



RESOLUTION # 8-5/08

TO: HONORABLE MEMBERS OF THE LA CROSSE COUNTY BOARD OF SUPERVISORS

ITEM # 52/5  
BOARD ACTION

Adopted: 5-15-08  
For: 21  
Against: 9  
Abs/Excd: 5  
Vote Req: \_\_\_\_\_  
Other Action: \_\_\_\_\_

LEC  
CONSTRUCTION  
COMMITTEE  
ACTION

Adopted: 5-15-08  
For: 7  
Against: 3  
Abs/Excd: 1

**RE: SUSTAINABLE DESIGN STRATEGIES FOR LAW ENFORCEMENT CENTER (LEC) ADDITION**

WHEREAS, the resolution approving the addition to the LEC did not include pursuit of Leadership in Energy and Environmental Design (LEED) certification; and,

WHEREAS, La Crosse County Eco-County designation endorses the principles of sustainable development and supports the application of these principles whenever possible; and,

WHEREAS, LEED building certification would provide independent recognition of building operation efficiency and recognition of the project in accordance with a nationally recognized standard of environmentally sustainable building construction.

**NOW THEREFORE BE IT RESOLVED**, that the Architect is authorized to incorporate the following specific sustainable design strategies into the construction documents that will be used by the Construction Manager to obtain construction bids on the LEC addition. The sustainable design strategies have been developed based upon the identified Leadership in Energy and Environmental Design (LEED) categories and credit numbers.

The Project's Construction Documents shall be prepared with the following sustainable design strategies incorporated into the base building construction bid, estimated cost as follows:

Cat.	Credit No.	Description	Strategy	Approx. Cost
EA	Prereq 3	Fundamental Refrigerant Mgmt.	Zero use of CFC based refrigerant.	\$0
EQ	Prereq 1	Minimum IAQ Performance	ASHRAE 62.1-2004	\$0
SS	6.1	Storm Water Design Quality	Sediment basins	\$30,000
MR	4.2	Recycled Content (20%)	Use recycled materials	\$10,000
MR	5.2	Regional Materials (20%)	Use local materials	\$10,000
EQ	4.2	Low-Emitting Materials	Low VOC products	\$18,000
EQ	5	Indoor Chemical Control	Walk-off grates and filters	\$10,000
EQ	4.1	Low-Emitting Adhesives	Low VOC products	\$5,000
EQ	4.4	Low-Emitting Wood	No added urea-formaldehyde resins	\$5,000
EQ	4.3	Low-Emitting Carpet	Carpet selection	\$0
WE	1.2	Water Efficient Landscaping	Landscape material selection	\$0
WE	3.1	Water Use Reduction (20%)	Plumbing fixture selection	\$0
EA	1	Optimize Energy Performance (subject to Focus on Energy Incentive's)		
			Condensing water heater	\$3,600
			Occupancy sensors in Sh. Dept.	\$6,000
			Perimeter daylighting controls	\$7,200
			Reduce hot water (20%)	\$20,000
			Premium efficiency fan motors	\$1,280
			Supply temperature reset	\$10,000
			VFD's on circ. Pumps	\$9,500
			Reduce equip. demand 5%	\$20,000
			Better south & west glazing	\$30,000
			Super T8 lighting	\$30,400
			Lighting ctrls. in Comm. Corr.	\$7,200
			90% Efficient boiler	\$86,000
			DCV on classrooms	\$3,000
			Focus on Energy Incentives (\$)	(\$21,277)
			<b>SUBTOTAL</b>	<b>\$300,903</b>

**RESOLUTION RE: SUSTAINABLE DESIGN STRATEGIES FOR LAW ENFORCEMENT CENTER (LEC) ADDITION**

The Project's Construction Documents shall be prepared with add alternate bids, estimated cost as follows:

1. Sustainable Design Strategies

Cat.	Credit No.	Description	Strategy	Approx. Cost
EA	2	On-Site Renewable Energy	Solar thermal preheat DHW	\$137,000
			Approx. Focus on Energy Incentive	(\$42,000)
EQ	1	Outdoor Air Delivery Monitoring	Additional monitors	\$10,000
EA	5	Measurement and Verification	Additional meters	\$30,000
EA	Prereq 1	Fundamental Commissioning of Building Energy Systems (contractors)		\$170,000
SS	4.2	Alternative Transportation	30 bike racks; M/F changing	\$33,000
			<b>SUBTOTAL</b>	<b>\$338,000</b>

2. Finish of Lease Space for State Probation & Parole

Space needs projected up to 12,000 sq. ft. \$499,500

**BE IT FURTHER RESOLVED**, that if the project bids and all costs exceed \$29.5 million approved for the LEC addition, the additional alternates may be deleted by a majority vote to stay within project budget, or funded from the General Fund by a 2/3's vote of the County Board.

