

RESOLUTION NO. 20210902-042

WHEREAS, in June of 2019, Council approved Resolution No. 20190619-091, which required robust labor protections and sustainability requirements for third party development agreements that occur on city-owned land; and

WHEREAS, in addition, the Resolution directed the City Manager to determine how the City could implement the goal of requiring all developments on city-owned land to create zero waste, net zero energy, and net positive water buildings and to recommend updates to the existing Green Building policy (Resolution Number 20071129-045) to further consider appropriate thresholds and policy revisions for public-private partnership projects (P3s's), minor renovations, and leased spaces; and

WHEREAS, since the resolution's passage, a cross-departmental team including representatives from the Public Works Department, Office of Sustainability, Real Estate Services, Capital Contracting Office, Purchasing Office, Economic Development Department, Austin Energy Green Building, Small and Minority Business Resources, Aviation, Building Services, Parks and Recreation Department, Austin Convention Center, Austin Public Library, and the internal Strategic Facilities Governance Team have worked to craft recommendations; and

WHEREAS, staff responded to Resolution No. 20190619-091 with a June 12, 2020, staff memo recommending multiple policy changes to bolster the City's existing green building policies; and

WHEREAS, the proposed changes outline a set of key policy priorities related to site selection guidance, net-zero and low carbon guidance, health and

wellness guidance through the WELL building standards, and sustainable landscape guidance; and

WHEREAS, the memo further recommends updated performance standards for new construction for capital improvement projects, major and minor renovations and interior finish-outs for capital improvement projects, third-party financed and alternative delivery projects (such as public-private partnerships), and proposed new requirements for leased spaces; and

WHEREAS, the memo also recommends proposed requirements for new construction capital improvement projects, major and minor renovations and interior finish-outs for capital improvement projects, and third-party financed and alternative delivery projects (such as public-private partnerships); these proposed requirements include mandatory feasibility analyses for rooftop solar installation, avoidance of natural gas, use of auxiliary water, provision of EV charging stations, and mandatory water balance calculations; and

WHEREAS, staff recommended that further policy discussion take place regarding WELL and other building standards; updates to existing facilities; and requirements for public art; and

WHEREAS, the June 12, 2020, staff memo details these recommended changes and considerations; and

WHEREAS, staff has continued refining proposed changes to the Green Building Policy and provided Council with updated recommendations in the summary matrix and detailed policy language dated May 25, 2021 (“Exhibit A”); and

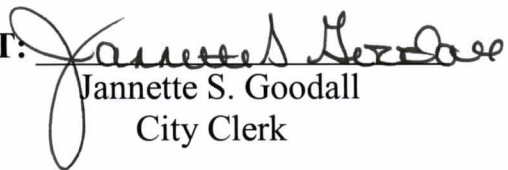
WHEREAS, the City of Austin affirms its commitment to reducing its carbon footprint, reducing water use, and fostering a community well-poised to address climate change and mitigate environmental pollution; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

1. The Council approves the proposed updates to the City of Austin Green Building Policy contained in Exhibit A of this resolution.
2. The Council directs the City Manager to continue conversations with relevant boards and commissions regarding the outstanding issues outlined in the June 12, 2020, memo and to return to Council at a work session prior to December 9, 2021, so that Council may provide additional feedback or direction.
3. This resolution amends Resolution No. 20071129-045.

ADOPTED: September 2, 2021

ATTEST:


Jannette S. Goodall
City Clerk



MEMORANDUM

TO: Mayor and Council

THRU: Chris Shorter, Assistant City Manager
Gina Fiandaca, Assistant City Manager

FROM: Lucia Athens, Chief Sustainability Officer and
Richard Mendoza, Austin Public Works Director

DATE: June 12, 2020

SUBJECT: **Green Building Policy Update Response to Resolution 20190619-091**

Background

City Council passed Resolution 20190619-091 on June 19, 2019, which directed the City Manager to prepare recommendations on updates to the City's existing Green Building Policy (Resolution Number 20071129-045), and to consider minor renovations, leased spaces, and public private partnership projects (P3s). In addition, a request was made to determine how the City could implement the goal of requiring all developments on City-owned land to create zero waste, net zero energy, and net positive water buildings.

Purpose

The purpose of the attached policy recommendation is to respond to Council direction, bring previous policies up to date with the current marketplace, and to reinforce the City of Austin's commitment to green building and sustainability. The proposed policy is intended to **update and/or reinforce previous green building policies as referenced in Council Resolution Numbers: 000608-43, 20071129-044, 20071129-046, 20071129-04 and 20190619-091**. Updates are needed to reflect Council priorities, changes in the marketplace, maturing of the green building industry, and additional policy directives adopted since the initial 2007 Council-mandated green building policy was adopted. This policy is intended to ensure that all development and building projects that the City is involved in are designed to standards of excellence. *(See attached proposed policy language and recommendations.)*

The overall goal is to ensure that the City of Austin's facility portfolio is leading the way in conserving energy, water and other natural resources, promoting human health, safety and wellness, and ensuring a high-quality built environment. The City's commitment to-date is demonstrated by our significant portfolio of LEED certified or Austin Energy Green Building rated projects.

