



City of Bloomington Common Council

Legislative Packet

Regular Session

04 March 2009

Office of the Common Council
P.O. Box 100
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Bloomington, Indiana 47402

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Packet Related Material

Memo
Agenda
Calendar

Notices and Agendas:

- **Notice of Jack Hopkins Social Services Committee Deadlines and Meetings**

Legislation for Final Action:

- **App Ord 09-01** To Specially Appropriate from the General Fund Expenditures Not Otherwise Appropriated (Appropriating from the General Fund Grant Monies for the Animal Care and Control Department)
*Contact: Mike Trexler at 349-3412 or trexlerm@bloomington.in.gov
Laurie Ringquist at 349-3492 or ringquil@bloomington.in.gov*

Please see the [18 February 2009 Council Legislative Packet](#) for the legislation, summary and memo to the Council.

- **Res 09-03** To Approve Recommendations of the Mayor for Distribution of Community Development Block Grant (CDBG) Funds for 2009
Contact: Lisa Abbott at 349-3576 or abbottl@bloomington.in.gov

Please see the [25 February 2009 Council Legislative Packet](#) for the legislation, summary and memo to the Council.

Legislation and Background Material for First Reading:

- **Ord 09-04** To Amend Title 2 of the Bloomington Municipal Code Entitled “Administration and Personnel” (Adding Chapter 2.29 Entitled “Green Building Program”)
 - Memo to the Council, Councilmembers Piedmont-Smith and Rollo; List of City Buildings*Contact: Councilmembers Piedmont-Smith at 349-3409 or piedmoni@bloomington.in.gov,
Councilmember Rollo at 349-3409 or rollod@bloomington.in.gov,*

Minutes from:

- Executive Session on January 14, 2009

Memo

Two Items Ready for Final Action at the Regular Session on March 4th - Two Possible Amendments to Res 09-03

There are two items coming forward from the Committee of the Whole ready for final action at the Regular Session next week. Those items can be found in the Council Legislative Packets distributed for the [February 18th Regular Session](#) and the [February 25th Committee of the Whole](#). Please note that there may be two amendments to **Res 09-03** which allocates CDBG funds for 2009. The first is in this packet. It is sponsored by Councilmember Piedmont-Smith and clarifies that the \$744,000 we expect to receive is an approximate and not final amount. The second may be brought forward by Councilmember Wisler. It would change Section 2 of the resolution which addresses would happen in the event the City received more money than anticipated.

March Schedule – No Meeting Over Spring Break – Two Meetings the Week after Spring Break – Consideration of Legislation

Spring Break and a review of our pending and expected legislation in March has led Council President Ruff to call for a change in our schedule to account for people being gone over the break and to give adequate time to consider upcoming legislation. Since Spring Break falls during the week of March 16th – 20th, the Annual Schedule currently calls for a:

- Regular Session on March 4th,
- Committee of the Whole on March 11th,
- no meeting on March 18th and
- both a Regular Session and Committee of the Whole on March 25th.

Pending and expected legislation in March and early April include:

- Ord 09-03 (Amending and Adding Code Provisions Regarding Itinerant Merchants, Peddlers, and Solicitors),
- Ord 09-04 (Establishing a Green Building Program for City Buildings) and

- Ord 09-05 (Authorizing Revenue Bonds for the Purchase of the Sports Plex). Council President Ruff proposes a Special Session on March 11th the following Schedule for consideration of these items:

This combination of business and meeting schedule has led Council President Ruff to call for a Special Session before the Committee of the Whole on March 11th to introduce Ord 09-05 (Sports Plex) and to defer introduction of Ord 09-03 (Itinerant Merchants) until April 1st. Given those changes, here is what the Council schedule will look like in March and early April:

Council Schedule from March 4th to April 1st

March 4 th	Regular Session	Final Action on <u>App Ord 09-01</u> (PetSmart Grant) and <u>Res 09-03</u> (CDBG Allocations)
		Introduction of <u>Ord 09-04</u> (Green Building Ordinance)
March 11 th	<i>Special Session</i>	Introduction of <u>Ord 09-05</u> (Sports Plex)
	Committee of the Whole	Discussion of <u>Ord 09-04</u> (Green Building Ordinance)
March 18 th	No Meeting	
March 25 th	Regular Session	Final Action on <u>Ord 09-04</u> (Green Building Ordinance)
	Committee of the Whole	Discussion of <u>Ord 09-05</u> (Sports Plex)
April 1 st	Regular Session	Final Action on <u>Ord 09-05</u> (Sports Plex)
		Introduction of <u>Ord 09-03</u> (Amendments to Title 4 (Business Licenses and Regulations))

First Reading

Ord 09-04: To Amend Title 2 of the Bloomington Municipal Code Entitled “Administration and Personnel” (Adding Chapter 2.29 Entitled “Green Building Program”)

Ord 09-04 is sponsored by Councilmembers Piedmont-Smith and Rollo and adds Chapter 2.29 “Green Building Program” to Title 2 “Administration and Personnel” of the Bloomington Municipal Code. The Green Building Program requires that all new construction and major renovation of occupiable City buildings be designed, contracted and built to achieve, at minimum, the [U.S. Green Building Council’s](#) (USGBC) LEED[®] Silver level of certification. The ordinance also calls for a two-part evaluation of the City’s existing building stock and calls upon the City to develop a schedule for retrofitting existing buildings within ten years based on this evaluation.

This ordinance enjoys a long and considered legislative history. The City’s Environmental Commission started discussing the need to green City buildings back in 2007 and did considerable research into similar legislation passed by other communities.¹ The Commission then forwarded a draft ordinance to Councilmembers Piedmont-Smith and Rollo who agreed to sponsor the proposal. Piedmont-Smith and Rollo then worked with Council and City staff to refine the specifics in 2008.

As pointed out in the legislation, the built environment profoundly shapes both our natural environment and human health. According to the USGBC, in the United States alone, buildings account for:²

- 72% of electricity consumption;
- 39% of energy use;
- 38% of all carbon dioxide (CO₂) emissions;
- 40% of raw materials use;
- 30% of waste output (136 million tons annually);
- 14% of potable water consumption.

¹ The Environmental Commission has developed an extensive site devoted to green buildings: <http://bloomington.in.gov/green-building-benefits>

² <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=1718>

Furthermore, many indoor building materials release hazardous toxins, impairing indoor air quality and reducing occupant health and productivity.

Green building is an approach to the design, construction and operation of buildings that aims to improve efficiencies, realize savings and increase worker productivity via environmentally- and socially-responsible building and operations practice.

