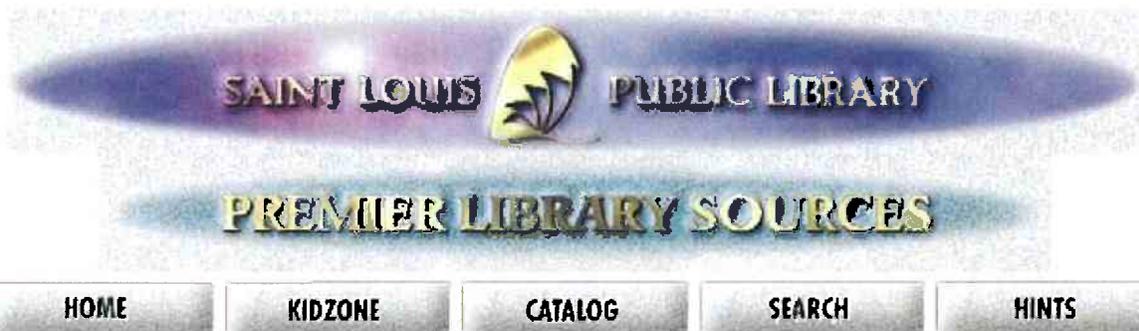


St. Louis Development Corporation
Request for Qualifications – Space Planning Services
March 17, 2011

Exhibit A

St. Louis City Ordinance #67803
St. Louis City Ordinance #67414



St. Louis City Ordinance 67803

St. Louis City Ordinances have been converted to electronic format by the staff of the St. Louis Public Library. There may be maps or illustrations (graphics) that are not available in this format. This electronic version has been done for the interest and convenience of the user. These are unofficial versions and should be used as unofficial copies.

Official printed copies of St. Louis City Ordinances may be obtained from the Register's Office at the St. Louis City Hall.

FLOOR SUBSTITUTE
BOARD BILL NO. [07] 327

INTRODUCED BY ALDERMAN [ALFRED WESSELS, JR.](#), [KENNETH ORTMANN](#),
[JENNIFER FLORIDA](#), [CRAIG N. SCHMID](#), [PHYLLIS YOUNG](#), [LEWIS REED](#),
[KATHLEEN HANRAHAN](#), [DONNA BARINGER](#)

An ordinance adopting an energy efficiency and greenhouse gas reduction policy for municipal building projects including new buildings, building additions and major remodels; with an emergency provision.

WHEREAS, energy efficient public building techniques can save the taxpayer money over the useful life of the investment; and

WHEREAS, fossil fuels pollute the air we breathe and contribute to climate change when burned; and

WHEREAS, the best time to incorporate features that reduce fossil fuel use and promote energy efficiency in buildings is at the planning and design stages.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:

Section One. This ordinance constitutes the Energy Efficiency and Greenhouse Gas Reduction Policy of the City of St. Louis for new municipal construction and major remodels of municipal buildings.

Section Two. As used in this ordinance, "Major Remodels" means projects in buildings with over 5,000 square feet of building floor plan which projects have a reasonable potential for energy efficiency upgrades, for example: replacing 25% or more of building heating or cooling system; replacing 25% or more of the building lighting; involving removal of over 25% of a building roof; or involving work on over 25% of a building's exterior walls.

Major Remodels does not include cosmetic remodels, emergency repairs or regular maintenance. When regular maintenance includes HVAC or lighting equipment replacement, new equipment to be installed shall conform with Section 3.2 below.

Section Three. The Board of Public Service is hereby directed to implement the following Energy Efficiency and Greenhouse Gas Reduction measures for new municipal buildings and Major Remodels of municipal buildings:

(1) Bid documents or Requests for Proposals for new municipal buildings and Major Remodels shall state the high priority of energy efficiency and greenhouse gas reduction for the initial 20-year operation of the building project. The bid documents or Requests for Proposal shall specify the energy rates to be used in the energy cost estimates required in number 2 below.

(2) Bidders shall submit as part of the bid or proposal for any city owned or operated project energy analyses prepared by licensed professionals that:

a. estimate the energy consumption and long-term operating costs of the building built to minimum code requirements;

b. propose energy efficiency measures based on current technology and site location that exceed current City energy code requirements by a minimum of 30 percent;

c. estimate the energy consumption and long-term operating costs from the measures proposed in (2)b;

d. provide a life cycle analysis of the costs and benefits of proposed measures based on an initial 20-year period.

(3) Licensed professionals providing services for a project and

providing energy analyses pursuant to subsection (2) will be required to demonstrate capability and experience with energy analysis, or to hire consultants with the necessary expertise.

(4) The City shall pursue a commissioning process in accordance with the U. S. Green Building Council’s commissioning guidelines.