Additionally, City Council's Strategic Direction 2023 provides a new outlook and set of priorities for the City. This policy relates to several indicators outlined in that guiding document, including:

- City of Austin (government activity) Carbon Footprint (HE.E.3)

- Per Capita Water Use (HE.D.6)
- Energy Star scores of City buildings (GTW.B.4)

Collaborative Team

A cross-departmental team has contributed to preparing this response, including representatives from the Public Works Department, Office of Sustainability, Real Estate Services, Capital Contracting Office, Purchasing Office, Economic Development Department, Austin Energy Green Building, Small and Minority Business Resources, Aviation, Building Services, Parks and Recreation Department, Austin Convention Center, and Austin Public Library. In addition, the internal Strategic Facilities Governance Team provided review and feedback to these proposed policy revisions.

Scope of Proposed Policy

The City of Austin has existing City Council-adopted policy standards in place for City CIP and public-private partnership projects, also known as P3s. The proposed policy language attached updates and/or reinforces these existing policies. In addition, new policy guidance which did not exist previously is proposed for City leased spaces and tenants in City-owned buildings. Finally, new Key Policy Priorities are proposed for the City to address zero energy, water, and waste facilities per Council request. In addition, health and wellness strategies and sustainable sites and landscapes are addressed.

Summary of Proposed Changes

Outline of Key Policy Priorities (NEW)

- **Site Selection Guidance:**
Choosing the right site can have a significant impact on the overall enjoyment and accessibility of a building as well as the carbon footprint of its users and occupants. The policy highlights the need for project locations that minimize transportation impacts and located in Imagine Austin Activity Centers and Corridors.
- **Net-Zero and Low Carbon Guidance :**
The City of Austin has the goal to achieve net-zero community wide greenhouse gas (GHG) emissions by 2050. Meeting this target will require change in how we generate and use energy and how we move people around town. The policy outlines net-zero and low carbon strategies that should be encouraged and prioritized into all applicable projects. This includes several instances where feasibility analysis will be required for features such as rooftop solar, auxiliary water, or electric vehicle charging stations.
- **Health and Wellness Guidance:**
The environment in which a person spends their time can have a significant impact on their physical and mental health, as well as their productivity. Acknowledging that a majority of people's time is now spent indoors, "healthy buildings" seek to create indoor spaces that promote the overall health and wellbeing of occupants. Benefits include improved mood, satisfaction and productivity for building users with decreased absenteeism and healthcare costs. The policy outlines health and wellness strategies that should be encouraged and prioritized into all applicable projects. The policy encourages the use of the WELL building standard, which is currently being used in conjunction with the Development Services Center and Austin Energy Headquarters (*See outstanding issues at end of memo*).
- **Sustainable Landscape Guidance:**
The proposed policy for new construction for CIP projects includes a NEW requirement for PARD projects over \$2M to achieve Sustainable SITES Certified.

Sustainability does not stop at the front doors. Sustainable landscapes provide numerous benefits for the environment, property owners, and communities. Thoughtfully designed landscapes can positively impact building and landscape performance, maintenance, and aesthetics as well as promote human and ecological health. The policy outlines landscape and green infrastructure strategies that should be encouraged and prioritized into all applicable projects.

Performance Standards (UPDATED)

- **New Construction for Capital Improvement Projects:**
No Policy Threshold or Performance Standard changes for buildings proposed. NEW requirement for mandatory analysis of feasibility for rooftop solar installation, use of non-potable water, avoidance of natural gas use, and EV charging.
- **Major Renovations & Interior Finish-outs for Capital Improvement Projects:**
The Policy Threshold is proposed to be increased from \$300K to \$750K. NEW requirement for analysis of feasibility for rooftop solar installation, use of non-potable water, avoidance of natural gas use, and EV charging, as applicable to the scope. NEW mandatory analysis of feasibility for avoidance of natural gas use in renovations involving HVAC and/or hot water systems replacement and for rooftop solar installation in renovations involving roof replacements.
- **Minor Renovations & Interior Finish-outs for Capital Improvement Projects:**
The project should meet the LEED or AEGB standards for every category that is applicable to the project scope (no certification required).
- **Third Party Financed and/or Delivered Projects (Including Public Private Partnerships/ P3s):**
Must meet same Performance Standards as CIP projects. NEW requirement for mandatory analysis of feasibility for rooftop solar installation, use of non-potable water, avoidance of natural gas use, and EV charging.
- **Leased Spaces (NEW):**
 - For non-City tenants leasing space in city-owned buildings which receive City assistance, LEED Silver or Austin Energy Green Building 3 Star is required, if the scope allows.
 - For non-City tenants leasing space in city-owned buildings which do not receive City assistance, meeting the intent of LEED Certified or Austin Energy Green Building 2 Star is encouraged.
 - For City tenancy leasing space in non-City-owned buildings, a list of criteria or preferences for consideration when choosing leased buildings or spaces is included.

