

Amy Harvey

From: Roger Stancil
Sent: Tuesday, June 26, 2018 7:03 PM
To: Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins
Cc: Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Lindsey Bineau; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver
Subject: Council Questions: Item 13: Development Agreement, Estes Drive
Attachments: Council Resolution LEED.PDF

Council Question: About when do you project the evaluation of downstream stormwater conditions and opportunities for improvement of stormwater conditions be initiated and completed?

Staff Response: *The RFQ (Request for Qualifications) process would be initiated at the time funding is made available for the Municipal Services Center and the completion of the evaluation would take four to six months, depending on the time of year and rainfall. The evaluation and options with basic cost would be provided to the Council as an informational item for feedback on scheduling and project approach.*

Council Question: Section 4.9.h (and elsewhere) requires that any addition of parking spaces be deemed a major modification. Might it not be better if an increase of, say, five percent or less was deemed a minor modification?

Staff Response: *The flexibility of including a 5% or less change as a minor modification is typical for Special Use Permits and other large projects in town. It was not included here to provide certainty about the total number of parking spaces. If the Council wishes to provide flexibility, the 5% or less change can be included in Development Agreement section 4.9. 615 spaces are proposed today. 5% would provide a window of up to 30 additional spaces.*

Note: *A copy of the council's 2004 resolution regarding LEED certification of town-constructed buildings is attached as a reference.*

TOWN OF CHAPEL HILL CODE OF ORDINANCES
CHAPTER V. BUILDINGS AND BUILDING REGULATIONS
ARTICLE VII. ENERGY CONSERVATION IN DESIGN AND CONSTRUCTION OF NEW AND
RENOVATED TOWN BUILDINGS
CODE OF ORDINANCES 5-21 (2004)

Sec. 5-121. Intent.

The council's intent is to take steps so that buildings built or substantially renovated by the Town of Chapel Hill are constructed in the most environmentally sound way.

The Comprehensive Plan for the Town of Chapel Hill says that, "The Town shall encourage site planning, landscaping, and structure design which maximizes the potential for energy conservation by reducing the demand for artificial heating, cooling, ventilation and lighting, and facilitating the use of solar and other energy resources."

The council's intent is to provide the citizens and employees of the town with new and renovated buildings that will reduce the energy requirements of town buildings, give the optimum comfort, ensure the durability of investments for the taxpayer, consider the health of building occupants and provide the greatest awareness possible of the environmental impacts of what we do.

(Ord. No. 97-5-12/O-4, 5-12-97; Ord. No. 2005-05-09/O-3, § 1)

Sec. 5-122. Energy conservation goals in building design.

Any new or expanded building constructed by and for the town and meeting the applicability criteria in section 5-123 shall employ the Leadership in Energy and Environmental Design (LEED) Green Building Rating System throughout their design, construction, and operation unless the town council determines that such certification is not in keeping with the use or purpose of the building or is otherwise inappropriate. The LEED Green Building Rating System refers to the most recent version of the Leadership in Energy and Environmental Design (LEED) Commercial Green Building Rating System, or other related LEED Rating System, approved by the U.S. Green Building Council.

Each town building project which meets the applicability criteria of this ordinance shall achieve at least the LEED silver level of certification, unless the council grants a waiver based on waiver criteria specified in section 5-124 of this article.

The town shall refer to the most current applicable version of the LEED certification system in existence. After registering with the U.S. Green Building Council at the design stage of the project as is required, the town may adhere to that existing version until completion of the project, regardless of any new LEED version that may be released at a later time.

(Ord. No. 97-5-12/O-4, 5-12-97; Ord. No. 2005-05-09/O-3, § 1)

Sec. 5-123. Applicability.

This article applies to new buildings constructed by and for the town and additions to existing town buildings whenever the gross occupied area of the new building construction is equal to or greater

than five thousand (5,000) square feet. The council may require new town buildings and building additions of less than five thousand (5,000) square feet of gross occupied area to be built to achieve LEED silver certification.

This article does not apply to projects involving the retrofit and renovation of the town's current buildings, or to the renovation of existing or construction of new public housing units. The council encourages the application of LEED principles for these projects.

(Ord. No. 2005-05-09/O-3, § 1)

Sec. 5-124. Waiver.

At any time during the design and construction process the council may waive the LEED silver requirement based on a determination by a LEED professional on the project design team that the silver standard could not be met without adding more than seven (7) percent to the project costs.

(Ord. No. 2005-05-09/O-3, § 1)

Sec. 5-125. Qualification of architects.

Design and project management teams for buildings meeting the criteria of this ordinance shall include a LEED-accredited architect or engineer who is involved directly in the day-to-day management of the project.

The town will carry out its commitment on this policy by assuring that town personnel who administer projects are fully understanding of green building principles and will encourage the selected design teams to maintain and employ these principles through every phase. Criteria for choosing designers, architects, construction managers, and consulting teams shall include demonstrated knowledge of green building practices in their specific fields, and as applicable, a familiarity and experience with life cycle cost analysis and LEED ratings.

(Ord. No. 97-5-12/O-4, 5-12-97; Ord. No. 2001-04-23/O-1, § 1; Ord. No. 2005-05-09/O-3, § 1)

Sec. 5-126. Energy performance monitoring and reporting.

For new construction and building additions required to achieve LEED certification under this ordinance the town shall require either the project architect or engineer to monitor the energy performance of the building and assist the staff in optimizing energy use of the building during the first year.

The contract for project design services shall include the requirement to produce a commissioning plan as part of the construction documents. The commissioning plan shall include provisions for initial commissioning upon completion of the construction project and provisions for a commissioning evaluation to take place after the building has a twelve-month utility billing history. The twelve-month commissioning evaluation will include testing and evaluation of all energy consuming building systems to verify that they are performing as designed, that all required operations and maintenance training has been completed and that the building is being operated and maintained in accordance with the instruction of the designer and equipment manufacturers. The town manager may either require these commissioning services of the project architect or the project engineer.

The town manager's annual report to council will include a section reporting the energy consumption performance of each new town building or town building addition required to comply with

the provisions of this article.

(Ord. No. 97-5-12/O-4, 5-12-97; Ord. No. 2005-05-09/O-3, § 1)

Sec. 5-127. Definitions.

Leadership in Energy and Environmental Design (LEED) Commercial Green Building Rating System. "LEED Green Building Rating System" means the most recent version of the Leadership in Energy and Environmental Design (LEED) Commercial Green Building Rating System, or other related LEED Rating System, approved by the U.S. Green Building Council.

LEED silver level of certification. The project must earn a predetermined number of points from a detailed checklist of environmental features to achieve a LEED silver or other rating as set by the U.S. Green Building Council.

(Ord. No. 2005-05-09/O-3, § 1)