

# *Appendix*

## *Building Better Buildings: A Blueprint for Sustainable State Facilities*

*Implementing Executive Order D-16-00*

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**Appendix 1:**  
**GOVERNOR'S EXECUTIVE ORDER D-16-00**



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# EXECUTIVE DEPARTMENT

# STATE OF CALIFORNIA

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## EXECUTIVE ORDER D-16-00

by the

**Governor of the State of California**

**WHEREAS**, California is committed to providing leadership on energy, environmental and public health issues by implementing innovative and resource-efficient public building design practices and other state government programs that improve the lives of California's 34.5 million residents; and

**WHEREAS**, the state invests approximately two billion dollars (\$2,000,000,000) annually for design, construction and renovation, and more than six hundred million dollars (\$600,000,000) annually for energy, water, and waste disposal at state-funded facilities; and

**WHEREAS**, a building's energy, water, and waste disposal costs are computed over a twenty-five year period, or for the life of the building, and far exceed the first cost of design and construction; and

**WHEREAS**, an opportunity exists for the State of California to foster continued economic growth and provide environmental leadership by incorporating sustainable building practices into the state capital outlay and building management processes; and

**WHEREAS**, sustainable building practices utilize energy, water, and materials efficiently throughout the building life cycle; enhance indoor air quality; improve employee health, comfort and productivity; incorporate environmentally preferable products; and thereby substantially reduce the costs and environmental impacts associated with long-term building operations, without compromising building performance or the needs of future generations; and

**WHEREAS**, the widespread adoption of sustainable building principles would result in significant long-term benefits to the California environment, including reductions in smog generation, runoff of water pollutants to surface and groundwater sources, the demand for energy, water and sewage treatment services, and the fiscal and environmental impacts resulting from the expansion of these infrastructures; and

**WHEREAS**, it is critical that my Administration provide leadership to both the private and public sectors in the sustainable building arena;

**NOW, THEREFORE, I, GRAY DAVIS,** Governor of the State of California, by virtue of the power and authority vested in me by the Constitution and statutes of the State of California, do hereby establish a state sustainable building goal and issue this order to become effective immediately:

The sustainable building goal of my administration is to site, design, deconstruct, construct, renovate, operate, and maintain state buildings that are models of energy, water, and materials efficiency; while providing healthy, productive and comfortable indoor environments and long-term benefits to Californians.

The Secretary for State and Consumer Services (hereinafter referred to as "the Secretary") shall facilitate the incorporation of sustainable building practices into the planning, operations, policymaking, and regulatory functions of State entities. The objectives are to implement the sustainable building goal in a cost effective manner, while considering externalities; identify economic and environmental performance measures; determine cost savings; use extended life cycle costing; and adopt an integrated systems approach. Such an approach treats the entire building as one system and recognizes that individual building features, such as lighting, windows, heating and cooling systems, or control systems, are not stand-alone systems.

In carrying out this assignment, the Secretary shall broadly consult with appropriate private sector individuals and public officials, including the Director of the Department of Finance; the Secretary of Business, Transportation, and Housing; the Secretary for Education; the Secretary for Environmental Protection; the Secretary of Health and Human Services; and the Secretary for Resources. The Secretary shall submit a report to the Governor within six months of the date of this order, containing a recommended strategy for incorporating sustainable building practices into development of State facilities including leased property.

Thereafter, on an annual basis, the Secretary shall report on the activities and on the efforts of all State entities under the Governor's jurisdiction to implement the Governor's sustainable building strategy. The Secretary shall devise a method for compiling such information and reporting it to the Governor and the Legislature.

All State entities under the Governor's jurisdiction shall cooperate fully with the Secretary and provide assistance and information as needed. The Regents of the University of California, Boards of Governors of Community College Districts, Trustees of the California State Universities, the State Legislature, and all Constitutional Officers are encouraged to comply with the Executive Order.

Nothing in this Order shall be construed to confer upon any state agency decision-making authority over substantive matters within another agency's jurisdiction, including any informational and public hearing requirements needed to make regulatory and permitting decisions.

