

CITY OF OAKLAND
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2003 JUN 26 PM 5: 36

TO: Office of the City Manager
ATTN: Robert C. Bobb
FROM: Community and Economic Development Agency
DATE: July 8, 2003

RE: **AN ANNUAL REPORT ON THE CITY'S SUSTAINABLE COMMUNITY
DEVELOPMENT INITIATIVE AND RECOMMENDED PRIORITIES; AND,**

**RESOLUTION AUTHORIZING A SIX MONTH PROFESSIONAL SERVICES
CONTRACT IN AN AMOUNT NOT TO EXCEED \$25,000 WITH CAROL
MISSELDINE TO ASSIST CEDA IN FINALIZING EXISTING PROJECTS AND
ASSISTING IN THE TRANSITION OF THESE DUTIES TO THE MAYOR'S
OFFICE.**

SUMMARY

The Oakland City Council adopted the Sustainable Community Development Initiative, hereinafter referred to as the Sustainable Development Initiative (SDI), by City Resolution 74678-98 in December 1998. The two key agencies working to implement the SDI are the Community and Economic Development Agency (CEDA) and the Public Works Agency (PWA).

In late 2000, the City Council adopted thirteen priority areas relative to implementation of the SDI and, in April 2002, a part-time consultant was hired to make progress in implementing these priorities.

FISCAL IMPACT

This report serves two purposes. First, it is an informational status report on progress made over the last year in implementing designated priorities of the SDI.

Second, the attached resolution authorizes the City Manager to enter into a contract with the City's current sustainable development consultant in the amount of \$25,000 from August 1, 2003- January 31, 2004 for purposes of finishing projects that are currently underway, and in assisting the transition of the work of this position to the Mayor's Office. The required contract compliance fee of three percent, or \$750.00 is also included. This amount is included in the FY 2003-05 Adopted Policy Budget.

Item: 10
Community and Economic Development Committee
July 8, 2003

BACKGROUND

Five Policy Recommendations in 1998: In December 1998, the SDI was adopted by City Council Resolution 74678-98 and contained the following five fundamental policy recommendations with accompanying action steps.

Recommendation 1: Implement a sustainable development strategy as an overarching principle guiding Oakland's economic development program.

Recommendation 2: Link the sustainable economic development strategy to a comprehensive approach to job training and continuing education.

Recommendation 3: Encourage affordable in-fill housing, mixed-use development, and sustainable building practices.

Recommendation 4: Make the City of Oakland's operations and services a model of sustainable community development practices.

Recommendation 5: Establish an ongoing process of community participation in sustainable development initiatives by community organizations, businesses, unions, and education.

Thirteen SDI Priority Activity Areas Adopted in 2000: In late 2000 the City Council adopted the following thirteen priority areas on which staff should focus for effective implementation of the SDI. Items 1, 2, 4, and 5 are current priority activity areas for SDI staff, and progress made in these areas is highlighted in detail under Key Issues and Impacts. Various divisions in CEDA, PWA and other agencies are providing leadership on many of the other items. A brief status is highlighted below for them as well, and further information on progress in these areas is available directly from those who are leading these efforts.

1. Green Building guidelines
2. Energy efficiency and renewable energy
3. Promotion of in-fill housing
4. Leading by example with City and Port development
5. Development and application of a yardstick for the 3E's in economic development
6. Workforce Development
7. Best practices plans and "champions" in all City agencies and departments
8. Transportation demand management for large developments
9. Downtown parking/circulation/transit/pedestrian plan
10. Progress with five Transit Village development plans
11. Executing Affordable Housing Plan
12. Open Space Plan Implementation for Lake Merritt and Estuary
13. Incorporating Sustainable Development in literacy and cultural/environmental education

Collaboration through the Sustainability Action Team (SAT): For purposes of fostering cooperation and communication among related efforts in the City, in Spring 2002 SDI staff convened a group of staff in CEDA and PWA already working in the areas of environmental protection and social equity. The SAT is comprised of staff in Workforce Development, Real Estate, Recycling Market Development Zone, Recycling, and Energy Engineering.