The benefits of green buildings include:³

Environmental benefits:

- Enhance and protect ecosystems and biodiversity
- Improve air and water quality
- Reduce solid waste
- Conserve natural resources

Economic benefits:

- Reduce operating costs
- Enhance asset value and profits
- Improve employee productivity and satisfaction
- Optimize life-cycle economic performance

Health and community benefits:

- Improve air, thermal and acoustic environments
- Enhance occupant comfort and health
- Minimize strain on local infrastructure
- Contribute to overall quality of life

The goal of this ordinance is to: strengthen the City's commitment to environmental, economic and social stewardship; reduce the City's carbon footprint, improve worker health and productivity; prepare for a decline in the availability of cheap oil and natural gas and save the City and its taxpayers substantial money through reduced energy consumption.

Ordinance Requirements

Ord 09-04 aims to realize these benefits by “greening” City buildings by adopting the U.S. Green Building Council's LEED® (Leadership in Energy and Environmental Design) practices. LEED (Leadership in Energy and

³ *Id.*

Environmental Design) is a flexible, consensus-based rating system developed by the USGBC for evaluating the performance of a building from a “whole building” perspective. LEED outlines prerequisites and credits in five categories: sustainable site planning, energy efficiency, materials selection, indoor environmental quality and water conservation. Based on these categories, LEED offers five rating levels: Certified, Bronze, Silver, Gold and Platinum. LEED-NC is the rating system for new construction and major renovations and LEED-EB:O&M is the rating system for the operation and maintenance of existing buildings.

The ordinance requires that the LEED requirement is triggered in three instances:

1. New Building

The ordinance calls for any *new* occupiable⁴ City building to be “designed, contracted and built to achieve LEED-NC Silver certification,” but to strive for a higher level of certification where project resources and conditions permit.

§2.29.030(a)

2. Major Renovation to Existing or Subsequently-Acquired Building

The ordinance requires that any major renovation to an *existing* or *subsequently-acquired* occupiable City building be designed, contracted and built to achieve LEED-NC in the renovated portion of the building. Here, the definition of “major renovation” is provided by the USGBC and means any alteration that:

- affects more than 50% of the total building floor area; or
- an addition that increases the total building floor area by more than 50%; or
- causes the relocation of more than 50% of regular building occupants; or involves replacement of heating, ventilation or air-conditioning (HVAC) systems. §2.29.030(b)(1)

For all renovations that do not fit the definition of “major renovation,” the ordinance directs that such projects shall aim to achieve LEED- EB:O&M Silver certification standards where project resources and conditions permit.

§2.29.030(b)(2)

3. Existing Building Retrofit Requirement

⁴ “Occupiable” means “a building or enclosed space designed for human occupancy in which occupants are engaged in labor or individuals congregate for amusement, educational or similar purposes and which is equipped with means of egress, light and ventilation.”

The ordinance calls for all *existing* City buildings to be “retrofitted” to eventually be brought up to LEED EB:OM Silver standards.⁵ In the interest of determining which buildings should be brought up to LEED standards, the ordinance requires a two-phase analysis. In Phase I, the City conducts a limited, in-house study of all buildings that examines the age of the building, number of employees who occupy the building, square feet, existing utility bills and building type, among other factors. In Phase II, the City conducts a close examination of the buildings systems – such as envelope, HVAC, lighting and other operations and maintenance systems. After these systems are examined, the City will conduct a cost-benefit analysis to determine the cost of bringing each building up to LEED Silver. In the interest of fiscal responsibility, the ordinance requires the City to pursue LEED Silver only in cases in which the time to recoup the investment in meeting LEED Silver (the “green premium”) does not exceed ten years. Where it does exceed ten years, the ordinance calls for the City to pursue the level of LEED appropriate in such circumstance. Where no level of LEED is obtainable, then the ordinance calls for the project to implement as many components of the LEED program as feasible. §2.29.040 *et. seq.*

For projects whose payback period does not exceed ten years, the City is to create a schedule for bringing all City buildings up to LEED Silver six months after Phase II is completed. The schedule for retrofitting may not exceed ten years. Notably, the implementation of the schedule is subject to available funds. As Councilmembers Piedmont-Smith and Rollo point out in their *Memo*, since the ordinance calls for Phase II to be completed by December 31, 2011, and the City is given six months from this date to develop a schedule for retrofitting all buildings, most City buildings shall be LEED Silver certified by June 30, 2022. Note that the ordinance exempts certain building types from its scope and also provides for emergency and hardship waivers in certain circumstances.

Exemptions/Waivers

The ordinance exempts the following building types: (§2.29.050):

- industrial with limited office space;
- industrial with no office space;
- seasonal use only;
- space without a heating, ventilation and air conditioning (HVAC) system;
- conditioned storage space; and

⁵ Importantly, the LEED EB:OM standard aims to improve operational efficiency while minimizing environmental impacts. This standard addresses whole-building cleaning and maintenance issues (including chemical use), recycling programs, exterior maintenance programs, and systems upgrades. Therefore, the use of “retrofit” here does not necessarily only mean structural change.

- fire stations

Furthermore, the ordinance provides for waiver in an emergency situation. This requires a City department leveraging this exception to report to the Council the circumstance preventing compliance and to demonstrate that a reasonable effort was made to maximize the number of LEED points attained. §2.29.050(b).

The ordinance also contains a more general waiver provision in circumstances whether “compliance with the Chapter would defeat the intent of the Green Building program or create an unreasonable burden on the City department operating under this Chapter” §2.29.050(c). To leverage this exception, the department must request the waiver from the Council. The Council may grant a waiver upon a finding that the requesting department has 1) documented the circumstances and burdens at issue and 2) developed a reasonable plan to maximize the number of LEED points attainable.

Reporting Requirement

Finally, the ordinance calls for the City to report annually to the Council on the progress of the *Green Building Program*.

Buildings Subject to the Retrofit Requirement

After reviewing all buildings owned by the City and filtering out buildings exempt from its scope, 15 City buildings will be subject to the Phase II analysis. (The list of subject buildings is attached hereto.)

Fiscal Impact

While the benefits of greening City buildings are apparent, the exact monetized cost can only be estimated. Mayor Kruzan has consulted with Energy Systems Group (ESG) on the cost.⁶ ESG estimates that to meet the LEED Silver standard, the costs for retrofitting City buildings would run very roughly at \$10-\$50/sq ft. The 15 existing buildings translate into 175,000 sq ft of City space. Assuming an average cost of \$25/sq ft, a very rough estimate to implement the Green Building Ordinance is \$4.3 million. This is just an estimate, one that assumes that all 15 buildings would pass the payback period test and one that does not include the cost of Phase II analysis. A Phase II analysis would have to be conducted by a LEED-certified architect. According to Adam Wason, Assistant Director for Small Business and Sustainable Development, we will not know this cost until a request for quotes is issued.

⁶ Note that ESG has a long history of providing “energy audit” services to the City, especially Utilities.

