

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

June 24, 2008

Agenda Item: 6.5

Subject: Authorization to Implement College Wide LEED Requirements Resulting from the Measure B Building Project LEED Requirements/Actions

Background: The Chabot-Las Positas Community College District Board of Trustees adopted a Sustainable Design Policy at its meeting on May 17, 2005. This policy requires all new buildings constructed under the Measure B Bond issue be minimum LEED Silver Certified and that all renovations be LEED Silver Equivalent. The LEED (Leadership in Environmental and Energy Design) program is administered by the USGBC (United States Green Building Council) and has specific requirements that must be met in order to achieve LEED points needed for certification. In addition, there are seven prerequisites that must be satisfied just to qualify for the program.

The LEED program requires the owner to participate in the process. Each college campus is required to designate an owner representative who enrolls as the site user online and is responsible for certifying necessary USGBC letters of compliance. The District designates the Vice Chancellor of Facilities Planning and Management as the LEED Program owner representative that will submit documentation after review and approval of the Chancellor.

The following actions required by the District as the owner to meet the LEED requirements:

1. Site Selection - A letter must be written to the USGBC determining that the project site meets LEED credit requirements.
2. Alternative Transportation – Low Emitting and Fuel Efficient vehicles receive preferred parking. This can be achieved in two ways:
 - A. Discounted parking, 20% price reduction, campus-wide for complying vehicles.
 - B. Preferred location parking for complying vehicles totaling 5% of the associated parking demand of the project.
3. Site Development – Maximize Open Space. Open space must be set aside in an equal amount to the footprint of a building. for the life of the building. A letter must be sent to the USGBC by the campus representative designating an area as open space.
4. A letter stipulating the campus recycling policy must be sent to LEED.

5. A campus plan indicating campus designated smoking areas must be submitted and any designated campus smoking area must be at least 25 feet away from the building footprint.
6. A survey must be taken of the building occupant's thermal comfort 6 – 18 months after occupancy. If 20% or more complain of thermal comfort, corrective actions must be taken.
7. Green cleaning products carrying a "green seal" or accepted equivalent must be used in the building.
8. Two of the following three actions must be taken:
 - A. Provide permanent signage regarding green aspects of building
 - B. Offer regular tours of the new building for two years
 - C. Write a case study of the project for the USGBC
9. Specify and install low-emitting furniture. Research must be done regarding Greenguard IAQ Certified furniture. This would apply to systems furniture and seating only.

Recommended Action: That the Board of Trustees authorize the Implementation of College-wide LEED Requirements Resulting from the Measure B Building Project LEED Requirements/Actions. This includes the changes to policies and procedures needed to meet the College-wide LEED requirements and designation of the LEED owner representative.

Submitted: Jeffrey M. Kingston /Date

Approved: Joel L. Kinnamon /Date

_____ APPROVED

_____ DISAPPROVED

_____ TABLED