Unique Projects and Paired Rating Systems

The policy guidance provided is designed primarily for occupied buildings and vertical construction projects, as well as PARD projects over \$2 million. For other project types such as unoccupied buildings, parking garages, infrastructure, or projects including a significant landscape component, projects are encouraged to consider alternative rating systems OR pair these with LEED/AEGB ratings. Below are some examples. New rating systems continue to emerge in the marketplace, (see "Outstanding Issues" at memo end.)

- a) ***Sustainable SITES Initiative** for landscape-oriented projects,
- b) ***WELL Building Standard**,
- c) **Living Building Challenge**,

- d) **ParkSmart** for parking structures,
- e) **Envision** for infrastructure projects,
- f) **CEEQUAL** for civil engineering projects,
- g) **GreenRoads** for roadways and trail projects.

* These rating systems are specifically designed to pair with LEED certification.

Outstanding Issues

Several design issues and opportunities merit further consideration for future policy updates. These include:

1) Other Building Standards:

Several City of Austin projects currently underway are utilizing other building rating systems. These include the WELL building standard being used at the Development Services Center and Austin Energy Headquarters. Based on the post-occupancy experience and accrued benefits, the City of Austin may wish to add such standards to green building policy mandatory requirements in future. Further analysis of feasibility of such policy changes should be taken into consideration.

2) Existing Facilities:

Existing facilities periodically require retrofits to replace or upgrade equipment, to ensure that building systems are performing well and are able to achieve energy and water efficiency. Improvements to space heating, ventilation and air conditioning (HVAC), water heating, insulation, plumbing fixtures, irrigation systems, energy control systems, and lighting are common retrofit measures. Further consideration of desired performance standards for existing facility performance and identification of funding mechanisms to ensure that existing facilities can meet desired policy thresholds is needed.

3) Public Art:

The Art in Public Places requirement for eligible projects to allocate 2% of capital improvement budget to commission or purchase art for the site, does not currently have a corollary for P3 projects. Commissioning or acquiring works of art is currently problematic for P3 projects due to challenges with the artist selection process, funding availability, and project delivery model whereby the City purchases a building from a developer. The Art in Public Places Panel discussed this topic at their December 2nd, 2019 meeting and expressed concern that the Art in Public Places ordinance does not apply to City construction projects created through this new capital delivery model. The Austin Arts Commission also discussed this issue at their Dec. 9th, 2019 meeting and formed a working group to investigate development of a policy to guide application of the percent-for-art ordinance to city projects delivered under the P3 process.

Questions

For any questions or clarifications, please contact:

Lucia Athens, Chief Sustainability Officer

OR Janice White, City Architect, Public Works Department.

CC: Spencer Cronk, City Manager

Attachments:

Green Building Policy Summary Matrix (Pg. 5-7)

Green Building Policy Language (Pg. 8-17)

City of Austin Green Building Policy Update

Overview | 6/9/2021

Type of Project [Example]	Threshold for Requirements	New Proposed Policy Requirement	Existing Policy Requirements	Cost Impact as compared to existing policy
New Construction for Capital Improvement Projects /CIP [Austin Central Library, ABIA Terminal Expansion]	City of Austin will be primarily responsible for the project through ownership and/or operations AND Construction cost of \$2,000,000 or more (exclusive of land costs and furniture, fixtures, and equipment)	USGBC LEED - Silver OR AEGB 3-Star OR Aquatic facilities and landscape-oriented projects owned or operated by PARD must achieve Sustainable SITES Certified. OR If the project scope does not qualify for an overall LEED, AEGB, or SITES rating, the project should meet the LEED, AEGB, or SITES standards for every category that is applicable. AND Mandatory feasibility analyses for 1) rooftop solar installation, 2) avoidance of natural gas, 3) use of auxiliary water supply, and 4) provision of EV charging stations.	LEED Silver or AEGB 3 Star, for projects with >\$2 Mil construction cost If scope and budget do not meet the above: must follow Baseline Sustainability Standards	Some potential cost savings for AEGB vs LEED due to lower program fees. PARD is already using the SITES standard on some projects. No significant cost impact above practices already in place. Feasibility analysis not a significant cost item and is intended to lead project teams to enable good decision-making based on cost/benefit analysis.
Major Renovations and Interior Finishes for Capital Improvement Projects/ CIP [ABIA IT Building Expansion]	City of Austin will be primarily responsible for the project through ownership and/or operations AND Construction cost of \$750,000 or more (exclusive of land costs and furniture, fixtures and equipment)	USGBC LEED - Silver OR AEGB 3-Star OR If the project scope does not qualify for an overall LEED certification or AEGB rating, the project should meet the LEED or AEGB standards for every category that is applicable. AND Feasibility analyses for 1) rooftop solar installation, 2) avoidance of natural gas, 3) use of auxiliary water supply, and 4) provision of EV charging stations, as applicable to the scope.	LEED Silver, if project includes 3 LEED scope areas If scope and budget do not meet the above: must follow Baseline Sustainability Standards	Some potential cost savings for AEGB vs. LEED due to lower program fees. No significant cost impact above practices already in place. Feasibility analysis not a significant cost item and is intended to lead project teams to enable good decision-making based on cost/benefit analysis.

