City of Portland
Office of Sustainable Development

Green Investment Fund 2008

Pre-application Workshop
December 12, 2007

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This evening….

- Introduction
- Partners
- RFP
- Proposals
- Q + A

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History of the GIF?

- 1999 Portland City Council - Green Building Program
- 2000 - GIF designed
- 2000 - 2005
  80 projects
- 2005 Partnership
- 2005 - present
  26 projects
- $425,000 available/year

Urbansun

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What is the GIF?

Burnside Rocket

Grant that awards innovative projects that excel at:

- **Energy efficiency** and on site **renewable power** generation
- Material **reduction**, **recycling, salvage** and **reuse**
- **Water conservation**
- **Stormwater management** and improving **watershed health**

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Partners

ENVIRONMENTAL SERVICES
CITY OF PORTLAND
working for clean rivers

CITY OF PORTLAND
OFFICE OF SUSTAINABLE DEVELOPMENT
A BETTER FUTURE. A BETTER NOW.

PORTLAND WATER BUREAU
FROM FOREST TO FAUCET

EnergyTrust of Oregon, Inc.

2005 GIF projects

The Civic, Zenger Farm, 13 Ball

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2006 GIF projects

Dolph Creek, Central
Wine Warehouse
Farm, Shizen

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2007 GIF projects

June Key Delta,
Multnomah County
Ecoroof, Kenton Living

What's new this year?

- "Core goals, performance targets & preferred strategies"
- Not accepting proposals from single family residential projects
- Calculations
- NEW AS OF 12/11/07!!!
  Change to the scoring system to reflect diversity in workforce and contracting practices
- Find clarifications and answers to questions in the GIF section of OSD's website

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Core Goal 1: Energy efficiency and on-site renewable power generation

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Core Goals:

- Maximize energy efficiency and the overall building performance
- Implement onsite renewable power generation for the remaining load.
- Install monitoring and verification equipment or an energy management system that will facilitate ongoing energy performance and maintenance over the building's lifetime.

Core Goal 1: Energy efficiency and on-site renewable power generation

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Performance Targets and Preferred Strategies

- Increase building performance beyond the Oregon Energy Code by 60%.
- Install onsite renewable power generation for at least 12% of the remaining load after implementing available energy efficiency strategies and technologies.
- Calculate renewable generation as a percentage of total energy load.

Core Goal 2: Material efficiency, recycling and durability

Good ↑

Avoid →

Core Goals:

- Durable
- Design for future deconstruction
- Reduce material use
- Use salvaged, refurbished or recycled content materials
- Recycle and reuse during demo and construction

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Core Goal 2: Material efficiency, recycling and durability

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Performance Targets and Preferred Strategies

- 95% construction and demolition waste recycling
- Design for accessible garbage and recycling collection
- Reduce material use by 10%
- Use salvaged, refurbished or recycled content materials equivalent to 10% of overall materials cost

Core Goal 3: Stormwater Management and Watershed Health

Core Goals:

- Develop an urban hydrologic cycle that reclaims water resources, rehabilitates the urban watershed, and maintains a healthy water balance.
- Creatively and visibly infiltrate, filter, harvest, stormwater as an integrated part of building and site design.
- Strive for zero stormwater discharge from site.

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Core Goal 3: Stormwater Management and Watershed Health

Core Goals, con't:

- Eliminate erosion, water pollution, and runoff from development.
- Increase urban habitat to support local ecology and watershed health.
- Develop site water use/distribution patterns, using rain, groundwater and other site and human generated water sources.

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Core Goal 3: Stormwater Management and Watershed Health

Performance Targets and Preferred Strategies

- Using vegetative systems, exceed the requirements of the most current Stormwater Management Manual and demonstrate integrated building and site management techniques.
- Include at least 70% ecoroof coverage on all roof structures.
- Install highly visible and/or publicly accessible facilities and provide ongoing education.

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Core Goal 3: Stormwater Management and Watershed Health

Performance Targets and Preferred Strategies, con't:

• Employ a systems approach to the conveyance, filtration, evapotranspiration and infiltration of rain and stormwater throughout the development.
1.) Embrace natural topography to reduce need for piped infrastructure.
2.) Convey stormwater through a surface conveyance system.
3.) Minimize conveyance distance between facilities and embed facilities within the urban fabric.

• Specific strategies include, but are not limited to: ecoroofs, eco-walls, rain-gardens, stormwater planters, stormwater landscapes, tree and site landscaping, cisterns, urban agriculture, innovative conveyances on site and attempt to address adjacent sites' stormwater.

