



LAKE COUNTY  
Investing in People  
and Our Communities

# Sustainable Facility Rating Programs

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Energy & Environment Committee  
November 6, 2019

# Agenda

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- Background
- Research Summary
- Options
- Discussion



# Background

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- January 2019: E&E expressed interest in the County achieving “net zero” status
- February – August: Ongoing discussions explored “net zero” definitions and strategies
- September-October: Staff researched facility rating systems that advance energy reduction goals.

The background of the slide features a low-angle, light-colored photograph of a modern multi-story building with a grid of windows. In the lower right foreground, a bronze statue of Abraham Lincoln is visible, shown in profile facing left. The statue is mounted on a dark, tiered pedestal. The overall image has a soft, faded appearance.

# RESEARCH SUMMARY

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# Objective

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- Third-party rating systems ensure that new construction and major renovations are designed to achieve sustainability goals, such as:
  - Energy efficiency
  - Net Zero energy use
  - Water efficiency
  - Healthy interiors
  - Stormwater management
  - Habitat protection and enhancement
  - Walkability and access to mass transit & cycling
  - Sustainable materials management, including waste

# Rating Systems

- Energy Star
- Leadership in Energy & Environmental Design (LEED)
- WELL Building Standard (WELL)
- Sustainable SITES Initiative (SITES)
- Living Building Challenge



LIVING  
BUILDING  
CHALLENGE™



# Energy Star

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- Program Operator: U.S. EPA and Dept. of Energy
- Summary
  - Demonstrates commitment to energy efficiency.
  - Rating based on comparison to similar building types.
- Cost
  - During construction: No direct costs. Architect/Engineer needs to generate an energy model.
  - Operational: No direct costs. Staff time to register and report utility data in Energy Star Portfolio Manager is required.
- Pro/Con
  - Pro: Lowest cost option.
  - Con: Less comprehensive metrics, buildings tend to be lower performing than those with additional certifications.

# LEED

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- Program Operator: US Green Building Council
- Summary
  - Demonstrates commitment to comprehensive environmental responsibility
  - Most widely used green building rating system worldwide.
- Cost
  - During Construction: \$75K-\$200K
  - Operational: No direct costs. Staff time to register and report utility data in Energy Star Portfolio Manager.
- Pro/Con
  - Pro: Widely recognized, broad familiarity among architects, engineers, contractors.
  - Con: Additional design and construction costs.



# WELL

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- Program Operator: International WELL Building Institute
- Summary
  - Demonstrates a commitment to employee health and wellbeing.
  - Rates the human health impacts of building's interior
- Cost
  - During construction: \$25K - \$100K
  - Operational: \$15K - \$50K
- Pro/Con
  - Pro: Human Resources positives: productivity, morale, recruitment/retention.
  - Con: Additional cost in design, construction, and operation.

# SITES

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- Program Operator: Green Building Certification Inc.
- Summary
  - Demonstrates a commitment to green infrastructure and ecosystem value.
  - Focuses on land development with or without buildings
- Cost
  - During Construction: \$25K - \$100K
  - Operational: No direct costs.
- Pro/Con:
  - Pro: Applicable for buildings in flood-prone locations.
  - Con: Additional cost in design and construction.

# Living Building Challenge

- Program Operator: International Living Future Institute
- Summary
  - Demonstrates a commitment to comprehensive environmental responsibility, human health, and equitable communities. Offers a Net Zero Energy certification option.
  - Rigorous rating system that requires actual, rather than anticipated, performance
- Cost
  - During Construction: \$50K - \$300K
  - Operational: Performance monitoring in Year 1
- Pro/Con
  - Pro: Most comprehensive option
  - Con: Additional cost in construction and Year 1

# DISCUSSION

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# Discussion Prompts

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- Program Preference
  - Which system best articulates the County's priorities?
- Applicability
  - What are the upcoming new construction or major renovation projects where a rating system could be tested?
  - How many in the next 5 years?
- Next Steps