

ATTACHMENT #1



City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

DATE: May 23, 2019
TO: Mayor and Assembly
FROM: Rorie Watt, City Manager
RE: Airport North Terminal Project

We need to bring the issue of the LEED requirement for the Airport North Terminal project to conclusion.

The Airport may manage its capital improvements and has chosen to do so. All municipal capital improvements are required under certain circumstances to be LEED certified. The Airport has suggested that the North Terminal project should be granted an exception from the requirement. Per the attached memorandum from February, I recommended against granting an exception and suggested that JNU and JCOS work together to propose alternative sustainability approaches in lieu of the LEED requirement.

In April, the Juneau Commission on Sustainability (JCOS) submitted comments recommending against the granting of an exemption.

Strictly speaking, 49.35.800 calls for a simple analysis of economic feasibility and does not call for substitute measures. CBJ code does not provide guidance on the analysis of economic feasibility. Upon further review of project information and the JCOS comments, I suggest an alternate approach to facilitate a solution that is better than either requiring or exempting LEED. Neither of these two black/white approaches is ideal:

1. I am convinced that in this instance, complying with LEED would cause the Airport to spend time and money collecting points to satisfy the certification requirements but that the general concept of sustainability would not be efficiently advanced.
2. Providing a waiver without some other surrogate actions would run contrary to all of the Assembly's recent goals as articulated at the December retreat and the adopted Juneau Renewable Energy Strategy.

The Airport has much to be proud of and should get full credit for past sustainability actions and current design features that do not leverage LEED points. These activities include:

- Decreasing the terminal square footage while increasing layout efficiencies and responding to modern operational needs
- Geothermal system, including electric heat pumps. This will make the terminal a fully renewable energy facility by eliminating diesel boilers
- Building envelope efficiency. Strategic, cost effective R Values of roof, walls, under slab, windows and vestibule entries

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- Modern electrical devices, including LED lighting throughout and motion-activated controls
- Mechanical system automated controls for continual monitoring, adjustment and efficiencies; and improved air quality
- Low water use toilets and motion activated faucets
- Increased natural daylighting to offset lighting load and increase human comfort
- Low-VOC construction materials
- New escalator, elevators have much higher efficiencies than current ones

I recommend the following actions:

- A. The Assembly consent to the granting of an exception to the LEED process for this project.
- B. The Airport agree to implement the two major JRES goals:
 - a. *Reduce Dependence on Fossil Fuels for Space Heating.* **DONE!** The North Terminal will be heated by the existing ground source heat system that Airport had the foresight to design so that it can accommodate the North Terminal project.
 - b. *Reduce Dependence on Fossil Fuels for Transportation.*
 - i. Program purchase of one or more EVs for airfield use.
 - ii. Plan and program installation of EV chargers.
 - iii. Agree to install EV chargers in the public parking lot when the lot is next repaved.
 - iv. Consider incentives for rental car companies to provide EVs as part of rental car fleet.
 - c. Build the North Terminal as a high performing building addition.

TITLE 05 - JUNEAU INTERNATIONAL AIRPORT

05.01.070 - General powers.

(5) May administer the design and construction of all municipal capital improvements located entirely on the airport notwithstanding [section 03.10.052](#). The airport board may propose capital improvement projects to and apply for funding from state and federal agencies.

49.35.800 - Sustainable building standards for construction and renovation of buildings.

(a) New construction and renovation of existing buildings and facilities by the City and Borough. The City and Borough shall construct and renovate its public facilities and buildings to sustainable building standards through the use of the U.S. Green Building Council's Leadership in Energy and Environmental Design (*LEED*) rating system, and shall be responsible for ensuring that public facilities and buildings meet the requirements as set out in this section and are operated accordingly.

(2) All public facilities and buildings utilizing municipal funds and costing over \$5,000,000.00 (either general or bonded), including new private construction for Municipal leasing or renting, shall be designed and constructed in such a fashion as to achieve a minimum level of *LEED* Certified;

(b) Application. The sustainable building standards for municipal buildings and facilities, including but not limited to, the Juneau School District, the Juneau International Airport, and Bartlett Regional Hospital, shall apply to facilities and buildings where the principal use is regularly occupied space, including, but not limited to, buildings occupied for office, retail, classroom, healthcare, or assembly purposes.

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(c) Exception procedure. If the Manager, with the consent of the Assembly, after consideration of the recommendation of the Sustainability Commission, determines that it would not be economically feasible to satisfy the prerequisites for *LEED* Certification in the case of a specific project, that project shall be exempt from the requirement for *LEED* Certification.

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Telephone: 586-5240 | Facsimile: 586-5385

DATE: February 18, 2019
TO: Chair Michelle Hale
Assembly Public Works & Facilities Committee
FROM: Rorie Watt
City Manager
RE: Airport North Terminal – LEED Requirement

There has been question as to whether the Airport North Terminal project should be required to obtain the LEED standard. Per 49.35.800, the project is required to obtain LEED Certification unless:

"the Manager, with the consent of the Assembly, after consideration of the recommendation of the Sustainability Commission, determines that it would not be economically feasible to satisfy the prerequisites for LEED Certification in the case of a specific project, that project shall be exempt from the requirement for LEED Certification."

I understand that the Airport feels pinched on their project budget. However, given the Assembly's focus on a **Sustainable Community** in their goal setting this past December, I do not recommend exemption from the certification standard. The Airport may wish to work with JCOS and propose substitute measures, possibly including the encouragement of the use of electric transportation (possibly even in the rental car fleet).

49.35.800 - Sustainable building standards for construction and renovation of buildings.

- (a) *New construction and renovation of existing buildings and facilities by the City and Borough.* The City and Borough shall construct and renovate its public facilities and buildings to sustainable building standards through the use of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, and shall be responsible for ensuring that public facilities and buildings meet the requirements as set out in this section and are operated accordingly.
 - (1) LEED shall be the quantitative measurement for how well standards are met;
 - (2) All public facilities and buildings utilizing municipal funds and costing over \$5,000,000.00 (either general or bonded), including new private construction for Municipal leasing or renting, shall be designed and constructed in such a fashion as to achieve a minimum level of LEED Certified;
 - (A) The City and Borough Engineering Department shall determine if attainment of specific LEED credits will be required within the credits pursued for LEED Certification. These required credits shall be documented in CBJ policy and shall be reviewed and updated each time a new version of the LEED standard is issued. Such update shall occur within three months of the issuance of a new LEED standard.

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- (b) *Application.* The sustainable building standards for municipal buildings and facilities, including but not limited to, the Juneau School District, the Juneau International Airport, and Bartlett Regional Hospital, shall apply to facilities and buildings where the principal use is regularly occupied space, including, but not limited to, buildings occupied for office, retail, classroom, healthcare, or assembly purposes.
 - (1) As used in this section, occupied means a facility or building whose primary purpose is for people to work, assemble, or intend to remain within to perform functions (other than routine maintenance) of the principal use of the building. Industrial facilities, such as maintenance, warehouse, and vehicle storage, are excluded from this section.
- (c) *Exception procedure.* If the Manager, with the consent of the Assembly, after consideration of the recommendation of the Sustainability Commission, determines that it would not be economically feasible to satisfy the prerequisites for LEED Certification in the case of a specific project, that project shall be exempt from the requirement for LEED Certification.
- (d) *Effective date.* This ordinance shall become effective on July 1, 2011. Existing projects with fully executed contracts for design services on the effective date shall be exempt from this ordinance.

(Serial No. 2010-42, §§ 2—4, 1-10-2011, eff. 7-1-2011)