**IN WITNESS WHEREOF** I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 2nd day of August 2000.

/s/ Gray Davis

Governor of California

**ATTEST:**

/s/ Bill Jones

Secretary of State

**Appendix 2:**  
**GOVERNOR'S EXECUTIVE ORDER D-46-01**



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# EXECUTIVE DEPARTMENT

# STATE OF CALIFORNIA

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## EXECUTIVE ORDER D-46-01

by the

**Governor of the State of California**

**WHEREAS**, the siting of state offices in central business districts or “downtowns” can strengthen and revitalize California’s cities and towns; and

**WHEREAS**, the state owns, purchases, builds, and leases property, including office space, worth billions of dollars for educational, correctional, recreational, conservation, transportation, communication, public health and related public functions; and

**WHEREAS**, the state, having completed a legislatively mandated inventory of all its property pursuant to its asset management function established by Executive Order D-77-89, ought to engage in clear, consistent, coherent, and comprehensible practices, priorities, principles, policies, and programs concerning its holdings; and

**WHEREAS**, given the significant impact of the state’s commercial real estate investment, the state’s policy herein shall guide the location of both leased and newly acquired state offices. This policy is designed to support sound growth patterns in California’s cities and towns, by using existing state-owned assets, reducing costs to the state and its taxpayers in leases and operating expenses, ensuring accessibility to state services and facilities for both customers and employees, reducing traffic congestion, and improving air quality.

**NOW, THEREFORE, I, GRAY DAVIS**, Governor of the State of California, by virtue of the power and authority vested in me by the Constitution and statutes of the State of California, do hereby issue this order to become effective immediately:

**IT IS ORDERED** that as the state’s chief real estate manager, the Department of General Services, as well as other entities managing state properties in populated areas shall give priority to the needs of public entities and the populations they serve consistent with the cost-effective use of state revenues.

**IT IS FURTHER ORDERED** that the ownership of facilities shall be preferred where the need is continuing and long-term.

**IT IS FURTHER ORDERED** that existing resources and facilities shall be used where adequate and appropriate.

**IT IS FURTHER ORDERED** that sound and smart growth patterns shall receive maximum support consistent with the foregoing state priorities, including the following considerations:

- a) Preferred siting or leasing in a central city or area of similar character immediately adjacent thereto;
- b) Construction or renovation of state-owned office buildings with site plans and architectural designs of the highest quality;
- c) Sensitivity to building design and scale and environmental concerns;
- d) Proximity to public transit and other needed infrastructure;
- e) Proximity to affordable and available housing;
- f) Pedestrian access to retail and commercial facilities, and exploiting opportunities for mixed use;
- g) Indications of the need for neighborhood economic revitalization;
- h) Opportunities to utilize structures of historic, cultural or architectural significance;
- i) Communication with residents, property owners and businesses regarding local concerns;
- j) Advice and recommendations of local elected officials and their staff with consideration to any incentives offered by local government.

**IT IS FURTHER ORDERED** that the Department of General Services is given responsibility and authority for implementing this order. All other state agencies and departments shall cooperate accordingly.

**I FURTHER DIRECT** that, as soon as hereafter possible, this order be filed in the Office of the Secretary of State and that widespread publicity and notice be given to this order.

**IN WITNESS WHEREOF** I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this the ninth day of October 2001.

/s/ Gray Davis

Governor of California

**ATTEST:**

/s/ Bill Jones

Secretary of State

**Appendix 3:**  
**LOCAL GOVERNMENT AND OTHER  
SUSTAINABLE BUILDING ACTIVITIES**



The following section describes various local government and other sustainable building activities in greater detail.

## Local Governments

Several local governments have joined together to form the California Green Building Collaborative. The Collaborative held a workshop in November 2000 to consider the establishment of a statewide green building guidelines template for residential and nonresidential building construction. Local governments throughout California are at various stages of implementing sustainable buildings. Some municipalities are just getting started. Others, many of which are involved in the Collaborative, already have green building programs and/or local ordinances including:

- City of Berkeley
- City of El Cerrito
- City of Hayward
- City of Los Angeles
- City of Livermore
- City of Morro Bay
- City of Oakland
- City of Orinda
- City of Palo Alto
- City of Pleasanton
- City of San Diego
- City of San Jose
- City of Santa Monica
- City of West Hollywood
- County of Alameda
- County of Marin
- County of Orange
- County of Sonoma
- County and City of San Francisco
- County of Ventura

For additional listings, visit this website: <http://www.ciwmb.ca/GreenBuilding/Partnerships/CGBC>

Two of the more notable and highly visible local government construction projects are:

- **San Diego's Ridgehaven Building.** In 1996, the 73,000 square foot Ridgehaven building was completely renovated at a cost of \$37 per square foot.<sup>1</sup> Many cost-effective sustainable features were incorporated into the building, including energy efficiency and water conservation technologies; techniques to improve indoor air quality; and the use of recycled-content and reused materials. Currently, the building annually averages 60 percent less energy use compared to the original structure, about a \$76,000 savings in annual energy bills. Ridgehaven was also the first building in California to receive a federal ENERGY STAR® designation.
- **Santa Monica's Public Safety Facility.** This 118,000 square foot police department includes a jail and dispatch facility and is scheduled for completion in 2002. Designed using an integrated systems approach, the facility will exceed 1998 Title 24 energy efficiency building standards by 47 percent. It also features an under floor air distribution system, day lighting, and is double-plumbed to use recycled water for toilet flushing. This project will be one of the first sustainable correctional facilities in the country.