Again, the cost of a “green premium” will be subjected to the payback period analysis. According to a widely-cited study commissioned by the California Sustainable Buildings Task Force, the initial cost premium of building green is quickly recouped through reduced operation and maintenance costs. The study found that minimal increases in up-front costs of 0 to 2 percent to support green design results in savings of 20 percent of total construction costs over the life of the building-- more than ten times the initial investment.⁷

In Sum

If it adopts the proposed *Green Building Program*, Bloomington will join the more than 166 local governments who have already implemented LEED standards.⁸ To date, all 50 States have also implemented green building programs. In Indiana, Governor Daniels issued [Executive Order: 08-14](#) in June 2008, establishing an energy-efficient State building initiative. Representative Matt Pierce is co-sponsoring [HB 1620](#) will codify the requirement that certain State government buildings to be designed, constructed, operated, and maintained to achieve or exceed the level of energy efficiency required under certain green building rating systems.⁹

In addition to the help and support of Mayor Kruzan, Councilmembers Piedmont-Smith and Rollo have received great cooperation from City staff including: Susie Johnson, Mick Renneisen, Michael Hicks, Adam Wason and Daniel Lopez. As stated in the *Memo* from Councilmembers Piedmont-Smith and Rollo, the *Green Building Program* is fully anticipated to be a sound investment of public dollars. The *Program* will substantially reduce the City’s electricity consumption, air pollution, and water use, as well as improve occupant health and worker productivity, encourage market transformation and will reduce our dependence on fossil fuels.

⁷ *The Costs and Financial Benefits of Green Buildings: A Report to California’s Sustainable Building Task Force*, Greg Kats (Capital E) et al., October 2003 www.usgbc.org/Docs/Resources/CA_report_GB_benefits.pdf

⁸ *Green Building, USBC and LEED*, November 2008: <https://www.usgbc.org/ShowFile.aspx?DocumentID=1991>

⁹ HB 1620 was referred to the Indiana Senate on 2.25.2009.

**NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL REGULAR SESSION
7:30 P.M., WEDNESDAY, MARCH 4, 2009
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON ST.**

I. ROLL CALL

II. AGENDA SUMMATION

III. APPROVAL OF MINUTES FOR: January 14, 2009 (Executive Session)

IV. REPORTS FROM:

- 1. Councilmembers**
- 2. The Mayor and City Offices**
- 3. Council Committees**
- 4. Public**

V. APPOINTMENTS TO BOARDS AND COMMISSIONS

VI. LEGISLATION FOR SECOND READING AND RESOLUTIONS

1. Appropriation Ordinance 09-01 To Specially Appropriate from the General Fund Expenditures Not Otherwise Appropriated (Appropriating from the General Fund Grant Monies for the Animal Care and Control Department)

Committee Recommendation: Do Pass 8 – 0 – 0

2. Resolution 09-03 To Approve Recommendations of the Mayor for Distribution of Community Development Block Grant (CDBG) Funds for 2009

Committee Recommendation: Do Pass 8 – 0 – 0

VII. LEGISLATION FOR FIRST READING

1. Ordinance 09-04 To Amend Title 2 of the Bloomington Municipal Code Entitled “Administration and Personnel” (Adding Chapter 2.29 Entitled “Green Building Program”)

VIII. PRIVILEGE OF THE FLOOR (This section of the agenda will be limited to 25 minutes maximum, with each speaker limited to 5 minutes)

IX. ADJOURNMENT



**City of Bloomington
Office of the Common Council**

To: Council Members
From: Council Office
Re: Calendar for the Week of March 2-6, 2009

Monday, March 2, 2009

4:30 pm Utilities Service Board Subcommittee Meeting, 621 W 17th Street
5:00 pm Redevelopment Commission, McCloskey
5:00 pm Utilities Service Board, Board Room, 600 E. Miller Drive
5:30 pm Bicycles & Pedestrian Safety Commission Work Session, Hooker Room

Tuesday, March 3, 2009

1:30 pm Development Review Committee, McCloskey
5:30 pm Bloomington Public Transportation Corporation, Public Transportation Center, 130 W. Grimes Lane
5:30 pm Board of Public Works, Council Chambers
7:30 pm Telecommunications Council, Council Chambers

Wednesday, March 4, 2009

10:30 am Safe Routes to School Task Force, Hooker Room
12:00 pm Bloomington Urban Enterprise Association, McCloskey
2:00 pm Public Art & Civic Infrastructure Development, McCloskey
3:30 pm Partnership to End Gender Violence, Hooker Room
5:30 pm Commission on Hispanic & Latino Affairs, McCloskey
7:30 pm Common Council Regular Session, Council Chambers

Thursday, March 5, 2009

11:30 am Solid Waste Management District, Monroe County Courthouse, Judge Nat U. Hill, III Room
3:00 pm Emerald Ash Borer Informational Session, Council Chambers
4:00 pm Bloomington Digital Underground Advisory Council, McCloskey
5:30 pm Commission on the Status of Women, McCloskey
7:00 pm Bloomington Peak Oil Task Force, McCloskey

Friday, March 6, 2009

11:00 am Common Council Internal Work Session, McCloskey

Posted and Distributed: Friday, February 27, 2009



**City of Bloomington
Office of the Common Council**

**Jack Hopkins Social Services Funding Committee - 2009
(Common Council)**

**Notice of Meetings and Deadlines
(City Hall, 401 North Morton Street)**

<u>Action or Meeting</u>	<u>Date, Time, and Place</u>
Council Office Holds Technical Assistance Meeting	Thursday, March 26, 2009, 4:00 p.m., McCloskey Room
Agencies Submit Proposals (Deadline)	Monday, April 6, 2009, by 4:00 p.m. , Council Office
* Committee Initially Discusses and Eliminates Some Applications	Wednesday, April 29, 5:00 p.m. , McCloskey Room
* Committee Hears Presentations	Thursday, May 7, 2009, 4:00 p.m., Council Chambers
Committee Members Submit Rating of Applications	Wednesday, May 13, 2009, noon, Council Office
* Committee Discusses Funding Recommendations at a Pre-Allocation Meeting	Monday, May 18, 2009, 5:00 p.m., Council Chambers
* Committee Makes Funding Recommendations	Thursday, May 21, 2009, 4:00 p.m., Council Chambers
Agencies Complete the Funding Agreements	Monday, June 1, 2009, Council Office
* Committee Evaluates the Program	Wednesday, June 3, 2009, 6:00 p.m., Council Library
Council Office Distributes the Council Packet	Wednesday, June 12, 2009, 7:30 p.m., Council Chambers
* Common Council Action on the Recommendations	Wednesday, June 17, 2009, 7:30 p.m., Council Chambers
HAND Holds Technical Assistance Meeting	Tuesday, June 23, 8:30 a.m., Hooker Room

* *These are meetings of the Committee or Common Council. The other listings are either Committee deadlines or staff meetings and actions.*

Posted: February 27, 2009

Legislation

***** Amendment Form *****

Resolution #: 09-03
Amendment #: 01
Submitted By: Councilmember Piedmont-Smith, District 5
Date: February 27, 2009

Proposed Amendment:

1. **Res 09-03** shall be amended by adding the word “approximate” before the word “amount” in the second line of the first Whereas clause so that it reads as follows:

WHEREAS, the City of Bloomington, Indiana, is eligible for Community Development Block Grant (CDBG) funds in the approximate amount of \$744,000.00 for Fiscal Year 2009 pursuant to the Housing and Community Development Act of 1974 as amended; and

Synopsis

This amendment is sponsored by Councilmember Piedmont-Smith and clarifies that the \$744,000 of CDBG funds the City expects to receive is an estimated and not final figure.