In addition to collaborating on environmentally related efforts, this team has compiled a listing of the policies currently enforced in the City relative to social equity that we have referenced in the draft Green Building resolution, and which guides us in assisting project managers. (*Attachment 1*).

Reporting: Staff submits an annual report on progress in implementing the Initiative's goals and recommended action steps. Annual reports have been submitted as follows: October 26, 1999; September 29, 2000; November 6, 2001; May 21, 2002; June 10, 2003.

KEY ISSUES AND IMPACTS

1. Green Building guidelines

One of the five initial policy recommendations of the SDI is: *Make the City of Oakland's operations and services a model of sustainable community development practices.* Ensuring that City facilities meet certain Green Building standards would take the City a long way toward meeting that goal. Progress has been made on this priority in the following ways:

- a. Green Building Resolution: A resolution has been drafted that would mandate green building standards for City facilities and for private development projects in which the City has a substantial financial stake. The draft resolution calls for these facilities to meet a Silver rating set by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program. To date, no City buildings meet this standard. An Oakland LEED scorecard (*Attachment 2*), with accompanying notes (*Attachment 3*), has been compiled to graphically illustrate what the requirements of this resolution would be. Staff will prepare an agenda report on the feasibility and benefits of this resolution for consideration by the City Council later this year.
- b. Green Building Comparison Chart—Other Cities: A chart has been developed to highlight the green building mandates that exist in other cities, primarily in California, for purposes of comparison with Oakland's proposed green building resolution. (*Attachment 4*)
- c. Green Building Design Guidelines: In 2001, Green Building design guidelines from Hennepin County, Minnesota were adapted to Oakland, and are now publicly available on the City website. The extent to which these guidelines are being used as a resource by development teams in Oakland is unknown.

- d. Greening Affordable Housing: In the Fall of 2002, Frontier Associates and Austin Energy launched a two-year Bay Area Greening Affordable Housing Initiative with funding from the CPUC. The objectives of this initiative are to: 1) establish coordination among affordable housing stakeholders throughout the Bay Area; 2) develop an implementation plan for coordinated regional action; and 3) develop practical tools to help local governments and housing developers improve the quality and environmental performance of affordable housing. Oakland's SDI consultant and a staff person from Housing sit on the Steering Committee for this Initiative.

2. Energy efficiency and renewable energy

- a. Renewable Energy Production Facilities Ordinance: In May 2001, the City Council adopted a resolution that fostered expanded renewable energy production (solar, thermal and wind) in the City of Oakland by waiving existing design review requirements and the requisite application fees for the installation of Renewable Energy Production Facilities in all zoning districts. A preliminary conversation with zoning division staff indicates that this ordinance has been successful in fostering renewable energy installations. However, the Ordinance was enacted for a two-year period, ending May 2003. Staff will return to Council with a report highlighting the impact of this ordinance and the feasibility of its continuance.
- b. Promotion of Energy Efficiency: A staff person from PWA's electrical engineering division is an active member of the Sustainability Action Team. With his guidance, the team aggressively promotes energy efficiency in the design and performance of new construction projects. Approximately 1.7 million of the City's 2.7 million square feet of facilities have been retrofitted or designed to include strong energy efficiency components.
- c. Outside Support for Energy Efficiency: Other organizations actively promoting energy efficiency in Oakland include:

Oakland Energy Partnership: This initiative, managed by Quantum Consulting, offers several energy efficiency programs targeted specifically to Oakland commercial and residential projects including 1) small business lighting retrofits; 2) large commercial building tune-up; 3) air conditioning tune-ups for homes and businesses; and 4) heating duct maintenance.

Energy Efficiency Design Assistance Program: This program, with leadership from Energy Solutions, provides free energy efficiency technical assistance services to property owners, designers, developers and contractors of new and existing commercial buildings and multifamily housing in Oakland. These services will be provided through December 31, 2003. The SDI encourages developers and design teams to work with Energy Solutions through this program.

3. Promotion of infill housing

Building permits for a record number of infill housing units were issued in 2002. Whereas approximately 300 permits have been issued annually in recent years, over 900 permits were issued for infill housing units in 2002.

