

**Health Care Facilities Construction (HCFC)**  
**Green Infrastructure Project Guidelines**

Project Prioritization and Implementation Requirements

**Background:** The Office of Environmental Health and Engineering (OEHE) has received funding for Green Infrastructure Projects. The appropriation directs the Service to incorporate planning, design, and operations of buildings to reduce costs; minimize environmental impacts; use renewable energy; incorporate green infrastructure and implement the most current energy efficiency codes and standards; and contribute to improved health outcomes to the maximum extent practicable.

**Process:** [Division of Facilities Planning and Construction](#) (DFPC) is requesting that all interested Areas submit project specific proposals. All proposals must be submitted through the appropriate IHS Area Office **no later than Thursday January 25**. This includes proposals from service units and tribal entities. For tribally owned or operated facilities, tribes are encouraged to consult in advance with their respective Area Office to assure consistency with other submissions.

All projects will be assessed, ranked and awarded until funds are exhausted. Any funds not awarded, will be added to the next year's allocation.

**Project Evaluations:** The DFPC will review and prioritize funding requests for activities that meet the requirements for Green Infrastructure Funds.

All submitted projects should be under contract within one year of the Notice of Award. When a project is approved for funding, the Applicant is committed to provide timely progress toward completion of the full scope of work within the identified funding. If no progress has been made within two years after the funds have been allocated, the DFPC will determine whether to pull back the funding.

**Methodology/Criteria:** DFPC is going to utilize five components to assess and allocate available Green Infrastructure Funds.

1. The simple Return on Investment (ROI) – Evaluate the project and calculate the ROI using the attached Excel calculation sheet (See Exhibit 2 for sample template). Projects that have an ROI longer than 20 years must indicate the benefit regarding sustainability or conservation mandates.
2. Requirements Compliance – If a law or executive order mandates improvements.
3. Reduction in energy use/increase in renewable energy generated for the facility
4. Reduction in water use
5. Enhance Indoor Environmental Quality

**Documentation:** Requests for funding are made by submission of an IHS Area-approved; three-to-five page Request for Funding (RFF) to the DFPC. The submission should include supporting documentation, summaries of studies, and cost estimates. This document is not approval to construct the project, but rather a funding request to support the project. A Project Summary Document (PSD) or Program Justification Document (PJD) may be needed for approval to implement the project, depending of the estimated cost of the planned project.

All submissions must contain the following:

1. Title/Signature page
  - a. Project name
  - b. Project number
  - c. Building Identifier (Installation Number – Building Number) for each building
  - d. Area Office review (OEHE Director)

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2. Executive summary
  - a. Summary description of the project
  - b. Estimated time of completion
  - c. Estimated Cost (including cost of the Environmental Review)
3. Body (Note: look at the scoring below and make it easy for the reviewer to find the elements required to score the project)
  - a. Details of project
  - b. State any Laws / Regulation this project will address
  - c. Detailed schedule
  - d. Detailed cost estimate
  - e. State the estimated time of ROI
  - f. Details of savings
    - i. Dollars saved
    - ii. Energy saved
    - iii. Water saved
  - g. Change in Existing Building Assessment score
4. Appendix
  - a. Plans or layouts that will better define the project
  - b. ROI calculations
  - c. Two "Existing Building Assessment Tools"
    - i. One calculating the current condition
    - ii. One calculating the projected score after the project.

Members of the DFPC will evaluate eligible proposals using evaluation factors in Exhibit 1, "Factor Ratings Evaluations." The scoring criteria are used to evaluate the impact of the project on sustainability-related requirements, mandates, goals, and targets.

**Submissions:** All submissions must be in electronic format. The complete package must be in **one** pdf file.

**Name the file** with the Area designator followed by the project name and number, for example "TU - San Queen Lighting TU4SX033Z7.pdf".

All proposals shall be routed through the local Area Office for signature by the Director of OEHE. The Area Office shall forward the signed proposal to Headquarters DFPC at [IHSDFPC.Submittals@ihs.gov](mailto:IHSDFPC.Submittals@ihs.gov) and CC CAPT Mark Hench at [mark.hench@ihs.gov](mailto:mark.hench@ihs.gov).

**Timetable:** Proposals shall be submitted in the first quarter of the fiscal year (October thru January). The ranking of projects will occur in January of each year, and the distribution of funds soon after. Area Offices will be notified in October of each year funding is expected so they have sufficient time to notify applicants within their Area, and to prepare and submit the RFF.

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<b>Call for Proposals</b>	<b>October 1</b>
<b>Proposals accepted</b>	<b>October 1 thru January 25</b>
<b>Evaluation of Proposals</b>	<b>January</b>
<b>Distribution of Funds</b>	<b>February*</b>
<b>NEPA Compliance</b>	<b>Prior to construction</b>
<b>Project completion</b>	<b>According to approved schedule</b>

*\*if funds are appropriated*

**Evaluation Procedures:** Prior to the DFPC evaluation meeting, the DFPC director will determine whether the submission is complete. Only eligible proposals that have a complete submittal as specified above will be evaluated.

Proposals will be ranked; the DFPC members will designate a numerical score for each of the evaluation factors. If a factor is not applicable, it will receive a score of zero.

The project score will be used to prioritize the RFFs received. The DFPC will fund projects based on information provided in the submitted documentation, and funding availability.

Unfunded proposals may be resubmitted for consideration during future funding cycles.

**Responsibilities:**

**DFPC**

1. Call for proposals
2. Review proposals
3. Allocations of funds as soon as practical after all proposals are evaluated.

**Applicant**

1. Submit a complete request for funding
2. Complete and submit project status updates through the Area Office on a quarterly basis using the form in Exhibit 3:
  - a. January 15, April 15, July 15, and October 15.
3. The Applicant will provide a final report to the DFPC within 120 days after the project completion.