2/25/09 Committee Action: None
3/4/09 Regular Session Action: Pending

(February 27, 2009)

ORDINANCE 09-04

**TO AMEND TITLE 2 OF THE BLOOMINGTON MUNICIPAL CODE ENTITLED
“ADMINISTRATION AND PERSONNEL”
(Adding Chapter 2.29 Entitled “Green Building Program”)**

- WHEREAS, as outlined in its 2002 Growth Policies Plan, the City of Bloomington recognizes its role as environmental steward and is dedicated to sustainable development; and
- WHEREAS, the construction, demolition and operation of buildings in the United States collectively: consume 39 percent of the total energy used, 40 percent of raw materials and 88 percent of potable water supplies; create more than 136 million tons of waste per year; and generate 38 percent of carbon dioxide emissions (U.S. Department of Energy & U.S. Green Building Council); and
- WHEREAS, while conventional buildings increase greenhouse gas emissions, green buildings reduce the human footprint of development on the environment by means of: resource and energy efficiency; use of environmentally-friendly materials and construction practices; and environmentally-sensitive design and site selection; and
- WHEREAS, compared to conventional buildings, green buildings consume 30-50% less energy, save approximately 40% of potable water, realize a 70% savings on waste output and reduce carbon dioxide emissions by 39% (U.S. Department of Energy); and
- WHEREAS, building green supports the City of Bloomington’s commitment to reducing greenhouse gas emissions as indicated by the Mayor’s signature of *the U.S. Mayors Climate Protection Agreement* and the City Council’s adoption of *Resolution 06-05: Supporting the Kyoto Protocol and the Reduction of the Community’s Greenhouse Gas Emissions*; and
- WHEREAS, green buildings require less energy and implementation of a green building policy will prepare the community for reduced energy availability resulting from the current peak in oil and natural gas production – an inevitability recognized by the City Council through *Resolution 06-07: Recognizing the Peak of World Petroleum Production*; and
- WHEREAS, building green also makes good economic sense -- The California Sustainable Building Task Force found that an upfront investment of 2% in green building design, on average, results in life cycle savings of 20% of the total construction costs; and
- WHEREAS, building green also fosters a sustainable local economy by creating a demand for “green-collar” jobs; and
- WHEREAS, green design and construction creates healthier, safer and more productive work environments (*See, e.g., W.J. Fisk and Rosenfeld, [April 2004], “Estimates of Improved Productivity and Health from Better Indoor Environments,” Indoor Air: International Journal of Indoor Environment and Health, 7(3): 158-172*); and
- WHEREAS, the U.S. Green Building Council’s LEED® (Leadership in Energy and Environmental Design) Green Building Rating System is a nationally-recognized standard for sustainable building; and
- WHEREAS, the City has demonstrated its commitment to green buildings with the establishment of the Evergreen Village subdivision – a 12-unit LEED®-certified affordable housing development; and
- WHEREAS, codifying green building practices makes this commitment even stronger and follows measures taken by 50 States and 166 localities in the US who have implemented green building practices, through legislation, policies and economic incentives.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. The Bloomington Municipal Code shall be amended by inserting Chapter 2.29 entitled "Green Building Program" which shall read as follows:

2.29.010 Establishment and Purpose

The City of Bloomington hereby establishes a "Green Building Program" as part of the Bloomington Municipal Code. The purpose of this program is to: further the City's commitment to environmental, economic and social stewardship; yield cost savings to City taxpayers through reduced operating costs; provide healthy work environments for staff and visitors; reduce local greenhouse gas emissions; and prepare for a current period of reduced supply of oil and natural gas. In furtherance of these purposes, the program adopts practices specified by the U.S. Green Building Council's LEED® (Leadership in Energy and Environmental Design) certification process.

2.29.020 Definitions

The following terms shall be understood according to the definitions below:

"City of Bloomington Building" means a building owned by the Board of Parks Commissioners, the Board of Public Works, the City Utilities Department, the Redevelopment Commission, or the Bloomington Municipal Facilities Corporation.

- (a) "Existing" when modifying the term "City of Bloomington Building" shall mean a building owned by the City at the time of the effective date of this ordinance.
- (b) "New" when used to modify the term "City of Bloomington Building" shall mean a building built or commissioned to be built by the City after the effective date of this ordinance.
- (c) "Subsequently Acquired" when modifying the term "City of Bloomington Building" shall mean an extant building purchased by the City after the effective date of this ordinance.
- (d) "Occupiable" shall mean a building or enclosed space designed for human occupancy in which occupants are engaged in labor or individuals congregate for amusement, educational or similar purposes and which is equipped with means of egress, light and ventilation.

"LEED® (Leadership in Energy and Environmental Design)" means a flexible, consensus-based, rating system developed by the United States Green Building Council for evaluating the performance of a building. It is based on existing, proven technology and evaluates environmental performance from a "whole building" perspective. LEED is a self-certifying system designed for rating new and existing commercial, institutional and multi-family residential buildings. It outlines prerequisites and credits in five categories: sustainable site planning, energy efficiency, materials selection, indoor environmental quality and water conservation. Based on these categories, LEED offers five rating levels: Certified, Bronze, Silver, Gold and Platinum. LEED-NC is the rating system for new construction and major renovations and LEED-EB:O&M is the rating system for the operation and maintenance of existing buildings.

"Cost-Benefit Analysis " means a method of comparing the costs and benefits of bringing an existing or subsequently-acquired City of Bloomington building up to LEED Silver with the costs and benefits of not bringing such building up to LEED Silver standards. In discerning costs and benefits, the City's analysis shall include, but not be limited to, the following: planning, design, construction, operations, maintenance, registration fees, energy costs, peak power demand, air pollutants (NOx, SOx, particulates and CO2), water, waste, worker health and productivity. Such analysis should reflect both current and future costs and benefits and should result in a monetized value representing the present value of a LEED Silver building's future financial benefits less the cost.

"Major Renovation" means any alteration that:

- (a) affects more than 50% of the total building floor area; or
- (b) an addition that increases the total building floor area by more than 50%; or
- (c) causes the relocation of more than 50% of regular building occupants; or involves replacement of heating, ventilation or air-conditioning (HVAC) systems

"Payback Period" means the amount of time it takes for the initial investment in green building options to be recouped in cost savings through reduced energy and water use, reduced waste and other reduced costs as described in the definition of "cost-benefit" above.