4. Leading by example with City and Port development

a. Promote the Use of Alternative Fuels (Biodiesel) in the City: In keeping with the goal of *Making the City of Oakland's Operations and Services a Model of Sustainable Community Development Practices*, we are investigating the feasibility of using alternative fuels in the City fleet to a greater extent than is already being practiced. Already, 17% of City's vehicles are Alternative Fuel Vehicles (AFVs), primarily because the City has aggressively pursued funding opportunities to transition to Compressed Natural Gas (CNG) vehicles. On May 27, PWA staff presented a report and a resolution on the potential for further "Greening the City Fleet" to the Public Works Committee.

As a low-cost and immediate means of augmenting the considerable progress already being made to reduce the City Fleet's emissions, the feasibility of using biodiesel in the City fleet and public transit is under investigation. Benefits of biodiesel include:

- ◆ Zero capital investment needed. Existing diesel fleet can use 20% biodiesel blend (B20) with no modifications, no discernible loss of power or mileage, no technical assistance needed, and no changes to the warranties, thereby making a quick dent in emissions with existing fleets and equipment.
- ◆ Immediate emissions reductions of particulates (a major cause of respiratory disease), hydrocarbons, CO, carcinogenic compounds, SOX, and CO₂; reduced odor; fully biodegradable
- ◆ Benefits to the local economy because waste vegetable oil is a local waste product, and manufacturing and transportation provides local jobs
- ◆ Increased engine life and improved lubricity
- ◆ Reduces foreign oil dependence

Initial steps taken to investigate the feasibility of using biodiesel in the City fleet include:

- ◆ Hosted a tour in October 2002 of the City of Berkeley's recycling truck fleet, which uses 100% bio-diesel
- ◆ Co-hosted in February 2003, with Vice-Mayor Nancy Nadel, an informational meeting of biodiesel experts to explore the opportunities and barriers of biodiesel
- ◆ Ongoing participation in a Bay Area Biodiesel Collaborative comprised of numerous Bay Area jurisdictions including the Association of Bay Area Governments (ABAG), Marin County, City of Berkeley, and the Oakland Unified School Districts (OUSD). The work of this Collaborative has resulted in OUSD buses using a small percentage of biodiesel in their buses since May 2003, with a goal of using 40% biodiesel by Spring 2004.

- ◆ Working directly with a concrete recycling operator at the Port to determine the feasibility of using biodiesel in his operations.
- ◆ Proposed a pilot project in which a 20% blend of biodiesel (B20) would be used in an application in Oakland's fleet to investigate performance and cost issues. An informational report was delivered to the Public Works Committee from the City fleet manager on the feasibility of this proposal on May 27, 2003. The Committee accepted the report, which proposes a six-month pilot project to study the fiscal and mechanical effects of using biodiesel to fuel the City's five refuse packer trucks and five diesel-powered dump trucks.

b. Assist with the Completion of a Sustainability Inventory: In September 2002, the offices of the City Manager and Mayor entered into a Memorandum of Understanding with the International Council for Local Environmental Initiatives (ICLEI) and the Alameda County Waste Management Authority to develop a Sustainability Inventory.

The purpose of the Sustainability Inventory is to survey the quality of a community's natural, social and economic resources and resource management practices and thereby establish a factual profile of a community's resources from which goals and targets can be set in order to move towards a more sustainable community. The results of this Inventory, once complete, will be delivered to the City Council in a separate report.

c. Expand Oakland's existing Recycled Content Procurement and Source Reduction Policy to include Environmentally Preferable Procurement standards: In 1994, the City adopted a Recycled Content Procurement and Source Reduction Policy to increase the recycled content in City products and purchases. In 1999, the City adopted a resolution to encourage the elimination of dioxin emissions. This policy promotes the use of non-chlorinated alternative products such as chlorine-free paper and PVC-free plastics.

A committee co-chaired by PWA and SDI staff is now developing recommendations for ways to expand the Recycled Content Procurement and Source Reduction Policy to incorporate Environmentally Preferable Procurement (EPP) standards. Primary areas of investigation include development of a tracking system and defining criteria for EPP standards. Products now being considered as possible "pilots" for increased environmental tracking and specifications include janitorial supplies, forms, envelopes, castings and fuels.