Section Four. For the purpose of educating the public on the benefits of energy efficiency and greenhouse gas reduction:

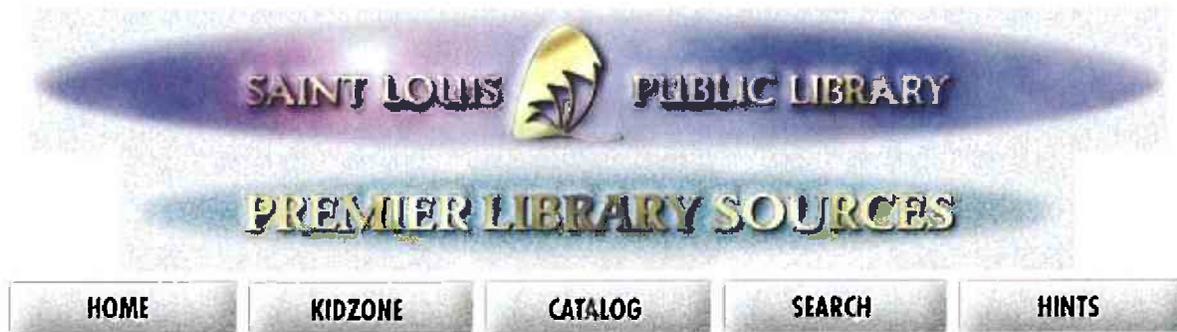
- a. results of energy analyses submitted pursuant to this ordinance shall be documented and available via the city website.
- b. the energy efficiency and greenhouse gas reduction features incorporated into any project shall be publicized through educational displays during construction and in the completed building.
- c. after the building contract for a project is awarded, a press release shall be issued that summarizes the energy analysis and energy features chosen for the project.
- d. documentation of greenhouse gas reduction shall be consistent with audit practices necessary for carbon trading.

Section Five. This ordinance being deemed necessary for the immediate preservation of the public health and safety is declared to be an emergency measure pursuant to Article IV Section 20 of the City Charter and, pursuant to Article IV Section 19 of the Charter shall take effect immediately upon its approval by the Mayor or its approval over the Mayor’s disapproval.

Legislative History

1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
10/12/07				
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
ORDINANCE	VETOED	VETO OVR	SIGNED BY MAYOR	
67802				

Return to [Top of this Document](#).
 Return to [Top of Charter, Code, and Ordinances](#).
 Return to [Search Ordinances](#).



St. Louis City Ordinance 67414

St. Louis City Ordinances have been converted to electronic format by the staff of the St. Louis Public Library. There may be maps or illustrations (graphics) that are not available in this format. This electronic version has been done for the interest and convenience of the user. These are unofficial versions and should be used as unofficial copies.

Official printed copies of St. Louis City Ordinances may be obtained from the Register's Office at the St. Louis City Hall.

FLOOR SUBSTITUTE
BOARD BILL NO. [06] 323

INTRODUCED BY ALDERMAN ALFRED WESSELS, JR., JAMES SHREWSBURY, CRAIG SCHMID, PHYLLIS YOUNG, BILL WATERHOUSE, STEPHEN GREGALI, JOSEPH D. RODDY, APRIL FORD GRIFFIN, DONNA BARINGER, KATHLENE HANRAHAN

An ordinance directing the Board of Public Service to adopt Leadership in Energy and Environmental Design (LEED) Green Building rating system for all newly constructed and renovated city-owned facilities.

WHEREAS, buildings consume 30% of the total energy and 60% of electricity generated in the United States; and

WHEREAS, many federal, state, and municipal governmental bodies have recognized the positive role they can play in helping to establish a market for environmentally-preferable design and construction materials by promulgating green building ordinances and guidelines; and

WHEREAS, the United States Green Building Council (USGBC), a non-profit,

nationally recognized association with membership representing all segments of the building industry, including architects, manufacturers, government agencies, and environmentalists, has created LEED, a green building rating system that provides specific principles and practices, some mandatory but the majority discretionary, that may be applied during the design, construction, and operation phases, which enable the building to be awarded points from reaching preset standards of environmental efficiency so that it may achieve LEED certification from the USGBC as a "green" building; and

WHEREAS, LEED is recognized nation-wide by public and private sectors alike as a credible and viable guide for realizing the goal of a sustainable, energy efficient building that achieves significant cost savings over its lifespan; and

WHEREAS, thoughtful planning and design decisions made by the Board of Public Service in the construction and remodeling of city-owned facilities and leaseholds can result in significant cost savings to the City of St. Louis over the life of such facilities and leaseholds; and

WHEREAS, LEED ensures that through all stages of a new building's lifecycle: design, construction, and operation, the building will have a less negative impact on the environment and a more positive impact on the health and productivity of its workers as well as the financial strength of this City;

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. That the Board of Public Service is hereby directed to employ the LEED Green Building Rating System, Version 2.2 throughout their design, construction, and operation of all newly constructed city-owned facilities greater than five thousand (5000) square feet in size and that each new facility must achieve the LEED silver level of certification.

SECTION TWO. The USGBC intends to release a revised version of the LEED Green Building Rating System every three years; and with this in consideration when beginning a new building project, the Board of Public Service shall refer to the most current version of the LEED Green Building Rating System in existence; and after registering with the USGBC at the design stage of the project as is required, the Board of Public Service may adhere to that existing version until completion of the project, regardless of any new LEED version that may be released at a later time.

SECTION THREE. The Board of Public Service is further directed to apply LEED principles included in LEED-New Construction, LEED-Commercial Interiors and LEED-Existing Buildings during retrofit and renovation projects of current standing facilities whenever it is practicable.

SECTION FOUR. Projects with sites acquired and designed prior to the effective date of this ordinance shall comply with the LEED Silver standard to the extent possible.

Legislative History

1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
12/15/06				
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
ORDINANCE	VETOED	VETO OVR	SIGNED BY MAYOR	
67414				

Return to [Top of this Document](#).
 Return to [Top of Charter, Code, and Ordinances](#).
 Return to [Search Ordinances](#).

[HOME](#) | [KIDZONE](#) | [CATALOG](#) | [CONTACT US](#) | [SEARCH](#) | [HINTS](#)