural gas avoid or disconnect)
- Reduce **embodied carbon** (waste & building materials)
- New / replacement roofs: **rooftop solar or solar-ready design**
- New construction: **dual plumbing or auxiliary water** supply systems



Mayor Adler at EV event

NEW Net Zero / Low Carbon Feasibility Assessments

Rooftop Solar / Solar Ready Design

- Cost/benefit analysis
- Technical feasibility analysis
- Building/roof orientation analysis
- Incentives assessment

For Solar Ready

- Placement of rooftop equipment
- Structural capacity
- Provide utility chases



Central Library Solar Array (new build)



Palmer Event Center Solar Array (retrofit)

NEW Net Zero / Low Carbon Feasibility Assessments

Dual Plumbing / Auxiliary Water & Water Balance

- Water Balance calculations *per* Water Forward Plan
- Connect to Purple Pipe if available
- On-site systems
 - Rainwater capture/cisterns
 - Gray or Blackwater treatment
 - Dual plumbing (for use now or later)

Development Services Center System

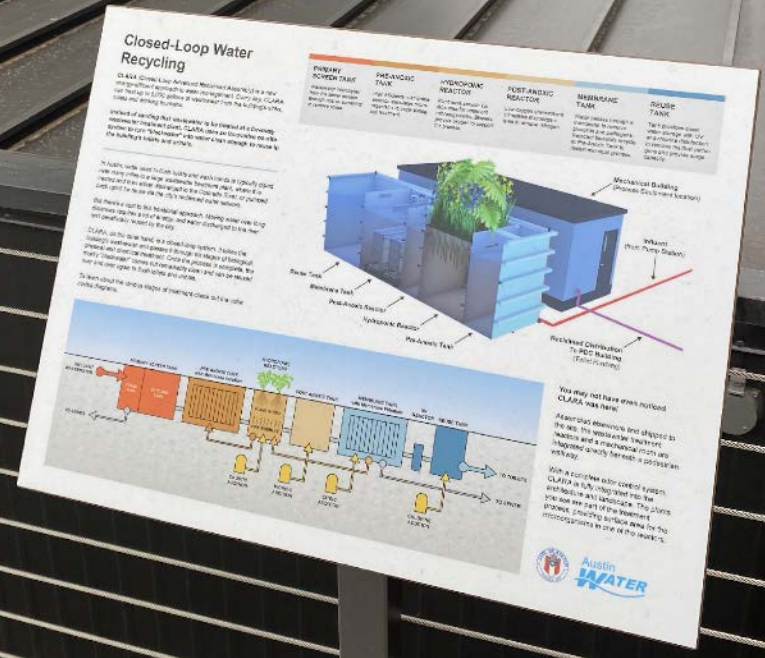
75% potable water offset

Blackwater System

Closed loop for toilet flushing

Hybrid Living Machine

40k gal Cistern = Rainwater + condensate



Next Steps

- Item from Council pending sponsored by CM Tovo
 - Memo sent to Mayor and Council in June 2020
- Feasibility Assessment guidance documents with consulting assistance
- Internal staff training and briefings
- Continuous improvement

Austin projects using other rating systems

WELL

None certified, two COA projects pending:

- PDC will be the first building in Austin to become WELL certified, anticipate “GOLD” certification
- The second building to become WELL certified in Austin will be the new AE headquarters building

Envision

- [Western Oaks Pond Rehab Project](#) pending
- [Multiple throughout the state](#) (in DFW, Houston, and San Antonio including pipeline, treatment plant, and street improvement projects). Closest is a wastewater treatment plan in SA.

SITES

Certified in Austin (none by COA)

- [Mary Elizabeth Branch Park](#) at Mueller
- [Dell Med](#) at UT Campus
- [Luci and Ian Family Garden](#) at Wildflower Center

[Registered](#) (but not yet certified)

- Eastside Bus Plaza
- Mueller Town Center Park
- Creek Delta at Waterloo Greenway
- Kingsbury Commons at Pease Park