2.29.030 Applicability

Unless exempted per 2.29.050, the Green Building Program shall apply to the following:

- (a) **New Buildings**

All new occupiable City of Bloomington buildings shall be designed, contracted and built to achieve LEED-NC Silver certification level, at minimum. The City shall strive for a higher level of LEED certification (either Gold or Platinum) where project resources and conditions permit.
- (b) **Existing & Subsequently-Acquired City of Bloomington Buildings**
 - (1) **Major Renovations**

All major renovations to existing and subsequently-acquired occupiable City of Bloomington buildings shall be designed, contracted and built to achieve LEED-NC Silver certification standards in the renovated portion of the building. The City shall strive for a higher level of LEED certification (either Gold or Platinum) where project resources and conditions permit.
 - (2) **Other Renovations**

All renovations to existing and subsequently acquired occupiable City of Bloomington buildings which do not constitute “major renovation” per 2.29.020 shall aim to achieve LEED- EB:O&M Silver certification standards where project resources and conditions permit.
- (c) **LEED Certification**

After registering the project with the U.S. Green Building Council, the City shall adhere to the version of LEED in effect at the time of registration, regardless of any new LEED version that may be released subsequent to registration but prior to project completion.
- (d) **Leased Space**

In the event the City enters into a new lease agreement or a renewal of lease agreement for occupiable space, the City shall lease space in buildings that are LEED-certified, where resources and conditions permit.

2.29.040 Evaluation and Upgrade of Existing and Subsequently-Acquired Buildings

- (a) Unless otherwise exempt per 2.29.050 below or subject to the standards of 2.29.030(a) or (b) above, all occupiable City buildings should eventually be brought up to at least LEED – EB:O&M Silver standards. In the interest of determining the extent and timing by which occupiable City buildings should be upgraded to LEED standards, the City shall conduct an evaluation of all existing and subsequently-acquired occupiable City buildings. The evaluation shall consist of two phases.
 - (1) **Phase I – Basic Inventory:** During Phase I, the City shall conduct a limited study of all existing buildings to discern which buildings qualify for Phase II of the evaluation process.
 - (A) During Phase I, the City shall collect data on existing City buildings, including, but not limited to:
 - (i) age of the building;
 - (ii) number of employees who occupy the building daily;
 - (iii) number of public who visit the building daily;
 - (iv) existing utility bills;
 - (v) number of square feet; and
 - (vi) building type
 - (B) Phase I shall be completed within one year after the adoption of this ordinance.
 - (2) **Phase II – Analysis:** During Phase II, the City shall examine systems that effect building performance.
 - (A) During Phase II, the City’s analysis shall include, but not be limited to the efficiency of the following building features:
 - (i) the building envelope, including the walls, windows, roofs and doors;
 - (ii) the heating, ventilation and air conditioning system (HVAC) including all fans, boilers, and compressors and the energy that they use;
 - (iii) the lighting systems including the amount of energy used per square foot for lighting, and the amount of time that the light is on versus the amount of time it is needed; and
 - (iv) the interior finish systems, their maintenance and the impact they may have on the interior environment.

- (B) After the foregoing systems are examined, the City shall perform a cost-benefit analysis of the costs of bringing each building up to LEED Silver. In the interest of maintaining close control of the cost, the City shall pursue the LEED Silver standard only when the payback period is no more than 10 years. In the event the cost-benefit analysis shows the anticipated payback to be more than 10 years, the persons responsible for the project shall recommend to the board having authority over the project which level of LEED certification is appropriate for that particular project. If no level of LEED certification is possible, then the project under consideration shall implement as many components of the LEED program as feasible.
 - (C) For existing buildings, Phase II shall be completed by December 31, 2011.
- (b) For all existing occupiable City of Bloomington buildings whose payback period does not exceed 10 years per Phase II above, the City shall create a practical schedule for bringing these buildings into compliance with at least LEED-EB:O&M Silver or LEED-NC Silver certification standards no later than six months after the completion of Phase II. This schedule shall not exceed 10 years. The implementation of said schedule shall be subject to available funds.
 - (c) Subsequently-acquired occupiable City of Bloomington buildings obtained after the establishment of a schedule per 2.29.040(b) above, shall be subject to the evaluative process outlined in 2.29.040(a) if said building will not immediately undergo major renovation as defined in section 2.29.020 above. Where a subsequently-acquired building does not undergo immediate major renovation, and where said building is not exempt per 2.29.050 below, the City shall undertake Phase I and Phase II evaluations as described above and complete these evaluations within three years of acquiring the building. Where the payback period for any such building does not exceed ten years, the building shall be brought into compliance with at least LEED-EB:O&M Silver within ten years of the City's acquisition of the building.

2.29.050 Exemptions.

- (a) The following building types shall be exempt from the requirements of this Chapter:
 - (1) industrial with limited office space;
 - (2) industrial with no office space;
 - (3) seasonal use only;
 - (4) space without a heating, ventilation and air conditioning (HVAC) system;
 - (5) conditioned storage space; and
 - (6) fire stations
- (b) The requirements of this Chapter may be waived in an emergency situation which endangers public health or safety. In such case, the City department operating under this subsection shall report to the City Council the emergency that prevented compliance with this Chapter within ten business days. Under these circumstances, a reasonable effort must still be made to maximize the number of LEED points attained.
- (c) If, due to specific circumstances, compliance with this Chapter would defeat the intent of the Green Building Program or create an unreasonable burden on the City department operating under this Chapter, the department may request a waiver from the requirements of this Chapter from the Common Council. The Council may grant a waiver from the requirements of this Chapter upon a finding that the City department requesting the waiver has:
 - (1) documented the circumstances and burdens at issue; and
 - (2) developed a reasonable plan to maximize the number of LEED points attainable.

2.29.060 Annual Report

The persons responsible for administering this Chapter shall annually report to the Common Council on the progress of the implementation of the Green Building Program.

2.29.070 Encouragement of Green Building Strategies in Private Development

Although the requirements of this ordinance do not extend to private development projects, the City of Bloomington promotes the use of green building strategies in private development projects by offering a number of resources and incentives. Development projects are encouraged to take advantage of the *Green Development Incentives* and *Sustainable Development Incentives* found in the City's Unified Development Ordinance and to consult the City of Bloomington Environmental Commission's resource website for *Green Building Methods*.

SECTION II. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every Section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2009.

ANDY RUFF, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2009.

SIGNED and APPROVED by me upon this _____ day of _____, 2009.

MARK KRUZAN, Mayor
City of Bloomington

Synopsis

This ordinance is sponsored by Councilmembers Piedmont-Smith and Rollo and adds Chapter 2.29 “Green Building Program” to Title 2 “Administration and Personnel” of the Bloomington Municipal Code. The Green Building Program requires that all new construction and major renovation of occupiable City buildings be designed, contracted and built to achieve, at minimum, the U.S. Green Building Council’s LEED® Silver level of certification. The ordinance also calls for a two-part evaluation of the City’s existing building stock and calls upon the City to develop a schedule for retrofitting existing and subsequently-acquired buildings within ten years based on this evaluation.