5. Application of a yardstick for the 3E's of sustainability in economic development

The Sustainability Action Team is committed to promoting the integration of the 3Es of sustainability (equity, environment, economy) into development projects and City policies and programs. To do so we use various tools including the draft Green Building resolution and LEED scorecard, and the compilation of Oakland social equity policies to guide our assistance to development projects. We have also begun working with outside stakeholders to begin evaluating projects based on the economic parameters noted.

Equity

- Compliance with California Prevailing Wage law
- Compliance with Living Wage Ordinance
- Compliance with Local Employment Program for Public Works Contracts
- Compliance with City of Oakland Apprenticeship Workforce Partnership System
- Partner or subcontract with local businesses through the Local and Small Business Enterprise Program (LSBEP).
- Compliance with Oakland's Equal Benefits Ordinance
- Investment in affordable housing

Environment

- Energy efficiency
- Water efficiency
- Materials efficiency
- Sustainable site and transportation considerations
- Indoor air quality

Economic (preliminary)

- Estimated sales, business and property tax generated
- Preference for local merchants vs. chain retailers
- Purchase of local materials
- Degree of local ownership
- Net new jobs
- Projected wages for construction and operations staff

a. Leona Quarry Project: The first major effort in this area was to foster the incorporation of environmental features into the Leona Quarry project. Working directly with the developer, staff were able to forge an agreement on the inclusion of a significant number of such features including the following:

- Installation of hardwired compact fluorescent fixtures
- Low-VOC paints for exterior applications
- Formaldehyde free fiberglass insulation
- Offer buyer choice in flooring materials (linoleum, tile, vinyl)

- Use Forest Stewardship Council Certified wood if feasible from a cost perspective
 - Install solar panels to be the primary source of energy for 15% of the living units.
- b. Forest City Uptown Project: Alameda County Waste Management Authority is working with the SDI consultant and other members of the Sustainability Action Team to determine the potential for incorporating green building features into this development. From an equity standpoint, 20% of the units will be affordable and the project must comply with the equity ordinances and provisions highlighted above. We are working with outside stakeholders to foster preference for local retailers in the commercial space.
- c. Police Administration Building: CEDA and PWA are coordinating efforts with the OPD and prospective design teams and builders to gain assurances that the design and construction of this new City building meets a LEED-Silver designation by the U.S. Green Building Council. If this objective is met, the City will have gone a long way toward showcasing the substantial life-cycle savings and the enhanced health and well being of the building occupants that a high performance building can generate. Equity provisions and ordinances will apply.
- d. Airport Expansion: PWA has been working closely with the Port to ensure that energy efficiency and other green building attributes are incorporated into this project. Equity provisions and ordinances will apply.

Upcoming projects staff will be providing green building assistance to in the near future include Coliseum Gardens, the Oakland Museum, and Jack London Square.

- e. Participate on Councilmember Brunner's Socially Responsible Business Task Force: A primary purpose of this Task Force, which has been meeting since the Fall of 2002, is to make recommendations to the Mayor, City Council and City Manager on improving City services to socially responsible businesses so as to attract new, and retain and expand existing, socially responsible businesses. The task force is reviewing a draft set of criteria, initially developed by SDI and other planning staff, which could be used to define what is meant by a Socially Responsible Business, and is brainstorming specific ways to support businesses in adopting sustainable development practices over time.
- f. Collaborate with the Alameda County Green Business program: The Green Business program assists companies in improving their environmental performance while at the same time improving their bottom line. Once companies are certified as Green Businesses, they receive public recognition for their efforts by: 1) being listed in the Green Business directory and on the Green Business website (greenbiz.abag.ca.gov); 2) being featured in other public venues including BART billboards and paid ads; and, 3) posting an official Green Business decal on their storefronts, invoices, and promotional materials. SDI staff recently began collaborating with the Economic Development division of CEDA to promote this program to a greater number of

business establishments in the City. Initial efforts will focus on attracting more hotels, restaurants and food processors into this program.

