

1.1 Purpose/Goals

Trinity College is devoted to enhancing environmental awareness, responsibility, and sustainability throughout the College community. This Green Building and Renovation Policy is meant to demonstrate the College's firm commitment to these goals and to enhance its role as a leader in liberal arts education.

1.2 Policy

It is the policy of Trinity College to finance, plan, design, construct, manage, renovate, and maintain its facilities in a sustainable fashion. The latest edition of the US Green Building Council's LEED rating system and accompanying Reference Guide shall be used as a design and measurement tool to determine what constitutes a sustainable building by national standards. All new construction and major remodels meeting the requirements set forth in section 1.3 shall attain a **minimum** of a LEED silver rating.

Design and project management teams are strongly encouraged to meet higher LEED rating levels whenever possible. Furthermore, when it becomes clear that a project will not be able to meet a target threshold for a particular LEED credit, sustainable practices are preferable to no action at all.

1.3 Policy Requirements

This applies to new construction (measuring at least 5,000 gross square feet) and major remodels (in excess of 50% of replacement value). When a project does not meet these magnitudes, projects shall incorporate sustainable practices to the largest extent possible and continue using LEED as a guideline for such actions. Such projects will be required to submit a proposal to the Sustainability Task Force for integrating sustainable practices into their design.

1.4 Definitions

Sustainability: A concept and strategy by which communities seek economic development approaches that benefit the local environment and quality of life. Sustainable development provides a framework under which communities can use resources efficiently, create efficient infrastructures, protect and enhance the quality of life, and create new businesses to strengthen their economies. A sustainable community is achieved by a long-term and integrated approach to developing and achieving a healthy community by addressing economic, environmental, and social issues. Fostering a strong sense of community and building partnerships and consensus among key stakeholders are also important elements. (<http://www.ci.austin.tx.us/zoning/glossary.htm>)

Sustainable Practices: Those elements of planning, design and construction that promote the efficient use of energy and material resources, the conservation of water, and the protection of land and water environments.

LEED: LEED stands for Leadership in Energy and Environmental Design, and is a, consensus-based, market-driven green building rating system. It is based on existing, proven technology and evaluates environmental performance from a "whole building" perspective. LEED is a certifying system designed for rating new and existing

commercial, institutional, and multi-family residential buildings. It contains prerequisites and credits in five categories: Sustainable Site Planning, Improving Energy Efficiency, Conserving Materials and Resources, Embracing Indoor Environmental Quality, and Safeguarding Water. There are four certification levels: Certified, Silver, Gold, and Platinum.

1.5 Cost

The total cost of a project comes from a wide variety of sources, including but not limited to initial capital development, operation, lifecycle, repair, maintenance, and replacements. Beyond capital costs, there are incremental costs such as Project Manager training in LEED certification, commissioning, application costs, and follow-on reporting to the Trinity College Sustainability Task Force. Furthermore, Trinity and the larger world of which we are a part also incur environmental costs from projects during construction, operation, and repair of building systems. Trinity is committed to integrating these two separate perspectives in all building and renovation projects on campus.

1.6 Exemptions

A project will be permitted to obtain an exemption from this policy. The President of the College will approve or deny exemption requests after hearing recommendations from both the Sustainability Task Force and the Director of Facilities.

1.7 Policy Review

Five years after this policy has been adopted, a study is to be conducted by the Sustainability Task Force in order to assess its effectiveness and propose modifications to improve compliance with section 1.1.

1.8 Requirements Table

	Sustainable Practices	LEED Silver (or higher)
Renovations to buildings value < 50% of building replacement	X	
Renovations to buildings value > 50% of building replacement		X
New Building Construction less than 5,000 gross square feet	X	
New Building Construction greater than 5,000 gross square feet.		X