

CITY COUNCIL REGULAR SESSION

Resolution authorizing the execution of a Professional Services Contract with MacDonald-Miller, Inc. for engineering services to develop and administer the Clean Buildings Act Technical Support program, in an amount not to exceed a contract total of \$250,000, plus all applicable taxes.

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Community Development Department

EXECUTIVE SUMMARY

This Resolution authorizes the execution of a contract with MacDonald-Miller, Inc. to provide engineering services for the Clean Buildings Act Technical Support program. This program supports the implementation of the Sustainable Bellevue: Environmental Stewardship Plan.

RECOMMENDATION

Move to adopt Resolution No. 9997.

BACKGROUND/ANALYSIS

Environmental Stewardship Plan

Council adopted the 2021-2025 Sustainable Bellevue: Environmental Stewardship Plan on December 14, 2020. The Environmental Stewardship Plan includes environmental goals and targets for 2030 and 2050, for both the community and City operations. The plan consists of a suite of actions aimed to improve the environment in five focus areas: climate change, energy, mobility and land use, natural systems, and materials management and waste. The 77 actions in the plan are designed to help achieve the City's environmental goals to reduce greenhouse gas emissions, energy use, and vehicle miles travelled per person and increase recycling, tree canopy, walkable access to parks, renewable energy, and electric vehicle use.

Action # E.2.1 from the Environmental Stewardship Plan: Commercial Energy Efficiency, directs the City to provide technical assistance for commercial energy benchmarking and retrofits for large buildings to support compliance with the statewide program and leverage early adopter incentives. The ESI Implementation Capital Improvement Program budget includes funding for the Clean Buildings Act Technical Support program, which begin program design and development after the contract execution. The program will launch by the end of 2021 and the work is anticipated to be complete by mid-2023.

Commercial energy benchmarking, disclosure, and building tune-up programs are strategies to reduce energy use and greenhouse gas emissions in large commercial buildings, which account for over 50 percent of the energy use in Bellevue. This action will provide technical assistance for affected buildings to comply with the state requirements early and take advantage of statewide incentives for early compliance. This action will also support property owners and managers in identifying retrofit opportunities and taking advantage of various incentives and funding sources, such as the new Commercial Property Assessed Clean Energy and Resilience (C-PACER) funding.

Clean Buildings Act

The Clean Buildings bill (E3S[HB 1257, 2019](#)) was signed into law in May 2019, and requires commercial buildings over 50,000 square feet to meet specific energy efficiency performance targets based on the building type. The intent of this law is to reduce greenhouse gas emissions and energy consumption in large commercial buildings. Mandatory compliance with the standard is staggered by building size. In addition, the law creates an Early Adopter Incentive Program for existing covered commercial buildings that are subject to mandatory compliance along with multifamily residential buildings. The Early Adopter Incentive Program is designed to encourage early compliance with the Clean Buildings Performance Standard, and the total budget for the Department of Commerce Early Adopter Incentive funds is \$75 million. An eligible building owner that demonstrates early compliance with the Clean Buildings Standard may receive a one-time base incentive payment of \$.85 per gross square foot of floor area, excluding parking, unconditioned, or semi-conditioned spaces.

The Department of Commerce and Puget Sound Energy are both providing basic training for buildings to comply with the Clean Buildings Act and determine eligibility for Early Adopter Incentives. The Bellevue Clean Buildings Act Technical Support program will provide more comprehensive services to Bellevue buildings to support early compliance, including support with energy benchmarking, eligibility determination, energy audits, and support for developing energy management plans and other materials required for applying for Early Adopter Incentives. The program ultimately seeks to position Bellevue buildings as leaders in early compliance and to leverage state incentive funding for energy efficiency improvements to eligible Bellevue buildings.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code 4.28 provides for the fair and equitable treatment of all persons involved in the purchasing process. Council approval is required to award the bid where the cost exceeds \$90,000.

Council 2021-2023 3-Year Priorities, Priority #8

Implement the Environmental Stewardship Plan, which identifies actions in five focus areas:

- Climate change
- Energy
- Materials management and waste
- Mobility and land use
- Natural systems

Fiscal Impact

Approval of this Resolution obligates the City to pay up to \$250,000, inclusive of all applicable taxes, to MacDonald-Miller, Inc. for engineering services to support the implementation of the Environmental Stewardship Plan. The contract will end when the scope of work is complete. The costs for this contract include engineering for energy efficiency services to support buildings in Bellevue with early compliance with the WA State Clean Buildings Act and in applying for the associated Clean Buildings Act Early Adopter Incentives.

This expenditure was planned within the 2021-2022 Environmental Stewardship Initiative program budget, as part of the ESI Implementation CIP budget (CIP Plan No. CD-46).

OPTIONS

1. Adopt the Resolution authorizing the execution of a Professional Services Contract with MacDonald-Miller, Inc. for engineering services to develop and administer the Clean Buildings Act Technical Support program, in an amount not to exceed a contract total of \$250,000, plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

A. CIP Project Description (CD-46)
Proposed Resolution No. 9997

AVAILABLE IN COUNCIL LIBRARY

MacDonald-Miller Clean Buildings Act Technical Support Contract