- g. Collaborate with the Sustainable Business Alliance (SBA): The SBA is a non-profit organization that was launched in Berkeley for the purpose of helping socially responsible businesses expand their sales through web-based marketing, commonly known as "Economic Gardening." SDI staff, together with staff in Economic Development and SBA, has been working with SBA to bring these services to Oakland businesses. A proposed scope has been developed which includes delivery of Economic Gardening services to 75 Oakland businesses and research into the applicability of a Social Responsibility Screen to businesses that wish to access these assistance programs.

In addition, the revised Economic Development Strategy for 2003 produced in CEDA has an overlay component called "Sustainability" and identifies opportunities to promote sustainable business activity and practices in two of the target industry sectors - Transportation and Environmental Technology.

- h. Launch a Pilot Project: Finally, the SDI consultant is collaborating with Economic Development to develop a pilot project that builds on their Economic Development Strategic Focus 2003. The intent of the pilot project is to attract and retain a business in Oakland that could provide an example of a sustainable enterprise. Such a pilot could include an alternative fuels manufacturing facility, a photovoltaic array manufacturing facility, or any number of other businesses that employ Oakland residents to manufacture and sell a product or service that moves Oakland in the direction of sustainability.

6. Workforce Development

The Workforce Development section of the Economic Development Division of CEDA leads these efforts. Job training efforts improve clients' employability through education, training and support services. The workforce development system also promotes business development through placement services, customized training subsidies and technical services for employers. A staff person from Workforce Development serves on the Sustainability Action Team, and guides team efforts to incorporate social equity components into its work products.

7. Best practices plans and "champions" in all City agencies and departments: no activity

8. Transportation demand management for large developments

The Major Projects division in CEDA addresses this goal during the review of development projects. Many approved projects incorporate transportation demand management strategies, including reduced parking, use of City CarShare, sale of discounted transit passes, and private shuttle services to BART.

9. Downtown parking/circulation/transit/pedestrian plan

A draft plan has been prepared and is being reviewed by City staff in Redevelopment.

10. Progress with five Transit Village development plans

The Redevelopment Division in CEDA is the lead for implementing the following progress now being made on Transit Village development plans:

- ◆ Uptown at 19th Street BART: The City has entered into an ENA with Forest City; negotiations on the DDA, EIR and project entitlements are in progress.
- ◆ Fruitvale Transit Village: Under construction
- ◆ MacArthur BART: Negotiations are underway with BART regarding an ENA and other issues. An EIR is being prepared and a design study is underway for a pedestrian connection on 40th Street.
- ◆ Coliseum BART: A concept plan has been prepared, a streetscape project is in design phase, and the first phase of development on Housing Authority entitlements is in process.
- ◆ West Oakland: First catalyst project is under construction; application for a second catalyst project is under review in Planning; and a streetscape design is being prepared with a grant.

11. Execute Affordable Housing Plan

The Housing and Community Development Division of CEDA manages efforts to preserve, rehabilitate, and construct new affordable housing. Staff continually looks at ways to improve the sustainability of these projects by promoting energy, water and materials efficiency via the use of a scorecard. On February 25, 2003, an agenda report was delivered to the City Council that recommended the allocation of approximately \$11 million for affordable housing projects throughout the City. The City Council approved funding for seven of the eight proposed projects.

12. Open Space Plan Implementation for Lake Merritt and Estuary

Full-time staff in CEDA Planning assigned to Waterfront and Open Space is working on implementation of this plan with funds through Measure DD.

13. Incorporate Sustainable Development in literacy and cultural/environmental education

The PWA published an extensive 75-page "Environmental Education Resource Guide for Oakland Teachers" which has been used as a resource guide for teachers to incorporate environmental education opportunities into their curriculum. In addition, the Environmental Services Division offers in-class presentations and field trips on creek ecology and pollution prevention to Oakland schools.

Recommendations for Priorities for the remainder of 2003

The SDI contract currently housed in CEDA is expected to terminate on or before January 31, 2004, to be replaced by a full time position in the Mayor's office. Therefore, we propose that this transition period be used by the current SDI consultant to complete projects and assist in the transition of these duties to the Mayor's Office. Activities will include:

- 1) Finalize and promote the adoption of a Green Building resolution for the City of Oakland
- 2) Submit report and recommendations on making permanent the Renewable Energy Production Facilities Ordinance
- 3) Host a *Greening Affordable Housing* workshop for developers in Oakland
- 4) Finalize and submit green building recommendations to current open development projects, including: Infinity dealership, Uptown Project, Police Administration Building
- 5) Work with Economic Development in furthering a sustainable development strategy as a guiding principle for Oakland's Economic Development program.