City of Bloomington Office of the Common Council

To: Members of the Common Council
From: Isabel Piedmont, Vice President & District V Representative
Dave Rollo, District IV Representative
Re: *Ordinance 09-04: To Amend Title 2 of the Bloomington Municipal Code Entitled "Administration and Personnel": Adding Chapter 2.29 Entitled "Green Building Program"*
Date: 27 February 2009

On March 4, we will present to you for first reading an ordinance to add section 2.29 entitled "Green Building Program" to the Bloomington Municipal Code. The first draft of this ordinance came from the Green Building Committee of the Environmental Commission, which we would like to thank for their many hours of research into similar legislation passed by other cities. The legislation was subsequently honed and refined throughout 2008 and into 2009, with the help of Dan Sherman and especially Stacy Jane Rhoads, who spent many days researching the finer points of specific rules, their application, and their implementation. We held protracted discussions with City staff, including the department heads in charge of City buildings: Susie Johnson from Public Works, Mick Renneisen from Parks and Recreation, and Michael Hicks representing Utilities. Adam Wason was also involved from the beginning as Assistant Director of Economic Development for Sustainability and Small Business, and Danny Lopez from the Mayor's Office joined us toward the end of our deliberations. We are proud to now introduce to you the ordinance, which you will find attached.

ORDINANCE SUMMARY

The ordinance addresses only City of Bloomington buildings. For new construction and major renovation, it requires buildings to meet the [US Green Building Council's LEED-NC](#) Silver standards. For existing buildings, it requires a two-phase analysis to determine whether it is cost-effective to bring them up to [LEED-EB:O&M](#) Silver, and then the ordinance requires a 10-year plan to bring all those that pass Phases I and II into LEED Silver compliance. **Please note that Phase I is already completed for existing City buildings.** We already have a baseline analysis of all City buildings, which we used to determine which should be exempt from the ordinance. (Note: In the LEED rating system, NC stands for New Construction and EB:O&M stands for Existing Buildings: Operations & Maintenance.)

JUSTIFICATION

So why do we need the Green Building Program for City buildings? First and foremost, because it helps us achieve the goals we have already committed to. As you recall, in 2006 the Council passed [Resolution 06-05: Supporting the Kyoto Protocol and the Reduction of the Community's Greenhouse Gas Emissions](#). While the Mayor's administration has undertaken internal measures to decrease the City's carbon footprint, we have a long way to go toward reducing Bloomington's greenhouse gas emissions. To reduce emissions we must reduce energy use, and our buildings use a substantial amount of energy. As cited in the ordinance, the construction, demolition and operation of buildings in the United States collectively consume 37 percent of the total energy used and generate 36 percent of carbon dioxide emissions (US Department of Energy). A commitment to make our current and future buildings more energy efficient

and environmentally friendly would go a long way to lay the groundwork for further greenhouse gas emission reduction.

Green buildings have had a significant impact in the US since the LEED system was established in 1998. The [Green Building Impact Report 2008](#) shows that:

- LEED buildings, which operate on about a quarter less energy than their conventional counterparts, have so far prevented the burning of about 1.3 million tons of coal for electricity.
- LEED buildings have saved the U.S. 9.5 billion gallons of water.
- And, since LEED incorporates the context of the building and gives points for proximity to transit and bike facilities, LEED building occupants have driven nearly 400 million fewer miles since 2004.

As found in the federal government report [Assessing Green Building Performance: A Post-Occupancy Evaluation of 12 GSA Buildings](#), sustainably designed buildings cost less to operate, have excellent energy performance, and have occupants who are more satisfied with the overall building than the occupants in typical commercial buildings.

As green building comes into the mainstream, the City should set an example for the private sector by committing to building only LEED Silver buildings and by “greening” its current building stock. For further reasons to support the ordinance, please see the extensive “Whereas” section.

IMPLEMENTATION

As mentioned above, we have discussed implementation of the ordinance’s provisions extensively with City staff, and we are confident that it can be done. The Phase I evaluation of buildings can and has been done in-house. For Phase II, an outside consulting firm would have to be hired. If the ordinance is approved, the call for proposals to do the work could go out in 2009, and by early 2010 staff would have an accurate estimate of the cost. This cost would then be incorporated into City departments’ budgets for 2011. The work would then be done before Dec. 31, 2011. At that time we would have an evaluation of all City buildings not exempted, and this analysis would tell us in each case whether it is cost-effective to bring the building up to LEED-EB:O&M Silver. City staff would then have 6 months to set up a schedule to bring all buildings that pass the cost-benefit analysis up to LEED-EB:O&M Silver within 10 years. So by June 30, 2022 all city buildings, with the exemptions noted, will be LEED Silver buildings.

CONCLUSION

In the long term, adopting the Green Building Program as part of our municipal code will be a great benefit to our environment, to the inhabitants of the buildings, and to our collective pocketbook. The reduced energy and water use required in green buildings leads to less taxpayer money spent. The up-front investment in green building is more than recovered in cost savings, and if it’s not, we won’t go green on that particular project. In this way, the Green Building Program is not only the right thing to do, but it’s fiscally responsible.

References:

US Green Building Council: www.usgbc.org

LEED-NC rating system: www.usgbc.org/DisplayPage.aspx?CMSPageID=220

LEED-EB:O&M rating system: www.usgbc.org/DisplayPage.aspx?CMSPageID=221

Green Building Impact Report 2008: www.greenerbuildings.com/greenbuildingimpactreport

Assessing Green Building Performance: A Post-Occupancy Evaluation of 12 GSA Buildings:

www.gsa.gov/gsa/cm_attachments/GSA_DOCUMENT/GSA_WBDG_Report_Final_R2-p-q5Q_0Z5RDZ-i34K-pR.pdf

Inventory of City Buildings

UTILITIES

Building Name	Building Type*	Building Address				Year of Construction	Square Footage	Number of Employees Who Occupy the Building	Number of Citizens Who Visit daily	UTILITIES			Exempt Y or N
		Number	Direction	Name	Extension					Gas-Measured in CFC's	Electric-Measured in KwH's	Water-Measured in Gallons	
Utilities Service Center	5	600	E	Miller	Dr	2007	21200	63	55	1,352.85	49,987	21,500	N
Dillman WWTP - Combined utility costs for all buildings (Plant is master metered)										2,835.80	712,228	84,000	
Dillman WWTP - Admin/Lab	2	100	W	Dillman	Rd	1982	5030	9	3				N
Dillman WWTP - Maintenance	6	100	W	Dillman	Rd	1982	6445	5	0				N
Dillman WWTP - Residuals	7	100	W	Dillman	Rd	2001	3893	1	0				Y
Blucher Poole WWTP - Combined utility costs for all buildings (Plant is master metered)										2,230.00	322,293	895,000	
Blucher Poole WWTP - Admin/Lab	2	5555	N	Bottom	Rd	1970	7844	6	1				N