Core Goal 3: Stormwater Management and Watershed Health

Performance Targets and Preferred Strategies, con't:

- Where appropriate, identify opportunities to install stormwater facilities that serve neighboring streets, buildings or entire districts.
- Creatively integrate material, water and energy conservation measures.
- Utilize artistic conveyance strategies that celebrate stormwater as a resource.
- Strive for net-zero potable water use through captured precipitation and treated water reuse.

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Core Goal 4: Water conservation and efficiency

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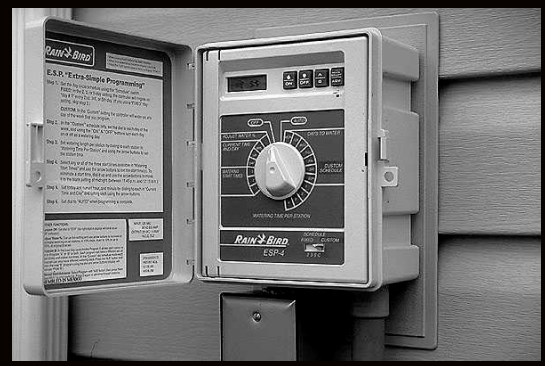
Core Goals:

- Zero potable water use for irrigation.
- Reduce overall building water use through conservation and fixture efficiency.
- Use best available technologies for building operation. Use advanced control technologies for cooling and heating systems.
- Manufacturing or other processes should reuse and/or recycle where possible. Single pass or “once through” technologies should be avoided.



Core Goal 4: Water conservation and efficiency

Performance Targets and Preferred Strategies

- Overall building water use reduction of at least 30% compared to Oregon plumbing code and equipment choices.
- Specific fixtures noted below should reduce use from the 1992 Energy policy Act by:

Toilets (flush valve)	20%
Toilets (tank type)	38%
Urinals	88%
Faucets	80%
Showers	40%

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Scoring system

Quality of Proposal How well applicant followed RFP instructions, clarity and completeness of proposal.	**5 pts.**
Core Goals, Performance Targets, Preferred Strategies, Innovation and Impact Potential How well project meets/exceeds the GIF's "Core Goals, Performance Targets and Preferred Strategies," degree of innovation, potential for market acceptance and technical transferability to other projects.	**45 pts.**
Process, Adequacy of Resources and Development Milestones How project will use GIF to incorporate innovative, high performing green building measures, sufficiency of secured financial resources (or plan to acquire), capacity to turn concept into built project, stage of project and estimated time to completion.	**25 pts.** **Changed to 20 pts.**
Visibility, Accessibility and Educational Opportunities How well the public can view, visit and learn about strategies supported by the GIF.	**15 pts.**
Team Qualifications Capabilities and experience of project team.	**10 pts.**
TOTAL	**100 pts.**

Changed to 15 pts. (added diversity)

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Eligibility

- Must be in Portland
- Site must be secured
- Commercial, mixed use, multifamily residential and industrial projects may apply
- The project concept addresses **all** of the GIF's "Core Goals" and attempts to achieve the "Performance Targets" using the "Preferred Strategies."
- Funds from other source besides City of Portland and Energy Trust of Oregon
- GIF projects are not necessarily eligible for additional funding from Energy Trust of Oregon, Inc. and will be considered on a case by case basis by Energy Trust of Oregon, Inc.
- Solar equipment that qualifies for Energy Trust of Oregon, Inc. incentives is not eligible to receive money from the GIF.

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Proposal suggestions

- How does the project address GIF's "Core Goals, Performance Targets and Preferred Strategies?"
- Be specific on how you will use the GIF
- Follow directions
- Provide the information requested

Proposal review and award

- Technical Advisory Committee
- Partner review
- Follow-up questions if needed
- Award

Paperwork and Payments

- Letter of Agreement
- GIF Product 1
- Green Building Practices and Features
- Final report
- Completion Certificate
- Quarterly updates

Typical payment summary (may change depending on project schedule)

Payment	Amount	Deliverables
1	Unrestricted	Signed Letter of Agreement
2	Half of remaining grant amount	GIF Product 1 report & signed Exhibit 1
3	Remaining grant amount	Exhibit 1 measures verified as installed, submission of Final Report and signature of Certificate of Completion

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Monitoring and Verification (M+V)

- One year of post-occupancy monitoring and verification (“M&V”) of the GIF-supported measures.
- The purpose of M&V is to facilitate and verify successful integration of the GIF-supported measures into the project and gather actual performance data.
- The Office of Sustainable Development will hire, manage and compensate an M&V contractor who will develop an M&V methodology with input from the project owner and the GIF partners.
- The M&V contractor will verify installation of the GIF measures in Exhibit 1 before OSD remits the third and final portion of the GIF grant.
- M+V report posted to website.

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Questions and Answers

Submit inquiries via e-mail to kdiesner@ci.portland.or.us
No later than January 25th 2008