SUSTAINABLE DEVELOPMENT OPPORTUNITIES

All initiatives highlighted in this report seek to address sustainable development opportunities, some of which are highlighted below.

Economic: Compelling research now demonstrates that the integration of green building features into development projects can generate substantial energy, water and materials efficiencies, resulting in reduced operating costs of 20-80% over the life of the building. Reduced operating costs generate increased cash flow, which helps free capital for other investments. More recently, research is showing that even the initial first costs of building green can be the same as or less than conventional building techniques. There is also a growing body of research that indicates that green buildings improve property values and can capture lease premiums.

Another significant economic impact from green building is improved employee or occupant morale and general well being, resulting in quantifiable productivity increases and reductions in liability and health insurance claims.

The gains in employment and sales tax revenue from economic gardening activities have been dramatic in cities employing this strategy, and we expect analogous gains from Oakland's efforts in this arena as well.

Environmental: The generation and use of energy from fossil fuels is the major contributor to air pollution and global climate change. Since approximately 30% of total energy use in the U.S. is used for buildings and 30% is for vehicles, improving energy efficiency and using renewable energy sources in buildings and vehicles are effective ways to improve air quality and reduce the impacts of global climate change.

Over 95% of the old growth forests in the U.S. have already been harvested. Wood is a commonly used building material, but often used wastefully. Recent studies confirm that the

U.S. Green Building Council's LEED rating system is emerging as the strongest driver for forestland property owners to seek Forest Stewardship Council certification, thereby expanding the number of acres of sustainably managed forest land in the U.S. Green building practices also encourage the use of engineered lumber products which use far less wood fiber and are typically stronger and lighter than solid-sawn lumber.

Expanding the use of recycled content in City purchases saves energy, water and materials and decreases pollution.

Social Equity: Alameda County inhabitants' exposure to hazardous air toxics such as diesel and benzene, and the resulting cancer risk, is among the highest in the country. Areas most affected by vehicle emissions are neighborhoods close to freeways—areas that also tend to be lower-income. Fostering the use of biodiesel, first as a pilot project in the City and within the Oakland Unified School Districts, and then more widespread throughout the City, will serve to improve air quality in disadvantaged areas.

The U.S. Environmental Protection Agency reports that the air in new buildings can be ten times more polluted than outdoor air. Formaldehyde, commonly used in shelving and insulation, is one of the most common indoor pollutants. Many paints, floor finishes, and adhesives contain unhealthy volatile organic compounds (VOCs). The use of green building practices promotes the use of alternatives to these unhealthy materials and thereby promotes worker health.

The Sustainability Inventory's work in documenting trends and data in the areas of education, income, living wages, affordable housing, health, and safety as they relate to City residents will provide direction on setting goals and objectives for improving performance in those areas.

All three of the checklists currently being used for profiling development projects and businesses have a social equity component.

DISABILITY AND SENIOR CITIZEN ACCESS

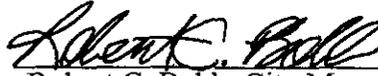
This is an informational report and a request to authorize a resolution, so there is not a direct effect on accessibility for senior citizens or disabled persons.

ACTION REQUESTED OF THE CITY COUNCIL

Staff will prepare an agenda report and resolution regarding green building standards for City facilities, for full consideration by the City Council. We will also prepare an agenda report and recommendations regarding re-authorization of the Renewable Energy Production Facilities Ordinance. In addition, staff recommends that the Council:

1. Provide comment and direction regarding proposed priorities identified in this report, and
2. Authorize the City Manager to enter into a contract with the City's sustainability consultant for a six-month contract in an amount not to exceed \$25,000.

