

SECTION 01 81 00 – DESIGN SUSTAINABILITY GUIDELINES

PART 1 – GUIDELINES

As part of our commitment to sustainability, Washington University has adopted a policy that, as a minimum, all new buildings and renovations will be designed and constructed to incorporate green building guidelines based upon the following:

- Projects under \$2 million
Green Building Guidelines shall be practiced . Design and construction practices and all material selections and their installation shall comply in strict accordance with the US Green Building Council (USGBC).
- Projects \$2 - \$5 million
Green Building Guidelines shall be practiced and documented. Submission to the USGBC for LEED certification shall be optional, on a per project basis. Design and construction practices and all material selections and their installation shall comply in strict accordance with the US Green Building Council (USGBC).
- Projects \$5 million and above
Green Building Guidelines shall be practiced, documented and submitted to the USGBC for certification and achieve a minimum level of LEED silver under the selected and most applicable rating systems determined for each project. Projects will be reviewed in detail on an individual basis seeking silver to platinum status. The level of potential achievement will be determined for each project during the conceptual or preliminary design phase after completing a Washington University LEED Scorecard. All material selections and their installation shall comply in strict accordance with the US Green Building Council (USGBC).

During project implementation, the Project Manager shall review each project with the Director of Capital Projects to determine the targeted achievement level of sustainability practices to be implemented along with the documentation requirements.

PART 2 – CONTRACT DOCUMENT GUIDELINES

In addition to performing basic scope of services, the architectural firm shall have on staff at a minimum a LEED Accredited Professional (LEED AP) or employ a LEED AP to serve as a principle participant of the project team to serve as the principle facilitator for LEED compliance, directing the team members in achieving the highest possible rating, using the Owner's basis of design and to coordinate and monitor the documentation of the project. The scope of work includes the documentation and submission process to the USGBC from registration through certification. The principle LEED AP team member shall be familiar with the appropriate LEED rating system and have completed a minimum of two LEED projects.

The selected engineering firm(s) must also have at a minimum a LEED AP on staff or employ a LEED AP to serve as a principle participant of the engineering project team and the engineering interface facilitator. The LEED AP team member shall also be familiar with the appropriate LEED rating system and have completed a minimum of two LEED projects.

PART 3 – EXECUTION

At the beginning of each project, the architect/engineer/owner shall review the project scope, confirming the type of building, project estimated cost and the appropriate rating system to apply, followed by review and completion of the Washington University LEED Score Card. Implementation shall strictly adhere to Section 01 81 13 – Sustainable Design Requirements.

END OF SECTION