Minor Renovations and Interior Finish-outs [ABIA terminal tenant renovations]	City of Austin will be primarily responsible for the project through ownership and/or operations AND Construction costs do not meet the thresholds for the project types above, under \$750,000 (exclusive of land costs and furniture, fixtures, and equipment)	The project should meet the LEED or AEGB standards for every category that is applicable to the project scope.	LEED Silver if project is over \$300k and includes 3 LEED scope areas If scope and budget do not meet the above: must follow Baseline Sustainability Standards	Cost savings for projects valued at between \$300-\$750K due to removal of requirement for third party certification through LEED or AEGB. Potential minor cost increases for projects under \$300K.
Third-Party Financed and/or Delivered Projects (Public Private Partnership/P3/3P) [Waterloo Park, ABIA CONRAC]	Projects that meet the thresholds for new construction or major renovations and interior finish-outs, as defined above AND At least 50% of the project funding, exclusive of land costs, is provided by the City of Austin OR City will assume responsibility and/or pay for operations, maintenance, or utilities within 10 years.	Follow the requirements for the corresponding project type, as defined and noted above AND Participate in Better Builder Program® if construction cost is \$1 Million or more	LEED Silver or AEGB 3 Star, for projects with >\$2 Mil construction cost Better Builder Program®, for projects with >\$1 Mil construction cost	Most Third Party Financed/Delivered projects already include some green building performance requirements. This clarifies threshold criteria. This adds requirements for Feasibility Analysis which is a low-cost item.
Non-City entities that occupy City-owned buildings or construct facilities on City-owned land AND receive City assistance [Cookbook Café at Central Library, Austin Java at City Hall]	Facility is constructed on City land or located in a City building with a long-term (min. 10-years) lease AND At least 50% of the construction cost, exclusive of land costs, is provided by the City of Austin OR The City of Austin plans to pay for operations, maintenance, or utilities	USGBC LEED - Silver OR AEGB 3-Star OR If the project scope does not qualify for an overall LEED certification or AEGB rating, the project should meet the LEED or AEGB standards for every category that is applicable. <i>Food service providers:</i> Must comply with the Universal Recycling Ordinance (URO) and are encouraged to adopt Good Food Purchasing standards	N/A	Cost increase to private tenants only in cases where City also subsidizes rent, tenant improvements, or utilities

Non-City entities that occupy City-owned buildings or construct facilities on City-owned land AND DO NOT receive City assistance [Hyatt Hotel at ABIA, Waller Creek Conservancy at Symphony Square]	Facility is constructed on City land or located in a City building with a long-term (min. 10-years) lease AND Does not receive financial assistance for construction, operations, maintenance, or utilities, as defined above	Meeting the intent of LEED Certified or AEGB 2-Star is encouraged. OR If the project scope would not qualify for an overall LEED certification or AEGB rating, businesses are encouraged to make a good-faith effort to implement sustainable practices. <i>Food service providers:</i> Must comply with the Universal Recycling Ordinance (URO) and are encouraged to adopt Good Food Purchasing standards	N/A	No mandatory cost impact nor requirements.
City tenancy in non-city owned space [Austin Energy office at 811 Barton Springs Rd., NHCD office at Street Jones Building]	City of Austin will be a tenant in a space or building that is not owned by the City; regardless of construction, maintenance, operations, or utility costs.	Buildings and spaces should consider and strive to achieve as many criteria as possible from the list of preferences provided.	N/A	Subject to negotiation to get best possible value for City leases of private space. No mandatory cost impact nor requirements.

City of Austin Green Building Policy Update

6/9/2021

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A. Purpose

The purpose of this policy is to ensure that the City of Austin’s facility portfolio is leading the way in conserving energy, water and other natural resources, promoting human health, safety and wellness, and ensuring a high-quality built environment. **This policy updates and/or reinforces previous green building policies as referenced in Council Resolution Numbers: 000608-43, 20071129-045, 20071129-046, 20071129-04, 20100211-019, and 20190619-091.**

B. Applicability

This policy shall apply to all City capital improvement projects (CIPs) and third-party financed and/or delivered (such as public-private partnerships, also known as P3s) projects that meet the thresholds defined in Section E. Other city projects that are not covered by this policy are encouraged to pursue applicable sustainability ratings, as outlined in Section G, and meet the intent of this policy where possible.

