



# City of Madison

## Meeting Minutes - Approved

### SUSTAINABLE DESIGN AND ENERGY COMMITTEE

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

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Monday, October 22, 2007

4:00 PM

215 Martin Luther King, Jr. Blvd. Room 120

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#### CALL TO ORDER / ROLL CALL

The meeting was called to order by committee chair, Sherrie Gruder. The meeting was confirmed to have been properly noticed and a quorum was verified to be present.

**Present:** 11 -

Judy Compton; William Bremer; Sherrie Gruder; Lance T. McGrath; James D. Armstrong; Julia D. Voss; Catherine E. Mackin; David W. Drummond; Garrick R. Maine; David C. Boyer and Lou W. Host-Jablonski

**Excused:** 4 -

Satya V. Rhodes Conway; Michael J. Vickerman; Charles E. Dorgan and Michael D. Army

#### PUBLIC COMMENT

No public comment.

#### APPROVAL OF MINUTES

The minutes of the August 13th meeting were approved.

**A. Environmental Health Report Card - John Hausbeck, Public Health Dept. for Madison and Dane Co.**

Presentation re-scheduled for November 12th meeting.

**B. [07453](#)**

Requiring Green Building Certification for new City buildings.

**Attachments:** [Government Green Buildings Programs Inventory](#)  
[U.S. Green Building Council website](#)  
[Davis Langdon website](#)  
[Wall Street Goes Green](#)  
[A Business Case for Green Buildings in Canada](#)  
[Greening America's Schools: Costs and Benefits](#)  
[The Costs and Financial Benefits of Green Buildings](#)  
[U.S. Green Building Council Website - Fees for LEED Certification](#)  
[Sustainable Buildings Rating Systems Summary](#)  
[Madison Green Building Resolution Fact Sheet \(doc\)](#)

Lance McGrath asked if a fiscal note should be included at the end of the resolution. Judy Compton said she believed there should be a dollar amount with the fiscal note and will ask on Council Floor.

Judy Compton said she disagreed with the language in the resolution that could potentially make LEED certification a monopoly and said she also objects to the

cost associated with pursuing the certification. She said she agrees with the idea of officially making it City policy that the City will build Green Buildings. However, she suggested that a set of criteria be included in the resolution that stops short of requiring the commissioning process, which is part of the process to become a LEED certified building.

The committee discussed Judy Compton's concerns and proposal at length. Lou Host- Jablonski said that the motivator provided by LEED commissioning is very powerful. Without that guidelines provided by LEED and goal of commissioning, he said many Green Building projects become "all talk and no action."

Garrick Maine agreed with Lou Host-Jablonski. He said LEED is the "stick" that motivates the design team and makes the goal of building a Green Building real. Garrick cited the example of LEED providing a system for verifying recycled content and availability of materials, among other benchmarks. Additionally, LEED is the industry standards for architects and engineers and they receive on-going education about LEED.

Sherrie Gruder said the State of Wisconsin's Department of Administration developed its own sustainability guidelines based on LEED. However, she said the State of WI has run into challenges with enforcing their guidelines and is now re-considering using third-party LEED certification. As a separate example, Sherrie cited the Engineering Service Building (1600 Emil St.). She said when the building went through the retro-commissioning process, it was discovered that there were many controls associated with the building not being operated correctly. The building was not performing as efficiently as it could. The commissioning required in LEED helped to correct the oversights.

The committee discussed implications of developing a set of Green Building criteria which included concerns about adding to the workload of building inspectors with documentation requirements. The committee also acknowledged that from this Green Building Resolution will follow another resolution that will address TIF development in Madison.

Judy Compton said it is one matter when the City says "this is how we, the City, will operate" but it's another when the independent builder is affected. She asked what if a building doesn't achieve LEED certification. She asked if it would affect obtaining a building occupancy permit.

Lou Host-Jablonski, speaking from experience with the Urban Design Commission, said the criteria for a building occupancy permit would be satisfied before and separately from LEED certification requirements.