UTILITIES

Building Name	Building Type*	Building Address				Year of Construction	Square Footage	Number of Employees Who Occupy the Building	Number of Citizens Who Visit daily	UTILITIES			Exempt Y or N
		Number	Direction	Name	Extension					Gas-Measured in CFC's	Electric-Measured in KwH's	Water-Measured in Gallons	
Blucher Poole WWTP - Residuals	7	5555	N	Bottom	Rd	1997	7634	1	0				Y
Monroe WTP - Combined utility costs for all buildings (Plant is master metered)										1,908.00	475,354	n/a	
Monroe WTP - Chemical Building	7	4770	S	Sheilds Ridge	Rd	2006	4957	0	0				Y
Monroe WTP - Low Service Pumping Station	7	4770	S	Sheilds Ridge	Rd	1967	1650	0	0	n/a	473,939	n/a	Y
Monroe WTP - Maintenance Building	6	4770	S	Sheilds Ridge	Rd	2006	4124	2	0				N
Monroe WTP - Residuals Building	7	4770	S	Sheilds Ridge	Rd	2001	6149	1	0				Y
Monroe WTP - Transfer Pumping Station	7	4770	S	Sheilds Ridge	Rd	1990	3056	0	0				Y

UTILITIES

Building Name	Building Type*	Building Address				Year of Construction	Square Footage	Number of Employees Who Occupy the Building	Number of Citizens Who Visit daily	UTILITIES			Exempt Y or N
		Number	Direction	Name	Extension					Gas-Measured in CFC's	Electric-Measured in KwH's	Water-Measured in Gallons	
		East Booster Pumping Station	7	4425	E					Moores	Pk	1966	
Gentry Booster Pumping Station	7	609	S	Smith	Rd	1999	308	0	0	n/a	27,660	n/a	Y
South Booster Pumping Station	7	1965	S	Henderson	St	1966	1453	0	0	n/a	244,924	n/a	Y
Southwest Booster Pumping Station	7	1701	W	Tapp	Rd	1996	745	0	0	n/a	21,120	n/a	Y
West Booster Pumping Station	7	1075	W	17th	St	1966	785	0	0	n/a	400	n/a	Y
Griffy Plant - Admin/Lab	9	3501	N	Dunn	St	1925	2520	0	0	n/a	41	n/a	Y
Washington Street Storage	10	423	S	Washington	St	?	2415	0	0	161.40	649	n/a	Y

UTILITIES

Building Name	Building Type*	Building Address				Year of Construction	Square Footage	Number of Employees Who Occupy the Building	Number of Citizens Who Visit daily	UTILITIES			Exempt Y or N
		Number	Direction	Name	Extension					Gas-Measured in CFC's	Electric-Measured in KwH's	Water-Measured in Gallons	
Whitehall Storage	10	2100	W	3rd	St	1977	1883	0	0	35.36	59	n/a	Y
Winston Thomas Grit (Storage)	10	300	W	Gordon	Pk	1936	793	0	0	n/a	1,481	n/a	Y
Winston Thomas Boiler	7	300	W	Gordon	Pk	1936	748	0	0	n/a	n/a	n/a	Y
Winston Thomas Dosing	7	300	W	Gordon	Pk	1936	1974	0	0	n/a	n/a	n/a	Y
Winston Thomas Garage	7	300	W	Gordon	Pk	1936	2240	0	0	n/a	n/a	n/a	Y
Winston Thomas Lab & Operations	7	300	W	Gordon	Pk	1936	1604	0	0	n/a	n/a	n/a	Y
Winston Thomas Superintendent Office	7	300	W	Gordon	Pk	1936	788	0	0	n/a	n/a	n/a	Y

UTILITIES													
Building Name	Building Type*	Building Address				Year of Construction	Square Footage	Number of Employees Who Occupy the Building	Number of Citizens Who Visit daily	UTILITIES			Exempt Y or N
		Number	Direction	Name	Extension					Gas-Measured in CFC's	Electric-Measured in KwH's	Water-Measured in Gallons	
* Services as primary office space for no more than 5 employees = 1													
Services as primary office space for no more than 10 employees = 2													
Services as primary office space for no more than 15 employees = 3													
Services as primary office space for no more than 30 employees = 4													
Services as primary office space for more than 50 employees = 5													
Industrial Setting w/ limited office space = 6													
Industrial w/ no office space = 7													
Seasonally used buildings = 8													
Unconditioned (no HVAC) storage space = 9													
Conditioned storage space = 10													

PARKS & RECREATION

Building Name	Building Type*	Building Address				Year of Construction	Square Footage	Number of Employees Who Occupy the Building	Number of Citizens Who Visit daily	Monthly Utilities			Exempt Yor N
		Number	Direction	Name	Extension					Gas-Measured in CFC's	Electric-Measured in Kwh's	Water-Measured in Gallons	
Allison Jukebox Community Center	1	351	S	Washington	St	1937	5762	2RFT; 5SPT (year around) 2RFT;25SPT (Summer)	30	202.67	3,547.00	5,833.33	N
Banneker Community Center	1	930	W	7th	St	1915	10,279	2RFT; 7SPT (Sept-May) 2RFT;26SPT (Summer)	35-80 (depends on program)	607.42	7,230.00	5,250.00	N
Bloomington Adult Community Center	1	349	S	Walnut	St	1939	13,000	5RFT;9SPT	232	57.50	2,844.00	8,333.33	N
Twin Lakes Concession/office	8	2350	W	Bloomfield	Rd	1991	2,400	3 SPT & 1RFT	200 in season conc. Outside of building	80.25	21,383.00	142,166.67	Y
Twin Lakes Lodge	8	2350	W	Bloomfield	Rd	1990	1,200	0	0	na	1,000.00	Included in Twin Lakes	Y
Twin Lakes Maintenance	9	2350	W	Bloomfield	Rd	1991	2,400	5SPT	0	na	na	Included in Twin Lakes	Y
Cascades Clubhouse	1	3550	N	Kinser	Pk	1957	6,528	2RFT, 5SPT	150	207.00	4,778.00	1,205,250.00	N
Cascades Golf Maintenance Bld	9	3550	N	Kinser	Pk	1940?	1,500	3RFT, 6SPT	0	na	219.00		Y