CIP projects are encouraged to consider, utilize, and pursue higher levels of sustainability, ratings, and performance in addition to the requirements of this policy, as noted in Sections D and G.

The requirements stated herein shall not supersede code requirements or other legal agreements.

Alternative compliance standards may be used with approval (consult the Public Works Department’s Project Management Manual for process and guidance), especially in cases where they may be more

applicable for a unique project type or where they recognize a higher level of performance than the standards required by this policy. Alternative standards may be substituted for or paired with the requirements herein and should utilize recognized rating systems or checklists for sustainability and project performance.

The mandatory requirements of this policy are most appropriate to be applied to projects which have not yet been begun schematic design and/or for which a Request for Proposal (RPF) has not yet been issued.

C. Organizations Affected

The following organizations involved in City of Austin CIP and other City facilities-related activities are expected to be guided by this policy:

- All City Departments and Offices and any party responsible for financing, planning, designing, developing, constructing, renovating, occupying, managing, or decommissioning buildings for which the City of Austin will be primarily responsible through ownership and/or operations shall meet the requirements of this policy.
- All City Departments and Offices and any party responsible for leasing space to City entities in non-City-owned buildings.
- All non-City entities involved in financing, planning, designing, developing, constructing, renovating, occupying, managing, or decommissioning buildings of which at least 50% of the project funding (exclusive of land costs) is provided by the City of Austin OR which the City will assume responsibility of and/or pay for operations, maintenance, or utilities within 10 years shall meet the requirements of this policy (or an alternative standard as approved, consult the Public Works Department's Project Management Manual for process and guidance).
- All non-City entities occupying City-owned buildings or constructing facilities on City-owned land shall meet the requirements of this policy (or an alternative standard as approved, consult the Public Works Department's Project Management Manual for process and guidance).
- S.M.A.R.T. Housing™ and/or Austin Housing Finance Corporation (AHFC) financed projects are not subject to the policy requirements stated here.

D. Key Policy Priorities

The requirements outlined below in Section E are intended to set forth minimum expectations and performance standards. **Project teams are encouraged to meet higher levels of certification or rating and explore strategies for maximum building performance whenever feasible and allowable within a project budget.** The City strongly encourages prioritizing and incorporating the following strategies for all applicable projects:

Site Selection Strategies:

Choosing the right site can have a significant impact on the overall enjoyment and accessibility of a building as well as the carbon footprint of its users and occupants.

- **Project locations that minimize transportation impacts** and/or limit travel distances, including easy access to public transit, bicycle, and pedestrian amenities and serviced by City of Austin shuttles.

- **Project locations in Imagine Austin Activity Centers and Corridors** with walkable access to shopping, dining, and community services such as post offices, healthcare, and affordable, high-quality childcare services.
- **Project sites that utilize previously developed areas** (such as greyfield or brownfield sites over greenfield sites) and limit new or remove existing impervious cover.

Net-Zero and Low Carbon Performance Strategies:

The City of Austin has the goal of equitably reaching net-zero community-wide greenhouse gas (GHG) emissions by 2040 with aggressive performance goals for water and waste. Meeting such targets is ambitious and may incur significant project costs but can also contribute to operational resiliency. The following are net-zero and low carbon strategies that are applicable to the project types covered by this policy.

- Where feasible, **design the project to achieve net-zero energy, water, and/or waste performance**, as defined by LEED, AEGB, or other building standard being utilized.
- For new construction or building renovations that involve roof replacements, incorporate the installation of rooftop solar or use of solar-ready design practices, as determined by the feasibility analysis required in Section E. Projects with large landscape areas or outdoor elements can also provide opportunities to integrate solar panels and should explore that.
- For new construction or building renovations that involve HVAC or hot water system replacements, incorporate building electrification (avoidance or disconnection of natural gas), as determined by the feasibility analysis required in Section E.
- For new construction, provide dual plumbing or systems for non-potable water sources, as determined by the feasibility analysis required in Section E.
- Provide EV charging stations (especially if intended for City fleet vehicles) or EV-ready design, as determined by the feasibility analysis required in Section E.
- Provide building amenities for employees that encourage alternative transportation such as bicycle storage, showers, and lockers, or the ability to install these in the future.
- Provide water bottle refilling stations.
- Prioritize building reuse and refurbishment over new construction.
- For new construction, consider designing for deconstruction and material reuse at end-of-life to reduce construction and demolition waste and to lower embodied carbon impact.
- For new construction or building renovations, consider setting a goal of lowering the embodied carbon of materials, in particular structural materials. Tracking progress towards this goal can include Material Specifications that include type III, third-party verified Environmental Product Declarations (EPDs), which provide information about the lifecycle environmental impact of a product, including its global warming potential (GWP), expressed in carbon dioxide equivalents (CO₂e).
- For new construction or building renovations, consider the use of clean refrigerants and the safe disposal and/or destruction of old refrigerants.
- A construction equipment emission reduction plan which outlines practices and actions that reduce emissions of NO_x, particulate matter and greenhouse gases from construction and demolition activities.