Respectfully submitted,



Robert C. Bobb, City Manager for the
Community and Economic Development Agency

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE

Prepared by:

Leslie Gould, Director, Planning and Zoning
Carol Misseldine, CEDA Sustainability Consultant

ATTACHMENTS:

1. Social equity components referenced in Green Building Resolution
2. U.S. Green Building Council LEED Scorecard for Oakland
3. Notes for LEED Scorecard
4. Green Building Comparison Chart—Other Cities

2003 JUN 26 PM 5:36

RESOLUTION NO. _____ C. M. S.

INTRODUCED BY COUNCILMEMBER _____

RESOLUTION AUTHORIZING A SIX MONTH PROFESSIONAL SERVICES CONTRACT IN AN AMOUNT NOT TO EXCEED \$25,000 WITH CAROL MISSELDINE TO ASSIST CEDA IN FINALIZING EXISTING PROJECTS AND ASSISTING IN THE TRANSITION OF THESE DUTIES TO THE MAYOR'S OFFICE.

WHEREAS, the Oakland City Council seeks to implement a sustainable development strategy as an overarching principle guiding Oakland's economic development program; and,

WHEREAS, to ensure that the momentum of the Sustainable Development Initiative continues, CEDA recommends continuing to contract with the current sustainability consultant for six months so as to complete existing projects and help with the transition of these duties to the Mayor's Office; and,

WHEREAS, Carol Misseldine's experience, reputation and knowledge of issues related to sustainable development, and her specific familiarity with Oakland's Sustainable Development Initiative gained over the past year ensure professional implementation of these objectives; and,

WHEREAS, CEDA finds this contract is for services of a professional nature, and will be temporary and will not result in loss of employment or salary by any person having permanent status in the competitive service; now therefore be it

RESOLVED: That the City Manager or his designee is authorized to negotiate and enter into a six month consulting contract with Carol Misseldine, the City's current sustainable development consultant, for the purpose of continuing to assist in the implementation of the Sustainable Development Initiative, and assist in the transitioning of her duties to the Mayor's Office and his designee; and be it further

RESOLVED: That the amount of the contract is \$ 25,000 from August 1, 2003- January 31, 2004. The required contract compliance fee of three percent, or \$750.00 is also included. This amount is included in the FY 2003-05 Adopted Policy Budget; and be it further

RESOLVED: That all agreements executed pursuant to this Resolution shall be approved as to form and legality by the City Attorney and a copy shall be filed with the City Clerk; and be it further

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**COMMUNITY & ECONOMIC
DEVELOPMENT CMTE**
JUL 8 2003

RESOLVED: That the City Council hereby appoints the City Manager or his designee to act as an agent of the City Council to conduct all negotiations, execute and submit all documents including but not limited to applications, agreements, amendments, modifications and related actions that may be necessary to ensure effective implementation of the Sustainable Development Initiative.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2003

PASSED BY THE FOLLOWING VOTE:

AYES-NOES-

ABSENT-

ABSTENTION-

ATTEST:

CEDA FLOYD

City Clerk and Clerk of the Council of the City of Oakland, California

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**COMMUNITY & ECONOMIC
DEVELOPMENT CMTE**

JUL 8 2003

Attachment 1

**SOCIAL EQUITY COMPONENTS REFERENCED IN
DRAFT GREEN BUILDING RESOLUTION**

1. **California Prevailing Wage law**
2. **City of Oakland Living Wage Ordinance:** For Professional Service contracts \geq \$25,000, or \geq \$100,000 in City financial assistance
3. **City of Oakland Local Employment Program:** All Public Works Agency contracts
4. **City of Oakland Apprenticeship Workforce Partnership System:** For contracts \geq \$15,000
5. **City of Oakland Local and Small Business Enterprise Program:** For Professional Service contracts \geq \$15,000, or construction contracts \geq \$50,000.
6. **Equal Benefits Ordinance:** For contracts \geq \$25,000.

CITY OF OAKLAND LEED SCORECARD

Draft Recommendations

KEY

| | |
|--|---------------------------------|
| PR: LEED Prerequisite | OR: Oakland Prerequisite |
| cb: Cost/benefit analysis requested | OP: Oakland Priority |
| *OR: Facility must at least be pre-plumbed for renewables | |

NOTES

The City of Oakland encourages all development projects to meet a U.S. Green Building Council rating of LEED-Silver (www.usgbc.org). We believe that with sufficient and early planning, that goal is not only attainable and cost-effective, but can dramatically improve the environmental performance of a building while decreasing operating costs.

