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City of Winnipeg Green Building Policy: New City-owned Buildings and Major Additions

**Originally adopted July 21, 2010 (effective January 1, 2011)
Amended December 14, 2011**

Effective Date: January 1, 2011 (amendments effective December 14, 2011)

Policy Statement

The City of Winnipeg (the "City") is committed to leading by example in environmental, economic and social stewardship, by ensuring that new City-owned* buildings and major additions be designed and constructed to achieve minimum energy performance, and to achieve certification in accordance with a credible, third-party verified, integrated design-based green building standard.

*In this policy, City-owned buildings refers to buildings used to deliver municipal services, that are owned outright by the City of Winnipeg as well as those acquired under capital lease arrangements and/or developed under other arrangements such as but not limited to public-private partnerships.

Purpose

The purpose of this policy is to ensure that City-owned new facilities and major new additions are designed, constructed and operated to a high standard of performance in environmental, economic and social sustainability. In this way, the City will display civic leadership in support of the City of Winnipeg's vision:

Living and caring because we plan on staying.

The Policy will:

- Fulfill the commitment to the development of Green Building Standards outlined in *A Call to Action for OurWinnipeg*;
- Demonstrate leadership in terms of sustainable design and encourage all development within the city to follow the principles set out in this policy;
- Reduce operating costs to the City through the use of improved energy and water efficiency and storm water management;
- Reduce landfill requirements by encouraging the reuse and recycling of construction, renovation and demolitions other solid waste materials (which in turn closes the loop by encouraging the use of materials that contain recycled content);
- Promote a safe, healthy and productive place for employees and visitors

Policy Requirements

All newly constructed City-owned buildings and major additions with a footprint greater than 500 square meters (5,400 square feet) shall:

1. Be certified by one of the following green building standards:
 - a. LEED® (Leadership in Energy and Environmental Design) Certification at the Silver level or better;
 - b. Green Globes Design™ at the 3 Globes level or better;
 - c. Other such third-party verified standards deemed to fulfill the Policy intent by the Chief Administrative Officer or designate.

2. Deliver improved energy performance and be certified by the Manitoba Hydro Power Smart New Buildings Program;
3. Utilize life-cycle costing to ensure maximum value of projected capital and operating costs & savings in financial decision-making and reporting;
4. Include in the design team an expert in green building and integrated design with a defined minimum level of project experience of similar scope and scale to ensure performance and cost effective implementation of this policy.

Application

This policy applies to all employees involved in the design and construction of new City-owned buildings and major additions with a footprint greater than 500 square meters (5,400 square feet).

Exemptions

No new City-owned buildings or major additions with a footprint greater than 500 square meters (5,400 square feet) will be exempt from this Policy without an audit supporting an exemption. Exemptions may be considered where a building/addition is not planned to be inhabited, is temporary, or can be shown to be incompatible with this Policy.

Review

The performance of this policy will be reviewed biannually, beginning July 1, 2012.

Responsibilities

Chief Financial Officer:

Will be responsible to ensure that project budgets contain the 5% investment funding required to support the delivery of green building projects.

Chief Operating Officer, Departmental Directors and Chiefs:

Will be responsible to support and promote projects governed by this policy.

Project Managers implementing individual projects governed by this policy:

Will be responsible for:

- Achieving and documenting compliance with all policy requirements herein;
- Ensuring that all RFP and tender documents identify the requirement to have project compliance with this Policy;
- Ensuring that the required documentation for green building standard registration and certification are compiled and submitted at the appropriate interval(s) during the project.

Environmental Coordinator:

Will be responsible for reporting on greenhouse gas emission reductions associated with City-owned green buildings on an ongoing basis; communicating the policy within the organization; and performing a biannual policy performance review.

Monitoring/Contraventions

Failure to comply with the requirements of the contract language will be administered through the legal avenues provided within each contract.