

Summit Complex, Incl. High Altitude Research Lab (HARL)
Pikes Peak, CO - City of Colorado Springs
IDIQ A-E Services RFP: Sustainability/LEED Requirements
22 January 2015
POC: Brian A Nohr

The project documents shall be developed to substantiate sustainability implementation during DESIGN thru CONSTRUCTION phases for all facilities. The project design shall conform to Unified Facilities Criteria (UFC) 1-200-02: High Performance and Sustainable Building Requirements, dated 7 November 2014 and Unified Facilities Criteria (UFC) 3-101-01 Architecture, dated 28 November 2011. Additionally, the design shall incorporate UFC 3-101-01 requirements for facility air barriers. Site development shall be in accordance with UFC 3-210-10, dated 15 November 2010, Low Impact Development.

The project sustainability certification requirement is to achieve certification at the USGBC LEED™ v3.0 Silver level, and the design documents shall reflect this requirement for execution through construction. The project shall be developed as a LEED campus for the HARL, the physical plant, and the summit buildings and the AE shall develop the LEED Boundary as required to accomplish a facility complex certification.

The A-E shall register the project with the USGBC and be responsible for the registration fees and setting up the project LEED directories for the three facilities and campus site. The A-E is also responsible for completing the project registration data entry and completing the DESIGN Credit templates for the facility fully designed, with subsequent designers on later phases being responsible for those facilities. The LEED project registration title shall include the project name and project number in the title and the location shall be Pikes Peak, CO. The A-E shall coordinate registration with the Omaha District LEED/Sustainability Coordinator and provide him with access to the project directory with “Project Team Manager” role. The District LEED/Sustainability Coordinator is Brian Nohr at brian.a.nohr@usace.army.mil, (402) 995-2172. The AE’s LEED Administrator shall turn over Administration rights to the project directories to Brian when design is complete and ready to advertise. Indicate in construction documents, that the Omaha District Sustainability Coordinator will act as LEED project directory owner and administrator. The design documents shall indicate that the contractor is responsible for the project certification, construction credits, the certification fees, and plaque/certificate purchase.

The A-E shall create, update, and provide upon request the Army Energy and Sustainability Record Card (see appendices) and its sub-tabs and include it in a separate and distinct chapter in the Design Analysis (DA) at each design submittal. In addition, this chapter of the Design Analysis include a narrative of the process used to compile the credit points, how each feature will be incorporated into the project, why features not selected for points were excluded, and a description of how each of the possible acquired credits will be implemented into the project. Each credit on the checklists shall be discussed point-by-point and the narrative shall indicate who is responsible for each credit. If a credit is not applicable to the project, or is determined to be unfeasible for engineering or other reasons, provide a description of why the credit is not included as part of the project. At each design submittal phase, the designer shall provide an

Energy Reduction Summary (see appendices), Design Analysis (DA) sustainability narrative chapter indicating what is required, who is responsible, and what has been implemented and incorporated into the design documents. The A-E shall provide copies of the Army Record Card documents as PDF deliverables for each design phase. Record Card documents shall be included in the contract documents and specifications shall be indicate to the contractor that these are living documents in which the contractor will be responsible to update and have available when requested by the government. The design shall require the contractor to provide updated copies of these documents to the contracting officer on a monthly basis.

The Sustainability/LEED Appendix to the DA shall also include a copy of all preliminary calculations, LCCA, catalog cuts, drawings, LEED templates (if not loaded into the LEED OnLine project directory), narratives, etc. required to support each design related credit identified in the Summary Sheet. Use of the LEED OnLine directory is highly recommended throughout the design and construction process to collect and distribute all data for government review and audit. A separate tab shall be provided for each credit in the DA. The calculations and/or documentation shall be adequate for submission to the USGBC for certification of the identified credits. At each design phase, Energy model calculations and energy related information for the facility shall present both energy reduction and energy cost savings per LEED and the Federal mandate methodologies and shall clearly indicate which version of ASHRAE were used in each set of calculations. The A-E shall also coordinate with the applicable State and local regulations to ascertain limitations of any sustainability design principles possibly affecting the Federal/Army mandates or LEED credits that can be earned as part of this project.

At the time of project advertisement all “DESIGN” related sustainability mandates and/or credit templates shall be documented and completed to the greatest extent possible, loaded into the LEED OnLine directory, and LEED OnLine project directory access shall be made available to the contractor’s LEED AP at time of project award. The specifications shall require the contractor to submit the project to USGBC/GBCI for review and certification. The contractor shall be responsible for all fees and cost for certification including the cost of the building plaque and installation of the plaque. Sustainability documentation from the start of design through beneficial occupancy will be required. Entry of construction information in the LEED templates and submission of the templates to the USGBC for review and approval shall be the responsibility of the contractor. The specifications shall require the contractor to submit the Design Credits early in the construction phase for GBCI approval and Construction Credits near the time of project completion. The A-E will be responsible for coordination and working with the contractor to attain Design credits approval. The specifications shall require the contractor to provide the original LEED notebook (one copy), and 2 sets of the electronic version on CDs of the notebook/LEED OnLine credit templates, narratives, implementation plans, checklists, calculations, drawings, federal mandate documentation, energy model, etc to be submitted at project closeout with the project as-builts. Use of the current Omaha District, 01 33 29, LEED Documentation specification (see appendices) is highly recommended and obtainable from Brian Nohr.

The specifications shall require the contractor to be responsible for completing Fundamental Commissioning (EA Prerequisite 1) during the construction phase. The specifications shall

require the contractor to create and provide a LEED Implementation Plan to the Contracting Officer at the beginning of the project. The Implementation Plan shall include at a minimum: Project LEED Checklist, Army Energy and Sustainability Record Card, LEED schedule with coordination meetings, role assignments, waste management/recycling plan, 500 mile Radius map for material supplies, contractor's narrative on how LEED will be implemented, indoor air quality (IAQ) plan, and the commissioning plan.

Specifications shall indicate to the contractor, that following the completion of the certification process, shall provide and install full sized 16" clear sand blasted glass USGBC plaque to be mounted in the main lobby of the facility with the location and final material choice coordinated through the Contracting Officer. The plaque shall indicate the year and the level of certification achieved. The contractor shall order and deliver to the Contracting Officer the original copies of the certificates. Enough copies of the certificates shall be ordered to include a copy for each of the following team members; the contractor, AE, City of Colorado Springs (3 copies), Omaha District Office, USACE Area Engineer Office, US Forest Service and the National Park Service. The Contractor shall also install a framed copy of the certificate alongside the plaque with the contractors name and logo shown at the bottom in the mat border along with the Corps of Engineers Logo.