Meeting the LEED-Silver designation requires that the project meet at least 33 of the 69 total points on the attached scorecard. For the most part, the development team determines which points will be met. In three of the six categories (Materials & Resources; Energy & Atmosphere; Innovation & Design) Oakland has indicated prerequisites and priorities, highlighted below.

MATERIALS & RESOURCES

Credit 2.1: Construction Waste Management, Divert 50%. Required as per Chapter 15.34 of the Oakland Municipal Code entitled "**Construction and Demolition Debris Waste Reduction and Recycling Requirements.**" City of Oakland Ordinance 12253, 6/27/00.

Credit 2.2: Construction Waste Management, Divert 75%. Oakland Priority. Supports established policy, above.

Credit 4.1: Recycled Content, 5%. Oakland Prerequisite. Supports **Oakland's Recycled-Content Procurement and Source Reduction Policy**, adopted in March 1994.

Credit 7: Certified Wood. Oakland Priority if the price premium is $\leq 10\%$.

ENERGY & ATMOSPHERE

Credit 1.2: Optimize Energy Performance to exceed Title 24 requirements by 20%. Oakland Prerequisite.

Credits 1.3 and 1.4: Optimize Energy Performance to exceed Title 24 requirements by 30% and 40%. A life-cycle cost/benefit analysis for achieving these credits is requested.

Credit 2.1: Renewable Energy, 5%. While achieving this credit is not required (although certainly recommended) pre-plumbing and coordinating roof space for renewables is an Oakland Prerequisite.

Credit 5: Measurement & Verification. Oakland Priority.

INNOVATION & DESIGN PROCESS

Credit 1.1: 40% fly ash in 80% of concrete. Oakland Priority

Credit 2.0: LEED-Accredited Professional on Design Team. Oakland Prerequisite

Green Building Comparison Chart—Other Cities

Developed by Carol Misseldine (CEDA)

and Ferial Mosley (PWA)

City of Oakland, 5/03

| <i>Jurisdiction</i> | <i>Green Building Mandate (rating)</i> | <i>Requirements</i> | <i>Applicability</i> | <i>Threshold</i> | <i>Social Equity</i> |
|---------------------|---|---|--|--|----------------------|
| Berkeley, CA | LEED Silver (Pending) | | City facilities | | NO |
| Pleasanton, CA | LEED Certified level <i>Commercial/Civic Green Building Ordinance, 11/02</i> | Commissioning/GBC certification encouraged, not required | All City sponsored and commercial construction projects Renovation \geq 20,000 s.f. | 20,000 s.f. of conditioned space. | NO |
| Portland, OR | LEED Certified with additional local requirements Policy adopted 09/02 | Commissioning required USGBC Certification required | All City facilities: new construction and major renovation | Over \$200,000 for city financed Over 10,000 sq ft for private sector | NO |
| San Diego, CA | LEED-Silver Policy adopted 04/02 | | | City facilities \geq 5,000 s.f. | NO |
| San Francisco, CA | LEED-Silver-Pending | Commissioning/GBC certification/LEED professional on design team required | All City buildings; all new construction, renovation, additions | 5,000 s.f. | NO |
| San Jose, CA | LEED-Certified, 05/01 | Commissioning/GBC certification/LEED professional required | City facilities | 10,000 s.f. | NO |

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| Santa Monica, CA | LEED Silver-City policy; No mandate, but goal is being achieved. | Commissioning/GBC certification required | All City facilities | | NO |
| Seattle, WA | LEED Silver Sustainable Building Policy unanimously endorsed by City Council, signed by Mayor, February 2000 | USGBC certification encouraged but not required Project managers must attend LEED training | All City-funded projects | 5000 sq ft of occupied space | NO |
| State of California | Developed LEED Supplement for California State Facilities No formal policy adopted - although LEED was used for the East Annex Building | | | | NO |
| Oakland, CA (Proposed) | LEED Silver (Proposed) | Commissioning/GBC certification/LEED professional on design team required | All City Facilities and projects with DDA | 5,000 s.f. | YES |