

Sustainable Building and Renovation Policy

PURPOSE

In keeping with Northwestern University's commitment to be national leader in sustainability to establish the University standard for incorporation of sustainable practices into the process of project planning, design, and construction, and to describe the process by which policy application decisions are made.

POLICY

Northwestern University is committed to managing its impact on the environment through strategic initiatives to reduce energy and resource consumption and to eliminate waste. One of the key means is to incorporate sustainable practices into all construction projects regardless of scope or cost by creating a process and tools to support project managers, supervisors, and shop staff in considering and implementing sustainable choices. This process will be flexible to reflect the scope of the project and the corresponding opportunity for sustainable measures but will support the Green Building polices enacted by the City of Evanston¹ and the City of Chicago². In new construction Northwestern University and our contracted architects and engineers will target LEED for New Construction (NC) at the Gold or Platinum level when it is fiscally responsible to do so, and in major renovations or retrofits, the University and contractors will explore if LEED NC or LEED for Commercial Interiors (CI) is an appropriate target based on project scope and systems impacted.

PROJECT APPLICABILITY

- Tier 1 - Up to \$25,000 – Project managers and shop supervisors should ensure that projects adhere to the Sustainability Guidelines in the FM Design and Construction Standards. Questions may be directed to the Office of Sustainability.
- Tier 2 - \$25,001 - \$1,000,000 OR any project involving lighting or mechanical systems – Project Manager will submit a Sustainability Assessment form at which point the Office of Sustainability will determine if the project requires a review session with the appropriate stakeholders (e.g. FM staff, architects, engineers, and/or customers). The appropriate LEED checklist may be used to provide guidance.
- Tier 3 - \$1,000,001 - \$10,000,000 – Project Manager should submit a Sustainability Assessment form and schedule a Sustainability Review Session (SRS) with the FM Office of Sustainability and conduct a LEED checklist-compliant sustainable design review as a part of the pre-schematic design process. Where deemed appropriate, the Office of Sustainability may recommend pursuit of LEED certification.
- Tier 4 - \$10,000,001 and up – Project Manager and Architect should conduct a full LEED charette which should include all relevant stakeholders. Most projects of this size will be required to obtain a minimum of LEED silver with LEED gold being the preferred target.

This policy, effective July 1st 2014, applies to projects led by Northwestern University Facilities Management on University owned properties including Housing and Athletics.

EXCEPTIONS

Exceptions to this policy may occur with the consensus of the Director of Sustainability and/or the Directors of FM Operations and Maintenance of FM Design and Construction but should only be considered in rare circumstances.

¹ City of Evanston Green Building Ordinance - <http://www.cityofevanston.org/sustainability/land-use-development/green-building-ordinance/>

² City of Chicago Sustainable Development Guidelines - http://www.cityofchicago.org/content/dam/city/depts/zlup/Sustainable_Development/Publications/GreenMatrix2011DHED.pdf