Health and Wellness Strategies:

The environment in which a person spends their time can have a significant impact on their physical and mental health. Acknowledging that a majority of people's time is now spent indoors, "healthy buildings" seek to create indoor spaces that promote the overall health and wellbeing of occupants. Benefits include increased mood, satisfaction, and productivity for building users with decreased absenteeism

and healthcare costs. The following are healthy building strategies that are applicable to the project types covered by this policy.

- Where feasible, **design the project to achieve WELL Building certification** - The WELL Building Standard is the first and most comprehensive standard to focus solely on the health and wellbeing of building occupants and is designed to work harmoniously with LEED and other green building standards.
- Design stairs that are prominent, easily accessible, and aesthetically pleasing in order to encourage stair use.
- Offer health and wellness amenities to employees such as gyms, huddle and phone rooms, wellness/mothers' rooms, kitchens, breakrooms, healthy food vending or food trailers, and access to outdoor recreation.
- Provide non-smoking facilities or designated smoking areas in accordance with the City's Smoking in Public Places Ordinance.
- Maximize views and natural daylight by allowing for open space with high ceiling heights and access to natural daylight for the many rather than the few.
- Limit hardwall and enclosed spaces, including limiting the height of solid panels around workstations and overhead cabinets that block natural light. If enclosed offices or spaces are necessary, they should be situated towards the interior of the floor plate so that they do not obstruct window light or views, and they should incorporate glass fronts to maximize the transmission of light, whether from daylight or internal lighting.
- Provide multi-use areas for collaboration, meeting and conference spaces, and common areas with access to large exterior windows, views, and natural light.
- Have centralized copy, printing, mailrooms, and landfill, recycling, and compost collection areas that encourage employees to get up and walk around.
- Employ Green Housekeeping standards and Green Procurement standards for common office-related items, such as paint and carpet, and use Green Seal products and services.

Sustainable Landscape Strategies:

Sustainability does not stop at the front doors. Sustainable landscapes provide numerous multi-benefits for the environment, property owners, and communities. Thoughtfully designed landscapes can positively impact building and landscape performance, maintenance, and aesthetics and promote human and ecological health. The following are site and landscape strategies that are applicable to the project types covered by this policy.

- Incorporate green infrastructure elements and innovative stormwater management to help reduce urban heat island, promote the beneficial use of stormwater, enhance biodiversity, and achieve carbon sequestration. Strategies include rain gardens, rainwater harvesting, porous pavement, green roofs, green walls, trees along streets and sidewalks/trails, landscaping with native plant species, preservation of existing trees and vegetation, increased soil volume, and pollinator resources. Ensure facility design to allow ongoing monitoring of these systems, as noted in Resolution No. 20071129-046. Consult the Public Works Department's Project Management Manual for guidance.

E. Performance Standards

It is the policy of the City of Austin to finance, plan, design, construct, manage, renovate, operate, maintain, and decommission its buildings using green building best practices. All buildings or portions of buildings owned by, leased by, or leased to the City of Austin and buildings or portions of buildings receiving significant funding from the City of Austin or which the City will assume responsibility for, shall

meet the following requirements to the maximum extent possible. Additionally, there are requirements for Austin Parks and Recreation Department (PARC) projects, regardless of whether these projects include buildings or not. These performance standards represent minimum expectations by the City for all of these buildings and partners.

1. New Construction for Capital Improvement Projects

All new construction projects which

- i. the City of Austin will be primarily responsible for through project ownership and/or operations

AND

- ii. have a construction cost of \$2,000,000 or more (*exclusive of land costs and furniture, fixtures, and equipment*)

must meet a minimum performance of:

- iii. US Green Building Council Leadership in Energy and Environmental Design (LEED) Silver certification

OR

- iv. Austin Energy Green Building (AEGB) Three-Star Rating

OR

- v. If the project will be owned or operated by the Austin Parks and Recreation Department (PARC), aquatic facilities and landscape-oriented must achieve Sustainable SITES Certified. Building projects that will be owned or operated by PARC, such as cultural centers, recreation centers, and office buildings should achieve LEED or AEGB ratings as outlined above.

OR

- vi. If the project scope does not qualify for an overall LEED certification, AEGB rating, or SITES certification, the project should meet the LEED, AEGB, or SITES standards for every category that is applicable.