David Boyer said he was hearing Judy Compton's two concerns as such: First, that the resolution not explicitly identify "LEED". However, he added that if the framework criteria is written into the resolution, LEED might be the only system that could satisfy that criteria right now. In the future, that may not be the case. Second, the cost associated with paying for an outside audit. He noted that one benefit of the outside audit is that people operate differently if they know

somebody from the outside will be evaluating their work.

The committee discussed other standards being used for Green Buildings. These included five standards evaluated in a study conducted by the US General Services Administration for Federal Government facilities (USGSA).

Judy Compton requested that a packet of supporting materials be provided to the committee and published to Legistar. (Request to be taken care of by next meeting on 11/12).

Judy Compton made the motion for referral to develop a set of criteria to include in resolution. Seconded by William Bremer. Jeanne Hoffman will provide a list of criteria.

The criteria would need to cover:

1. Framework
2. Result
3. Occupany Permits
4. Certification fees
5. Leed Certification compared to other programs

**A motion was made by Compton, seconded by Bremer, to Refer to the SUSTAINABLE DESIGN AND ENERGY COMMITTEE, due back on 11/12/2007. The motion passed by voice vote/other.**

**C. Madison 100K Clean Energy Challenge Campaign - Jim Armstrong**

Jim Armstrong presented the MPowering Madison media campaign. The campaign mix consists of print and broadcast ads as well as a website.

He said local media has been supportive of the campaign and one tv station had even offered a free commercial spot for each spot purchased.

The MPowering website is up and running and content is still being added. A committee member asked if a response should be automatically generated when someone signs up on the website to take the pledge. He said he did not believe he had received a response. Jim said an automatic response should have been sent and this possible glitch will be checked into.

Catherine Mackin added that the MPowering Campaign is scheduled for another intense run in January, 2008.

The committee thanked Jim for his presentation and his work on the MPowering Madison campaign.

**D. Budget Update - Jeanne Hoffman**

Jeanne Hoffman updated committee on the Capitol Budget for 2008 and money available for projects. \$100,000 will be used to spread out renewable energy projects across the City which will include, among other projects, adding PV to the Engineering Services Building and Alicia Ashman Library. \$200,000 will go towards building upgrades. She noted that the North Side Police Station is one of the highest energy users and is at the top of the list for boiler and HVAC

system replacement. This will lead to significant savings. Focus on Energy is part of the project. Jeanne also updated the committee on the status of the elevator motor replacement in the Madison Municipal Building. The new system is anticipated to save 40% in energy costs.

The City is also working on an agreement with Madison Gas and Electric to purchase more wind power energy. Catherine Mackin, from MG&E, updated the committee on MG&E's new wind program, anticipated to launch in January, 2008.

Judy Compton left the meeting at 5:25 p.m. after this agenda item to attend to a matter in her district.

**E. [07981](#)** Workplan Development for 2008

**Attachments:** [Building A Green Capital City: Blueprint for Madison's Sustainable Design & Ener Goals and Implementation](#)  
[Madison Measures and Building a Green Capital City Report](#)  
[Santa Monica web site](#)  
[Sustainable Seattle web site](#)  
[Tucson web site](#)  
[Santa Barbara web site](#)  
[San Francisco web site](#)  
[Silicon Valley web site](#)  
[Smart Communities web site](#)  
[Going Green article Wall Street Journal Nov 13 2007.doc](#)  
[Los Angeles Green Building Resolution Los Angeles Times Nov 16 2007.doc](#)

Julia Voss' team working on Green Building educational materials for private development sector.

Jeanne Hoffman is working on a report that addresses what City agencies are doing to improve energy sustainability. Sherrie Gruder said that measurements of carbon output should be on-going and included in the report.

Sherrie Gruder asked about the ICLEI carbon emission tracking software that was purchased by the City while Sue Bauman was Mayor. Sherrie asked about the status of a software upgrade. Jeanne Hoffman said that the City is working with ICLEI (Local Governments for Sustainability Organization) and that the software should be able to help with factors that are unique to municipalities, such as population growth, adding squad cars to the police department, etc.

**F. Scheduling 2008**

The committee will continue with current schedule of meeting the second Monday of each month in 2008.

**G. Updates**

No additional items for updates/events related to Sustainable Energy & Design.

**ADJOURNMENT**

The meeting was adjourned at 6:01 p.m.