

Minutes of the  
Citizen's City Center Committee  
City of Cherry Hills Village, Colorado  
Held on Wednesday, May 16, 2007 at 4:30 p.m.  
at the Village Center

The meeting was called to order at 4:35 p.m.

**ROLL CALL**

Committee member David Cooper, Alex Brown and William Lorton Cook were present on silent roll call. Also present was Interim City Manager Eric Ensey, Councilmember Klasina VanderWerf, Debbie Welles and Mark Sheldon from David Owen Tryba Architects.

Councilmember Russell Stewart arrived at 5:15 p.m.

**APPROVAL OF MINUTES**

Mr. David Cooper moved to approve the minutes from the April 4, 2007 meeting and Mr. William Cook seconded the motion. The motion passed unanimously.

**DISCUSSION**

Mr. Mark Sheldon discussed the cost benefit of possibly retrofitting the current building.

Mr. David Cooper suggested the committee look into possibly keeping a portion of the existing structures.

Mr. Sheldon said an energy audit of the existing structures would evaluate the insulation and check the glazing for the windows. He stated operating costs for building a high performance structure would be \$.80 to \$.85 annually per square foot. He suggested the committee contact Xcel to get a 24 month history of electric consumption.

Debbie Welles  
4950 Sanford Circle West  
Cherry Hills Village, CO 80113

Ms. Welles asked for clarification on the square foot operating cost. She also commented that an energy efficient building could be used as a positive selling point to residents.

Mr. Sheldon said the US Green Building Council has formed a rating system called the LEED system and the City of Denver has required all municipal buildings meet the LEED silver level. He stated the different levels are base, silver, gold and platinum. He said a big question is what does "green" cost and the silver level would cost 3-5% above normal construction cost.

Mr. Brown asked for clarification on the "green" construction components and what share do they comprise of the 3-5% increase in construction cost.

Mr. Sheldon said there are five components to a "green" building. The first component is site selection with respect to orientation of the building, what the connection is to public transportation, landscaping and open space. The second component is water conservation with regards to landscape requirements and consumption. He suggested low flow toilets and water fixtures and innovative wastewater solutions. The third

component is energy and is the biggest cost component. He said the hvac system would consume 65% of the energy, the lighting system would consume 25% and the remaining 10% is used by ventilation. The fourth component is indoor air quality which is the main purpose of a "green" building. He stated it addresses the healthiness and happiness of the occupants by utilizing daylight and air filtration. The last component is materials and resources; which addresses the quality of the materials that are used.

A discussion ensued regarding using recycled materials and recycling the existing building materials.

Mr. Sheldon discussed the different LEED construction options.

Councilmember Klasina VanderWerf recommended educating the residents through the construction process.

Mr. Cooper stated the City would be responsible for updating the residents.

Mr. Sheldon explained the carbon footprint requirements and explained the long term goal is to reduce the overall consumption by a gross 25%.

Mr. Brown asked if a building could be considered carbon neutral without credit.

Mr. Sheldon answered the building could be considered neutral. He stated credits can be accrued through onsite renewable energy methods. Mr. Sheldon explained the advances in solar technology and that the best systems in the market are 22% efficient, but there is still some heat loss. He said the retail cost is still very high, but Xcel is offering rebates to users that would cut the retail cost in half.

Councilmember VanderWerf suggested the new building should be designed so it could be retrofitted in the future.

Mr. Cooper stated the previous design of the building was less sensitive to efficiency and was designed more for functional use.

Mr. Sheldon suggested the committee look at the operation and functions of the building and look at it from an energy policy perspective.

Mr. Cooper asked what the governor's energy policy.

Mr. Sheldon answered there have been some regulation policy changes. He stated they are also concentrating on renewable energy on a national level and how it can be implemented. He suggested a "green fleet" option for the City vehicles. He also explained the uses and benefits of a geothermal exchange system.

### **NEXT MEETING**

Mr. Cooper stated he is going to put together a power point presentation together over the next 6 weeks and will present it to the committee for their review.

Mr. Brown stated he has collected some consensus points from the meetings and Mr. Cooper's presentation to City Council.

A discussion ensued regarding placement of the City buildings and construction phasing.

Mr. Brown suggested getting a cost estimate evaluation for the project before presenting anything to City Council.

**RECORD OF PROCEEDINGS**

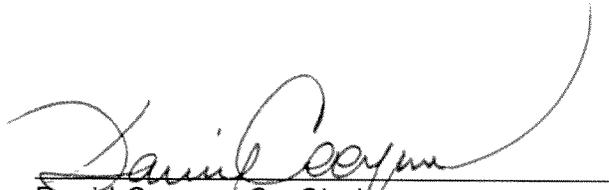
---

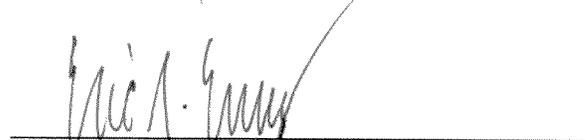
The committee discussed presenting the project to the residents.

Mr. Cooper recommended negotiating the cost of the potential site with the South Metro Fire Department.

**ADJOURNMENT**

The meeting adjourned at 5:56 p.m.

  
\_\_\_\_\_  
David Cooper, Co-Chair

  
\_\_\_\_\_  
Eric J. Ensey, Interim City Manager