AND

- vii. Perform feasibility analyses for 1) rooftop solar installation, 2) avoidance of natural gas, 3) use of auxiliary or non-potable water sources, and 4) provision of EV charging stations. Consult the Public Works Department's Project Management Manual for guidance.

2. Major Renovations and Interior Finish-outs for Capital Improvement Projects

All major building renovation projects which

- i. the City of Austin will be primarily responsible for the project through ownership and/or operations

AND

- ii. have a construction cost of \$750,000 or more (*exclusive of land costs and furniture, fixtures and equipment*)

must meet a minimum performance of:

- iii. US Green Building Council Leadership in Energy and Environmental Design (LEED) Silver certification

OR

- iv. Austin Energy Green Building (AEGB) Three-Star Rating

OR

- v. If the project scope does not qualify for an overall LEED certification or AEGB rating, the project should meet the LEED or AEGB standards for every category that is applicable.

AND

- vi. Perform feasibility analyses for 1) rooftop solar installation, 2) avoidance of natural gas, 3) use of auxiliary or non-potable water sources, and 4) provision of EV charging stations, as applicable to the scope. Consult the Public Works Department's Project Management Manual for guidance.
 - Renovation projects involving HVAC or hot water system replacements must perform a feasibility analysis for the avoidance of natural gas.
 - Renovation projects involving roof replacements must perform a feasibility analysis for rooftop solar installation.

3. Minor Renovations and Interior Finish-outs for Capital Improvement Projects

All minor renovation, interior finish-out, and other projects which

- i. the City of Austin will be primarily responsible for the project through ownership and/or operations

AND

- ii. Construction costs do not meet the thresholds for the project types above, under \$750,000 (*exclusive of land costs and furniture, fixtures, and equipment*)

must meet a minimum performance of:

- iii. The LEED or AEGB standards for every category that is applicable to the project scope.

4. Third-Party Financed and/or Delivered Projects

All third party financed and/or delivered projects (including Public-Private Partnerships, P3s, or 3Ps) that meet the thresholds for new construction or major renovations and interior finish-outs, as defined above, where

- i. The project is being built on City-owned land

OR

- ii. at least 50% of the project funding, exclusive of land costs and right-of-way infrastructure investments, is provided by the City of Austin

OR

- iii. the City will assume responsibility and/or pay for operations, maintenance, or utilities within 10 years

are intended to be held to the same expectations which the City holds its CIP projects, and therefore must:

- iv. Follow the minimum performance requirements for the corresponding project types as defined and noted above

AND

- v. Participate in Better Builder Program® if the construction cost is \$1,000,000 or more.

Including but not limited to the following protections for all construction workers performing work on the project, as noted in Resolution No. 20190619-091:

- Wages no less than the City of Austin living wage, as defined in Austin City Ordinance No. 20160324-015;
- Completion of OSHA 10-hour training;
- Workers' Compensation insurance coverage;
- Hiring goals from local craft training programs that at least meet the requirements of Resolution No. 20180628-061;
- Compliance with all applicable state, federal, and local laws; and
- Independent on-site monitoring by an entity that is neither a construction company nor affiliated with a construction company or by an individual that is neither employed by a construction company nor affiliated with a construction company.

5. Leased Spaces

5.1 Non-City Entities that Occupy City Buildings WITH City Assistance:

Non-City entities whose facility is constructed on City land or located in a City building with a long-term (10-years or more) lease where

- i. At least 50% of the construction cost, exclusive of land costs, is provided by the City of Austin

OR

- ii. the City of Austin plans to pay for operations, maintenance, or utilities

must meet a minimum performance of:

- iii. US Green Building Council Leadership in Energy and Environmental Design (LEED) Silver certification

OR

- iv. Austin Energy Green Building (AEGB) Three-Star Rating

OR

- v. If the project scope does not qualify for an overall LEED certification or AEGB rating, the project should meet the LEED or AEGB standards for every category that is applicable.

ADDITIONALLY

- vi. **Food service providers** operating under these conditions must comply with the Universal Recycling Ordinance (URO) and are encouraged to adopt Good Food Purchasing standards. Consult the Public Works Department's Project Management Manual for guidance.

5.2 Non-City Entities that Occupy City Buildings WITHOUT City Assistance:

Non-City entities whose facility is constructed on City land or located in a City building with a long-term (10-years or more) lease and **do not receive financial assistance** for construction, operations, maintenance, or utilities (as defined above):

- i. Meeting the intent of US Green Building Council Leadership in Energy and Environmental Design (LEED) Certified or Austin Energy Green Building (AEGB) Two-Star Rating is encouraged.

OR

- ii. If the project scope would not qualify for an overall LEED certification or AEGB rating, businesses are encouraged to make a good-faith effort to implement sustainable practices.

ADDITIONALLY

- iii. **Food service providers** operating under these conditions must comply with the Universal Recycling Ordinance (URO) and are encouraged to adopt Good Food Purchasing standards. consult the Public Works Department's Project Management Manual for guidance.