**FOOTNOTE:** Upon receipt of all bids on the Project a resolution will be prepared for consideration by the County Board to pursue LEED Certification of the Project. The following represents items and estimated costs for submittal of documentation to the U.S. Green Building Council (USGBC).

Cat.	Credit No.	Description	Approx. Cost
EA	Prereq 1	Fundamental Commissioning of the Building Energy Systems (3 <sup>rd</sup> Party)	\$110,000
MR	Prereq 1	Storage and Collection of Recyclables	\$15,000
EA	Prereq 2	Minimum Energy Performance Modeling	T.B.D.
SS	Prereq 1	Construction Activity Pollution Prevention	\$0
EQ	Prereq 2	Environmental Tobacco Smoke Control	\$0
EQ	3.1	Construction IAQ Management Plan (during construction)	\$30,000
EQ	3.2	Construction IAQ Management Plan (before construction)	\$20,000
MR	2.1	Construction Waste Management (divert 50% from disposal)	\$5,000
SS	4.3	Alternative Transportation (low emitting vehicle preferred parking signage)	\$2,000
SS	4.4	Alternative Transportation (car pool preferred parking signage)	\$2,000
SS	1	Site Selection	\$0
SS	4.1	Alternative Transportation (public transportation access)	\$0
WE	1.1	Water Efficient Landscaping (reduce by 50% - no irrigation)	\$0
EQ	7.1	Thermal Comfort (confirm ASHRAE standard 55-2004 met)	\$10,000
		Documentation of Construction for Certification	\$100,000
		<u>Documentation of Design for Certification</u>	<u>\$61,000</u>
		<b>SUBTOTAL</b>	<b>\$355,000</b>

[Note: In order to incorporate LEED standards into the project specifications for seeking bids, the architect will be devoting approximately \$26,000 of Architectural Design and Construction Document services (for research and development of design strategies and tracking of LEED points targeted).]

Date: 5-15-08  
Vickie Burke  
 LEC CONSTRUCTION COMM. CHAIR

Date: 5-15-08  
Cheryl A. Stephen  
 RECORDING CLERK

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Reviewed Only SO  
 Co. Admin. \_\_\_\_\_ GF  
 Fin. Director \_\_\_\_\_ ALH  
 Corp. Counsel \_\_\_\_\_

Requested By: LEC Construction Comm.  
 Date Requested: May 5, 2008  
 Drafted By: Steve O'Malley

Adopted by the La Crosse County Board This 15 Day of May, 2008.

STATE OF WISCONSIN  
 COUNTY OF LA CROSSE

I, Marion I. Naegle, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original resolution required by law to be in my custody and which the County Board of Supervisors of La Crosse County adopted at a meeting held on the 15<sup>th</sup> day of May 2008.

Marion I. Naegle  
 Marion I. Naegle, La Crosse County Clerk



*Office of County Administrator*  
*County of La Crosse, Wisconsin*

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Memo To: LEC Committee

From: Steve O'Malley

Date: May 7, 2008

Re: New Draft Resolution **SUSTANABLE DESIGN STRATEGIES FOR LAW ENFORCEMENT CENTER (LEC) ADDITION**

The attached resolution has re-worked the project estimates into a format that will permit the incorporation of LEED design elements to be included in the bid documents, so that final decisions are based on actual bids received.

First, you will notice that the Architects identified an estimated \$300,903 in sustainable design strategies that would be added to the base design. These are primarily energy saving items that would be very difficult to remove from the bid as an alternate at a later time.

Second, there are two groups of add alternate bids to be sought:

- 1) Sustainable Design Strategies of \$338,000
- 2) Finish of Probation and Parole of \$499,500

Remember, depending upon final actual bids, if these costs go over the \$29.5 million, the County Board could choose to fund these alternates from the General Fund; or in the case of Probation and Parole, the build out could be directly funded by the lease payments. Or the County Board could choose to cut any combination of add alternates from the bid award.

Finally, as described in the Footnote, if the County Board decides to pursue LEED certification after receiving the bids, the remaining work could be bid and added at that time.

I believe this new resolution provides the maximum degree of flexibility to consider the decision on LEED certification based on actual bids received.