

SECTION 01 81 00 – CONSTRUCTION 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 adhered to, documented and submitted to the USGBC for certification and achieve a minimum level of LEED certified under one of the following rating systems:
LEED NC for new construction, LEED CI for commercial interiors and LEED CS for Core & Shell. 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 (Appendix A). All material selections and their installation shall comply in strict accordance with the US Green Building Council (USGBC).

PART 2 – CONSTRUCTION GUIDELINES

In addition to performing constructions services, the general contractor shall have on staff 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 facilitator for LEED compliance, directing the construction team members in supporting and achieving the highest possible rating, using the Owner's basis of design and project score card to coordinate and monitor the construction documentation process for the project. The scope of work includes the documentation and submission process to the USGBC from selection as the general contractor through project certification. The LEED AP team member shall be familiar with the appropriate LEED NC, CI and CS rating system and have completed a minimum of two LEED projects. The construction schedule shall list and include time frames for all LEED activities including, third party building commissioning and building flush out procedures. The Washington University score card (Appendix A), identifying project potential LEED credits will be made available to all bidders to assist the contractor and their potential subcontractors in preparing their bid and establish the construction schedule and completion date. Implementation shall strictly adhere to Section 01 8113 – Sustainable Design Requirements

PART 3 – EXECUTION

Upon "Notice to Proceed" the general contractor shall make available their comprehensive construction schedule that lists all construction activities, including all LEED requirements for commissioning, building flush out, owner occupancy, etc. The project scope and schedule should identify if the building will be occupied in phases or occupied all at one time. Punch list time frames shall be established and adhered to. All punch list items must be completed prior to owner occupancy of an area or the building.

No additional time or associated cost will be accepted from the contractor for project extensions that were not initiated by the owner.

END OF SECTION