5.3 City Tenancy in non-City owned buildings:

When the City of Austin will be a tenant in a building or space that is not owned by the City (*regardless of construction, maintenance, operations, or utility costs*), the following criteria should be considered, and those buildings and spaces should strive to achieve as many items from the list below as possible.

Buildings are preferred that:

1. Are US Green Building Council's Leadership in Energy and Environmental Design (LEED) certified or Austin Energy Green Building (AEGB) rated.
2. Are WELL Building Standard certified.
3. Are in locations that minimize transportation impacts and/or limit travel distances, including easy access to public transit, bicycle, and pedestrian amenities and serviced by City of Austin shuttles.
4. Are located in Imagine Austin Activity Centers and Corridors with walkable access to shopping, dining, and community services such as post offices, healthcare, and affordable, high-quality childcare services.
5. Co-locate City tenants, especially where functional adjacencies exist.
6. Offer bicycle amenities to employees such as bicycle storage, showers, and lockers, or the ability to install these as part of tenant agreements or progressive improvements.
7. Offer health and wellness amenities to employees such as gyms, huddle, and phone rooms, wellness/mothers' rooms, kitchens, breakrooms, healthy food vending or food trailers, and access to outdoor recreation.
8. Provide water bottle refilling stations.
9. Have access to Electric Vehicle recharging stations.
10. Are non-smoking facilities or provide designated smoking areas, in accordance with the City's Smoking in Public Places Ordinance.
11. Use solar-ready design strategies. Consult the Public Works Department's Project Management Manual for guidance.

Interior spaces and improvements are preferred that:

12. Are US Green Building Council's Leadership in Energy and Environmental Design (LEED) certified or Austin Energy Green Building (AEGB) rated.
13. Are WELL Building Standard certified.
14. Have stairwells that are designed into the building in such a way so that they are prominent, easily accessible, and aesthetically pleasing to encourage stair use.
15. Are designed to maximize views and natural daylight by allowing for open space with high ceiling heights and access to natural daylight for the many rather than the few.
16. Limit hardwall and enclosed spaces, including limiting the height of solid panels around workstations and overhead cabinets that block natural light. If enclosed offices or spaces are necessary, they should be situated towards the interior of the floor plate so that they do not obstruct window light or views, and they should incorporate glass fronts to maximize the transmission of light, whether from daylight or internal lighting.
17. Provide multi-use areas for collaboration, meeting and conference spaces, and common areas with access to large exterior windows.
18. Have centralized copy, printing, mailrooms, and landfill, recycling, and compost collection areas that encourage employees to get up and walk around.
19. Provide recycling and compost bins, convenient recycling and compost services, and comply with the Universal Recycling Ordinance.
20. Employ Green Housekeeping standards and Green Procurement standards for common office-related items, such as paint and carpet, and use Green Seal products and services.

F. Notes

The following notes are applicable to all the above policy requirements:

1. The project team shall have the discretion to choose between utilizing LEED or AEGB rating systems for buildings, as allowed for in the Performance Standards described above.
2. The project team shall submit for approval (consult the Public Works Department's Project Management Manual for process and guidance) the rating system under LEED or AEGB that they believe is most appropriate for the project. For example, LEED has rating systems for New Construction, Core and Shell, Existing Buildings, and Commercial Interiors projects.
3. In most cases, the LEED Core and Shell rating system should only be used when it is paired with the LEED Commercial Interiors rating. Otherwise, it may lead to the City owning and/or occupying buildings that provide limited benefits to the end-users.
4. The LEED Campus Guidance is encouraged to be utilized in cases where there will be multiple LEED-certified buildings on a single site under the control of a single entity, for example, a campus of multiple office buildings or the airport complex.
5. As the City has the need to remain agile and flexible in its real estate transactions, the policies pursuant to leased spaces and third party financed and/or delivered projects may be considered and included as "objectives to be negotiated."

G. Unique Projects and Paired Rating Systems

For projects outside the scope of this policy, design teams are encouraged to research and pursue alternative sustainability ratings.

Additionally, projects that fall within the thresholds of this policy are encouraged to pair the requirements above with additional rating systems to achieve higher levels of overall project performance and community benefit.

Some examples of alternative or additional rating systems are:

- *Sustainable SITES Initiative for landscape-oriented projects,
- *WELL Building Standard,
- Living Building Challenge,
- ParkSmart for parking structures,
- Envision for infrastructure projects,
- CEEQUAL for civil engineering projects,
- GreenRoads for roadways and trail projects.

* These rating systems are specifically designed to pair with LEED certification.

H. Financial Incentives

The City and its representatives or partners should pursue all federal, state or local incentives to facilitate the implementation of Green Building Policy elements and overall project goals, as applicable.

I. Effective Date

This policy became effective on September 2, 2021, through Austin City Council Resolution 20210902-042.