PARKS & RECREATION													
Building Name	Building Type*	Building Address				Year of Construction	Square Footage	Number of Employees Who Occupy the Building	Number of Citizens Who Visit daily	Monthly Utilities			Exempt Yor N
		Number	Direction	Name	Extension					Gas-Measured in CFC's	Electric-Measured in Kwh's	Water-Measured in Gallons	
Cascades Superintendent House	1	3550	N	Kinser	Pk	1950's	1,200	none	0	na	28.00		N
Cascades Golf Upper Cart	9	3550	N	Kinser	Pk	?	1,250	none	0	na	2,198.00		Y
Cascades Golf Lower Cart	9	3550	N	Kinser	Pk	2001	1,500	none	0	na	971.00		Y
Olcott Concessions Bld - waters includes irrigation	8 & 9					2001	3,000	none	100 in season	na	1,960.00	75,083.33	Y
Winslow Junior Concessions	8 & 9	2301	S	Highland	Ave	1978	1,024	none	200 in season	na	4,975.00	76,666.67	Y
Winslow Senior Concessions	8 & 9	2301	S	Highland	Ave	1978	1,250	none	75 in season	na	4,883.00	20,166.67	Y
Lower Cascades Ballfield Restroom (waters includes water fountain and	8 & 9	3031	N	Old SR 37	n/a	1974	340	none	50 in season	na	373.00	13,333.33	Y
Bryan Park Bathhouse - Water includes entire facility	8 & 9	1020	S	Woodlawn	Ave	1958	5,200	100 seasonal	300 in season	18.05	8,199.00	109,250.00	Y

PARKS & RECREATION													
Building Name	Building Type*	Building Address				Year of Construction	Square Footage	Number of Employees Who Occupy the Building	Number of Citizens Who Visit daily	Monthly Utilities			Exempt Yor N
		Number	Direction	Name	Extension					Gas-Measured in CFC's	Electric-Measured in KwH's	Water-Measured in Gallons	
Mills Pool Bathhouse - water includes entire facility	8 & 9	1100	W	4th	St	1960's	3,600	50 seasonal	100 in season	9.08	5,490.00	97,916.67	Y
Frank Southern Ice Arena	1	2100	S	Henderson	St	1966	27,648	2RFT, 5SPT	300 in season	119.42	53,190.00	155,083.33	N
Rose Hill Cemetery Office	1	930	W	4th	St	1930's	960	2 RFT with meeting space for up to 12	1 to 3	61.50	1,177.00	666.67	N
Rose Hill Cemetery Shop	8 & 9	931	W	4th	St	?	1,000	2RFT; 8SPT (April-Nov.) 2RFT (Dec.-March)	none	57.50	208.00	333.33	Y
Parks & Recreation Operations Center	6	545	S	Adams	St	1937	4,526	11RFT;15SPT (April-Nov.) 11RFT (Dec.-March)	none	752.00	3,128.00	4,000.00	Y
Parks & Recreation Operations Center - Office	6	545	S	Adams	St	1937	720' of 4,526	11RFT;15SPT (April-Nov.) 11RFT (Dec.-March)	none	above	above	above	Y
* Services as primary office space for no more than 5 employees = 1													
Services as primary office space for no more than 10 employees = 2													
Services as primary office space for no more than 15 employees = 3													
Services as primary office space for no more than 30 employees = 4													
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Industrial Setting w/ limited office space = 6													
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Seasonally used buildings = 8													

PUBLIC WORKS

Building Name	Building Type*	Building Address				Year of Construction	Square Footage	Number of Employees Who Occupy the Building	Number of Citizens Who Visit daily	UTILITIES			Exempt Y or N
		Number	Direction	Name	Extension					Gas-Measured in CFC's	Electric-Measured in Kwh's	Water-Measured in Gallons	
Showers City Hall	5	401	North	Morton	Street	1856/1996	60,706	288	300	0	134,087	47,166/108,916	N
Animal Shelter	4	3410	South	O.S.R. 37	South	1968/85/04	7,438	16	65	1,523	10,486	45,000	N
Sanitation Garage	6	3406	South	O.S.R. 37	South	1997	16,932	25	15	760	162	9,000	Y
Fire Trgn Tower	9	3230	South	Walnut	Street	2007		0	2	0	0	9,583.34	Y
BPD Firing Range	6	3230	South	Walnut	Street	2008	10,000	5	5	Uk	Uk	Uk	Y
Fleet Maintenance	6	800	East	Miller	Drive	1981	14,756	9	5	666	7,217	3000	Y
Street Department	6	1981	South	Henderson	Street	remo. 1986	1,860 off	35	3	450	3,605.28	6,000	Y
Traffic Department	6	121	West	Allen	Street	1938	2,664	7	10	171.58	1,108	1,000	Y
B.P.D.	5	220	East	3rd	Street	1963	21,344	55	50	7	56,110.93	18,910	N
Fire H.Q.	11	300	East	4th	Street	1990	12,090	18	30	447.59	11,156.67	37,166	Y

PUBLIC WORKS

Building Name	Building Type*	Building Address				Year of Construction	Square Footage	Number of Employees Who Occupy the Building	Number of Citizens Who Visit daily	UTILITIES			Exempt Y or N
		Number	Direction	Name	Extension					Gas-Measured in CFC's	Electric-Measured in KWH's	Water-Measured in Gallons	
F.S. #2 New	11	209	South	Fairfield	Street	2001	8,268	7	7	343.17	6,690.84	20,500	Y
F.S. #3	11	800	North	Woodlawn	Ave	1963	5,550	5	10	503.59	5,052.67	10,333	Y
F.S. #4	11	2201	East	3rd	Street	1971	7,440	6	5	389.59	6,566.59	15,333	Y
F.S. #5	11	1987	South	Henderson	Street	1988	3,974	5	5	251.59	3,970.50	8,750	Y
Fire Ops Bldg	11	105	South	Rogers	Street	1955	3,264	3	10	185.75	1,129.17	1,250	Y
* Services as primary office space for no more than 5 employees = 1													
Services as primary office space for no more than 10 employees = 2													
Services as primary office space for no more than 15 employees = 3													
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Industrial w/ no office space = 7													
Seasonally used buildings = 8													
Unconditioned (no HVAC) storage space = 9													
Conditioned storage space = 10													
Fire Stations = 11													

In the Council Chambers of the Showers City Hall on Wednesday,
January 14, 2009 at 7:15 pm with Council President Andy Ruff
presiding over a Executive Session of the Common Council.

COMMON COUNCIL
EXECUTIVE SESSION
January 14, 2009

Roll Call: Mayer, Piedmont-Smith, Rollo, Ruff, Sandberg, Satterfield,
Volan, Wisler
Absent: Sturbaum

ROLL CALL

The council met in this executive session in order to discuss strategy with respect to the implementation of security systems pursuant to Indiana Code 5-14-1.5-6.1(b)(2)(C).

The approval of these minutes shall serve as a certification that no subject matter was discussed other than the subject matter specified above.

The meeting was adjourned at 9:30 pm.

ADJOURNMENT

APPROVE:

ATTEST:

Andy Ruff, PRESIDENT
Bloomington Common Council

Regina Moore, CLERK
City of Bloomington

for approval