Project Description:
Since the 2008 recession, the City of Glendale has put off constructing new facilities to house operations and management functions as well as public use facilities. In the next few years there will be a spate of new facilities built which will replace sub-standard facilities and add new facilities. The purpose of the project is to help the city develop standards for buildings that use low carbon systems, techniques, and materials, and conserve water, energy, and land. The goals is to adopt a third party standard or hybrid of high performance building standards for building design consultants and contractors to work toward.

Process:
The class was divided into four teams of students to address various strategies to incorporate sustainability into the new Facilities Master Plan. Each team created a unique consultancy brand, then through a semester-long mock-consultancy exercise, each team pursued one area of inquiry:

- **Sustainable Landscaping**
- **Sustainable Purchasing**
- **Green Building Standards**
- **Renewable Energy & Energy Efficiency**

Students conducted a literature review, identified relevant case studies, interviewed experts and conducted cost benefit analyses.

Findings:
- Each component of sustainable planning addressed yields surprising external benefits such as improved employee performance and lower maintenance costs.
- A cost-benefit analysis of each strategy was conducted to assess return on investment; in many cases revealed long-term cost savings and improved efficiencies.

Recommendation Highlights:
- **Sustainable Landscaping**
  - Identify where landscaping would benefit employees
  - Add bioswales around drains or nearby LID
  - Add shade around buildings
  - View water retention basin as an opportunity

- **Sustainable Purchasing**
  - Collect comprehensive baseline data
  - Adopt sustainable purchasing policy
  - Focus on purchasing areas that offer quick and big wins
  - Establish effective, collaborative and innovative contracts

- **Green Building Standards**
  - Pass a sustainability ordinance
  - Monitor use of resources
  - Follow LEED guidance now, LBC in future (see below)
  - Improve local regulation

- **Renewable Energy & Energy Efficiency**
  - Use “cool roofs” to regulate temperature and reduce energy costs
  - Design for solar roof installations
  - Install solar carports