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<sup>1</sup>Watkins-Miller, Elaine, *Ridgehaven Green Building Demonstration Project, Buildings, the Facilities Construction and Management Magazine*, April 1997.

## **Hospitals**

Laguna Honda Hospital in San Francisco is a \$400 million construction project and is anticipated to be the first “high performance” hospital in the country. The state is constructing a new \$377 million, 1500-bed state hospital in Coalinga. The goal of this project is to exceed Title 24 by 20 percent and it offers one of the first opportunities to incorporate sustainable building practices into the hospital construction process. ([www.dmh.cahwnet.gov/](http://www.dmh.cahwnet.gov/))

## **Libraries**

Proposition 14 provides \$350 million in state bond funds for grants to local agencies for the development and renovation of library construction projects. The California State Library administers this grant program and anticipates that at least 100 projects will receive funding. The Task Force has been in discussions with the State Library to disseminate information on sustainable building and explore the development of sustainable building training modules as part of its library planning technical assistance workshops.

In 1999, the California Integrated Waste Management Board awarded a sustainable building grant to Lakeview Terrace Library in Los Angeles. This library project is aiming for a LEED™ Gold rating and its conceptual design has many sustainable building features, including light shelves, occupancy sensors, roof rainwater collection, recycled-content materials, zero VOC paints, photovoltaic cell arrays, and permeable paving for site work and parking. ([www.library.ca.gov](http://www.library.ca.gov))

## **Museums**

The California Science Center and the California African American Museum are two state departments under the SCSA. Along with Los Angeles County’s Museum of Natural History, all three museums are located in Los Angeles’ Exposition Park. Each entity is currently undergoing various expansion and renovation projects. The Secretary of the State and Consumer Services Agency recently convened the Exposition Park Sustainable Building Task Force to coordinate the incorporation of sustainable building practices into the various museum projects. This state/local collaboration will serve as a model for other museums and help educate the public about sustainable building practices. ([www.casciencectr.org](http://www.casciencectr.org) and [www.caam.ca.gov/](http://www.caam.ca.gov/))

## **Public Employees Retirement System**

The California Public Employees Retirement System (PERS) Headquarters Expansion Project in Sacramento will provide an additional 550,000 square feet of office space, including up to 30,000 square feet of active/retail space. The project design team includes a sustainable building consultant and incorporates a number of sustainable building features. For example, building orientation techniques that optimize energy efficiency; a raised floor system for both electrical and mechanical service; and light shelves coupled with a relatively narrow building width to facilitate natural lighting.

Additionally, PERS is executing an investment strategy focused on high performance buildings as part of its real estate portfolio. The strategy is predicated on a number of the underlying financial tenets inherent to sustainable buildings (e.g., high performance

buildings should realize better market appeal and asset value, lower tenant vacancy rates, and have a longer productive life span). PERS has already conducted a sustainable building training session for its investment managers and has entered into a venture to acquire a three building complex that houses one of the largest photovoltaic arrays, 240 kilowatts, in the Western Hemisphere. ([www.calpers.ca.gov](http://www.calpers.ca.gov))

## **Smart Growth**

Smart growth is the term used to describe land use policies that are economically, socially, and environmentally sustainable. It includes such policy areas as: water, energy, transportation, economic development, urban sprawl, affordable housing, and natural resources. Two recent state efforts sponsored by the Legislature and the State Treasurer's Office to address smart growth issues are:

- The Legislature formed the Smart Growth Caucus, comprised of 37 members and chaired by Assemblywoman Wiggins to pursue legislative and land use policies that are based on smart growth principles.
- The State Treasurer issued a January 2001 report entitled *Smart Investments: Ideas to Actions* that outlines a strategic and fiscally prudent approach to investing in state infrastructure projects that support livable communities, sustainable development, and sound environmental practices. Specifically, the report discusses various initiatives in the areas of school and community health clinic construction, brownfield site clean-up, and home purchasing that direct more than \$12 billion in state public program resources and investment capital over a three-year period in pursuit of smart investment goals. ([www.treasurer.ca.gov](http://www.treasurer.ca.gov))

