

**From:** Warren Karlenzig  
**Sent:** Tuesday, December 05, 2006 1:45 PM  
**Subject:** Government Sustainability Best Practices



Advancing Sustainability

December 5, 2006

## Greetings!

Welcome to SustainLane Government's December newsletter! We want to wish you a marvelous holiday season.

## In this issue

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- Best Practice: City Hall Green Renovation (Rohnert Park, CA)

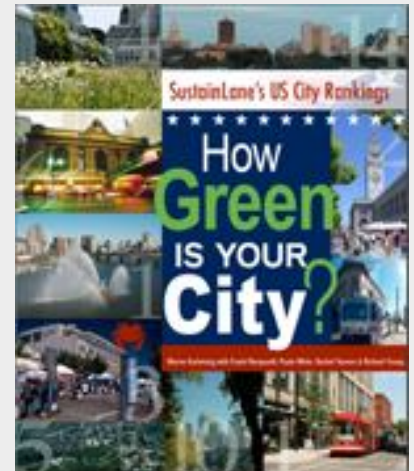
## Join us at the Congress of Cities!



We're going to be in Reno, Nevada this week (Dec 7-9) for the Congress of Cities & Exposition, which is organized annually by the National League of Cities. Drop by and meet our team (Booth #238). We'll give you the scoops on which cities are innovating in sustainable development.

## *How Green is Your City? The SustainLane US City Rankings* to be Published as New Book

## New for Spring



Our new book will be available in spring of 2007. See below for more information.

SustainLane finalized a deal last week to publish a book with New Society Press, called *How Green is Your City? The SustainLane US City Rankings*.

Our US city rankings look at the largest 50 US cities and rank them according to sustainability programs, policies and performance. The result is the nation's most complete report card on green city metrics.

We are thrilled by the book deal, and look forward to touring and taking sustainability education programs on the road. Let us know if you are interested in hosting a presentation on the new book and what it means for state and local government sustainability management.

Look for the book in spring 2007. We will be following up with information on availability, ordering and new content, including a foreword by one of the world's best-known sustainability authors.

In the meantime, check out the sustainability best practices and expert network available to state and local government officials on our [www.sustainlane.us](http://www.sustainlane.us) website.

Remember, to get free access to the 50+ best practices and peer directory, you first need to register on the site, then upload one best practice from your city, county or state agency.

If you need guidelines on what constitutes a best practice, see the FAQs on the site, or contact us. Most best practice documents we have accepted are a minimum of 4 pages.

Best,

Warren

Warren Karlenzig  
Chief Strategy Officer  
[SustainLane Government](http://www.sustainlane.us)

**[Best Practice: City Hall Green Renovation \(Rohnert Park, CA\)](#)**

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The City of Rohnert Park needs to replace its existing City Hall. Therefore on July 12, 2005, City Council approves purchase of 130 Avram. The City Council was provided the following cost estimates when making the

decision to purchase the building:

\* \$1,600,000 for minimal building renovations, assuming a 5-10 year use. (Note: The Capital Improvement Program budget adopted June 28, 2005 had \$3,100,000 budgeted for the construction of a new City Hall.)

\* \$10,000,000+ to build currently planned City Hall

September 9, 2005. After a LEED building presentation by the City's Green Building consultant, KEMA, the City Council directed staff to achieve a LEED Gold Standard for the new City Hall.

November 8, 2005. City Council selects McKim Design Group for design new City Hall and provides direction defining the terms and scope of project. City Council decides to design a building for long term 20+ year use. McKim designs scope to meet City Council objectives. New City Hall project is formally abandoned, staff begins work on proposed City Center plaza on the site where the new City Hall was going to be built.

February 16, 2006. City of Rohnert Park is awarded \$1.15 million in federal funding to develop a plaza on the former City Hall site.

June 13, 2006. McKim Design Group completes programming study, costs of new City Hall renovations presented estimated at \$4,450,000 in presentation of City Capital Improvement Plan to the City Council.

July 22, 2006. McKim Design Group provides exterior elevations and interior drawings to the City Council for direction. Project budget is reported to have experienced approximately \$400,000 - \$500,000 increase due to upgrading to a higher efficiency HVAC system to save money on future energy costs.

## Funding Sources

Bond Funds (restricted for City Hall)  
\$5,012,000

Cable Equipment Fund (restricted for City Hall)  
\$70,000

Public Facilities Financing Plan (restricted for City Hall)  
\$1,854,340

Sale of Existing City Hall Property (not restricted for City Hall)  
\$950,000

Total Sources of Funding  
\$7,886,340

## City Hall Expenses for 130 Avram

Purchase of 130 Avram  
\$1,445,000

Estimated Costs to Renovate 130 Avram  
\$4,850,000

Total Expenses  
\$6,295,000

Expenses Minus Funding  
\$1,591,340

As the charts above indicate above, the City has sufficient funding resources within the City Hall project budget. The remaining funding is currently designated for phone system and network equipment improvements and replacement.

In terms of public stewardship of the environment and money, you should be aware of the following:

1. The current renovated City Hall building is at a minimum, \$3,700,000 less than the cost of building a new City Hall building.
2. Recycling an existing building is more sustainable for the environment than building a new building.
3. Abandoning the City Hall building project in the City Center area, provided the

opportunity to develop a pedestrian-oriented plaza which the City received \$1,150,000 in grant funds to develop. There are no grant funding opportunities the City is aware of to fund City Hall buildings. 4. Leaving the City Hall in one of the original neighborhoods in Rohnert Park provides greater stability for the local residential and commercial properties. 5. The new City Hall will generate sufficient electricity for its current use, which not only substantially reduces operating costs, it meets the City's sustainability goals.

In short, the new City Hall building will save the City a minimum of \$3,700,000 in construction costs, exceeds sustainability goals, substantially reduce future operating costs, and provide the opportunity for the City to receive \$1,150,000 in grant funds to construct a pedestrian-oriented plaza.

[See more Green Building/Development Best Practices...](#)

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