CITY OF SEQUIM
CITY COUNCIL SPECIAL MEETING MINUTES
SEQUIM TRANSIT CENTER
190 WEST CEDAR STREET
SEQUIM, WA

JUNE 3, 2013

5:00 P.M. SPECIAL MEETING

Council members present: Laura Dubois, Erik Erichsen, Ken Hays, Ted Miller, Dennis Smith and Genaveve Starr. Candace Pratt participated via telephone.

1. Civic Center Project – "Sensible Sustainability"

Burkett stated Council put together guiding principles for the civic center, including that it should be built to last; serve the public and have sensible sustainability.

Court Olson said we will talk about the long-term vision for a building. Fundamental questions relating to "sensible sustainability" of the civic center include what kind of legacy do you want to leave behind with the building; is the building's initial or "first" cost more important than total life-cycle costs; if it is cost-effective, do you want to minimize the civic center's environmental impact; and do you want to verify that the goals you set are actually achieved. We will discuss LEED and other building certification programs.

Olson provided his background working with general contractors that included the green building movement. He is looking out for how best the City will spend its money. In 2000 the green building movement started to take off and has coincided with his consulting career.

He stated he will recommend a LEED certified "high performance" "green" building because it will save money over the building's life, increase occupant satisfaction, improve property value, and reduce the building's environmental impact.

He gave the history of U.S. Green Building Council and described the different levels of LEED certificates available. LEED is good because it is environmentally friendly.

He reviewed the LEED project checklist. The Location and Transportation section was added from the last version of the list. Sustainable Sites is how environmentally friendly the site usage is. Water Efficiency is a precious commodity and will be in the future. Energy and Atmosphere tends to require the most investment on the construction side. This also has significant long-term payback. There are some credits that are required. There are many ways buildings can be inefficient. Usually a third party is hired to review the building to see that it was designed and built properly.

Indoor Environmental Quality is not an expensive investment and the payback is huge. It can affect productivity of persons in the building. The last two categories, Innovation and Regional Priority, are add-ons to increase the point potential that is sensitive to their area. The LEED Regional Priority Credits are the extra points that can be earned for Sequim. The Project Checklist is a shopping list and you can choose what you want for your building from there. There is no credit for aesthetics.

Using LEED is valuable as it allows you to choose what sustainability features make sense for your building and it provides a great reference guide with detailed standards for the designers to follow. Today most design and construction professionals have adapted to documenting achievement of LEED standards as a regular habit in their business, so it costs very little; a low-cost, independent third party review team verifies you achieved what you wanted. Studies have shown that green building occupants are happier and more productive and the LEED certificate is widely recognized and values by an ever-growing public sector. He feels it would cost less than $5,000 to have the building reviewed for certification.

Hays stated the State is about to adopt the International Energy Code and asked if this will affect LEED certification and point accumulation. Olson said this is based on standards. Our building will go under the standards in effect at the time we start. He feels the more you go toward energy efficiency, you will still be a leader in 2021 after the energy mandate is imposed.

There was general discuss regarding water efficiency. Burkett commented that we have reuse water running in Cedar Street that may be able to be used for heat pumps in the building. The reclaimed water could possibly be used for toilet flushing.

Olson indicated they will work with staff to do sensible efficiencies and will be working with our contractors to add more if sensible.

Hays asked what level certification Olson would recommend. Olson felt it could a net-zero energy average for the building if it pays back over the operational life of the building. That would be a LEED Platinum level. We will be able to get to the Silver level and suggests we go for Gold level and more. It may not cost any extra to get to the Gold level. A net-zero building has the potential of putting energy on the grid in the summer. In the winter you may need some additional power off the grid. The balance would work out to be net-zero. It can be cost effective over a twenty year payback period. You will make the decision on whether it is cost effective or not.

There was general discussion about using solar in the building. Passive solar is taking advantage of the natural sun and environment until you start use of mechanical systems in the building. As an example, a shade on a window in the summer if pulled back in the winter helps heat the building. Also using sunlight versus using power is useful. They can design ventilation appropriate to use prevalent winds. Using reuse water to heat the building is another concept.

Olson suggested we include in the proposal going to net-zero and see what it costs and whether we can afford it. It does pay for itself in Western Washington, but we need to see if the budget

can afford it. Burkett briefly commented on the construction budget and there are limits for different areas of the building.

Erichsen stated we have spoken in generalities and suppositions tonight, but nothing concrete. Without specifics he is hesitant to say yes or no. He is concerned about how much involvement we will get in the end of the design of the building. We haven't touched on that the building should be something we will be proud to look at. He can't say he has been enhanced by what he has heard tonight.

Burkett stated the process would be to put together the RFP and tell the design-build teams what we want. We are talking about how much "green building" we want them to propose. The standard without extra effort is efficient compared to the past. We can't make decisions at this point about different features to save energy, but it will be part of what is brought back to us. The review team including Dubois, Hays, Burkett, Haines and Dickinson will review the plans and make recommendations to Council who will accept a plan.

Olson said the fact that you are doing design-build for the building, by saying you want "sensible sustainability," the architect/builders will be including what they can to create what you request. Olson said his group of consultants, too, will be giving their recommendation on the plans.

Burkett said in touring other city buildings they have learned what not to do, too. He described problems he learned about with heating, cooling, lighting and other areas.

Hays said one benefit of the design-build approach is proposals will answer some of the detailed questions. At this point having an idea of what we want for a green building is important.

Starr said there is not a disadvantage with this program if we will get a minimum Silver level. Kenmore city hall has a Platinum rating and they stayed within their budget. Burkett said they had to remove a maple tree on-site and used the wood to build a podium for chambers.

There was discussion about whether Council should state a LEED level or use the provided motion.

> **MOTION** to direct our staff and consultant to include cost effective "green building" features in the RFP for design/build teams seeking to achieve LEED level certificate at the minimum Silver level by Starr; second by Dubois. **Unanimously approved**.

Burkett said we are looking at alternatives to build within the money we have. There was brief discussion concerning building a firing range within the building or on another City-owned site. Olson said currently the shooting range may be an added alternate at the other City-owned site.

2. Purchase of 171 W. Spruce

Ritchie showed on the original town plat the location of the property we are seeking to purchase. The closing for 191 W. Spruce is set. We are working on the legal description for 171 W.

Spruce which lists the Town of Sequim as "Sequin."

Ritchie stated 171 W. Spruce may be used as a construction office or may be removed and used for parking or ingress/egress to Spruce Street. The seller has signed the purchase and sale agreement for $193,100. This is property we need and the price is around the actual market.

Burkett said both lots are 5,250 sf and will be used for ingress/egress for the police. We have also talked with Transit concerning parking, trading the current Transit parking for police parking.

> **MOTION** to approve the purchase and sale agreement for 171 W. Spruce Street in the City of Sequim as attached to the agenda cover sheet by Miller; second by Dubois. **Unanimously approved**.

ADJOURNMENT

Meeting adjourned at 7:00 p.m.

Respectfully submitted,

Bobbie Usselman, MMC
Deputy City Clerk

Ken Hays
Mayor

Minutes approved at a regular Council meeting held on June 10, 2013.