

Sustainable Building Guidelines

Program Evaluation
Released February 15, 2023



Agenda

- Key Findings
- Program overview
- Roles and responsibilities
- Guideline compliance
- Program goals
- Program outcomes



University of Minnesota,
17th Avenue Residence Hall
Photo courtesy of Minnesota B3 Case Studies Database



Key Findings

- Unclear roles and responsibilities
- Limited program oversight and accountability
- Project compliance unknown
- Lack of goals
- Unknown program outcomes



Southeast Regional Crisis Center
Photo courtesy of Minnesota B3 Case Studies Database

Program Overview

- Required for capital projects that both:
 - Receive general obligation bond proceeds
 - Are new buildings and “major renovations”
- Guidelines must include several sustainability elements

Sustainability elements required by law

- ✓ Energy efficiency standards (**Sustainable Building 2030**)
- ✓ Facilitate productivity improvements
- ✓ Consider renewable energy sources

Guideline Categories

- Performance Management
- Site and Water
- Energy and Atmosphere
- Indoor Environmental Quality
- Materials and Waste

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Guideline Categories

- Energy and Atmosphere
 - E.1 Energy Efficiency
 - E.2 Renewable Energy
 - E.3 Efficient Equipment and Appliances
 - E.4 Atmospheric Protection
 - E.5 Electric Vehicle-Ready

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Key Players

Departments of Administration and Commerce

By law, must:

- Develop the guidelines
- Review and revise the guidelines

Key Players

Center for Sustainable Building Research (CSBR)

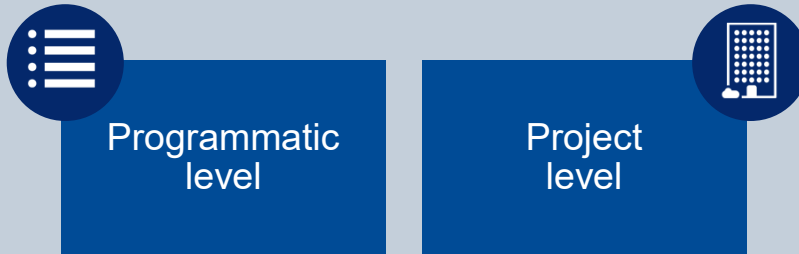
- Administers the program
 - Update and manage guidelines
 - Provide technical assistance to project teams

Project Teams

- Include public and private sector
 - Agency contact
 - Owner
 - Guideline leader
- Implement the guidelines project-by-project

Roles and Responsibilities

Widespread disagreement and confusion about roles and responsibilities regarding the sustainable building guidelines



Roles and Responsibilities



- No responsibility in law for the ongoing administration or oversight of the sustainable building guidelines



- Project team member roles not clearly defined
- Lack of adequate training on how to fulfill roles

Oversight and Accountability

Disagreement and confusion about roles and responsibilities have resulted in limited program oversight and accountability.



Minnesota Correctional Facility, St. Cloud

Photo courtesy of Minnesota B3 Case Studies Database

Ensuring Guideline Compliance

Survey results: *“To the best of your knowledge, what person or entity (if any) has final responsibility for ensuring that projects comply with the [sustainable building guidelines]?”*



RECOMMENDATIONS

The Legislature should:

- Determine which agency is responsible for administering and overseeing the guidelines.

The responsible agency should ensure that:

- The guidelines clearly define the roles of all project team members.
- Project team members receive adequate training.

Guideline Compliance

Share of projects complying with the guideline requirements is unknown

- Significant data limitations
 - ✓ Unclear that all projects track compliance
 - ✓ Lack of up-to-date project data
- No agency authority to require data submission

RECOMMENDATIONS

The Legislature should:

- Direct the responsible agency to monitor project compliance with the guidelines.
- Amend statutes to ensure that the state can successfully collect the necessary data.

The responsible agency should:

- Ensure that all project teams track compliance with the guidelines.

Program Goals

- Primary objectives in law obsolete
- Generally, no measurable program goals



Chisago County Public Safety Center
Photo courtesy of Minnesota B3 Case Studies Database

RECOMMENDATION

The Legislature should:

- Update the primary objectives of the sustainable building guidelines.
- The responsible agency should:
 - Establish measurable goals for the guidelines.

Program Outcomes

Program outcomes are unknown

- Cost
- Sustainability



DNR Area Office, Glenwood
Photo courtesy of Minnesota B3 Case Studies Database

RECOMMENDATION

The Legislature should direct the responsible agency to evaluate the effects of the guidelines on building costs and sustainability.

Sustainable Building Guidelines

www.auditor.leg.state.mn.us