Projects funded through this program may also be nominated for a sustainability or “green” award.

**National Environmental Policy Act Compliance (NEPA):** In order to ensure compliance with NEPA and associated laws and regulations, the IHS must complete the NEPA process for each Green Infrastructure project that is awarded. The cost for this task should be reflected in the cost estimate and Return on Investment calculation.

After award and prior to construction, IHS staff shall complete the Environmental Information and Documentation (EID) form and all associated processes in accordance with GAM 30 and the IHS Environmental Review Manual. In some cases, it is possible that an Environmental Assessment and Finding of No Significant Impact could be required, but in most cases Categorical Exclusion I.3, for building alteration and renovation (58 FR 569 – 572), would likely apply as long as no extraordinary or exceptional circumstances applied. Refer to the Area NEPA Coordinator with any questions.

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**Final reports:** The applicant that requested the funds is responsible for preparing and submitting an electronic copy of the completed final report to the DFPC via their respective Area Office. All final reports shall have the same approval sequence as the funding request.

The report should include a brief statement about the project scope and expectations, benefits and challenges of the project, indicate the estimated and actual savings, a revised simple payback calculation, recommendations for future projects of a similar type. These reports will provide IHS with information regarding viability of these new methods and technologies, and are an essential part of this program, which provides benefit to the IHS. For projects improving federally owned buildings the Final Report should follow Volume III, Part 24-8 of the OEHE Technical Handbook.

**Unused Funds:** Unexpended funds greater than \$5,000 will be returned to IHS Headquarters. For example, if the DFPC awarded \$125,000 for sustainability activities and the applicant completed all required work for \$97,000, then the DFPC would initiate a request to recall the remaining \$28,000.

**Contact:** For questions and additional information, contact CAPT Mark Hench, (office: 301-443-4614 or [mark.hench@ihs.gov](mailto:mark.hench@ihs.gov)) Manager of the Green Infrastructure Program.

**Exhibits:**

1. Request for Funding Rating Elements
2. Savings and Return Years Sample Calculation Spreadsheet
3. Quarterly Reports
4. Existing Building Assessment Tool Form

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**Exhibit 1 Request for Funding Rating Elements**

Element	Score Range	Description
Return on Investment	15 – 20	Potential return on investment is high by either eliminating economic losses or enhancing economic gains resulting from implementation of corrective actions. Examples include actions with monetary payback in three years or less.
	9 – 14	Potential return on investment is moderate by either eliminating economic losses or enhancing economic gains resulting from implementation of corrective actions. Examples include actions with monetary payback between three and 10 years.
	1 – 8	Potential return on investment is low by either eliminating economic losses or enhancing economic gains resulting from implementation of corrective actions. Examples include actions with monetary payback greater than 10 but less than 20 years. The case for benefits is based mostly on subjective arguments and/or the potential for benefits is low. <b>*NOTE:</b> ROI of 20 or more years may be scored 0 points.
Requirements Compliance	20	Project brings building into compliance with the Guiding Principles. This equates to a score of 420 or more points on the Existing Building Assessment Tool.
	8 – 15	Addresses more than one of the sustainability-related requirements AND significantly increases the Existing Building Assessment Tool score.
	1 – 7	Addresses at least one of the sustainability-related requirements as listed in the Purpose section of this chapter increases the Existing Building Assessment Tool score.
Energy Use	16 – 20	Achieves an energy consumption reduction of greater than 20 percent from current consumption, or implementation of renewable energy technologies that generate greater than 20 percent of the installation’s energy requirements.
	11 – 15	Achieves an energy consumption reduction of greater than 10 percent from current consumption, or implementation of renewable energy technologies that generate greater than 10 percent of the installation’s energy requirements.
	6 – 10	Achieves an energy consumption reduction of 7.5 to 10 percent from current consumption, or implementation of renewable energy technologies that generate 2.5 to 5 percent of the installation’s energy requirements.
	1 – 5	Achieves an energy consumption reduction up to 7.5 percent, or implementation of renewable energy technologies that generate up to 2.5 percent of the installation’s energy requirements. The case for benefits is based mostly on subjective arguments and/or the potential for benefits is low.
Water Use	11 – 15	Achieves an indoor potable water consumption reduction of greater than 10 percent from current consumption, and/or achieves an outdoor potable water consumption reduction of greater than 50 percent. Installation of an advanced water meter where one did not previously exist is worth 5 points.
	6 – 10	Achieves an indoor potable water consumption reduction of 5 to 7.5 percent from current consumption, and/or achieves an outdoor potable

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		water consumption reduction of 20-50 percent. Installation of an advanced water meter where one did not exist is worth 5 points.
	1 – 5	Achieves an indoor potable water consumption reduction of less than 5 percent from current consumption, and/or achieves an outdoor potable water consumption reduction of less than 5 percent. The case for benefits is based mostly on subjective arguments and/or the potential for benefits is low. Installation of an advanced water meter where one did not exist is worth 5 points.
Enhance Indoor Environmental Quality	1 – 10	Up to 5 points for sustainability projects that Enhance Indoor Environmental Quality. Up to 5 points for projects that address the Environmental Impact of Materials sections of the Existing Building Assessment Tool.

These funds can augment a capital construction project incorporating any of the Rating Elements listed in Exhibit 1 above.

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**Exhibit 2 Saving and Return Year Calculation (See Excel Form)**

**Savings and Return Years**

Present Value	
Annual Savings	
Years to Recover	<=

Info to be entered  
 Auto Calculated

Year	= Prev Yr PV - Savings	Annual Savings
0		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
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21		
22		
23		
24		
25		
26		
27		
28		
29		

**Equation:** Present Value At Year = Previous Year Present Value - Annual Savings  
 Continue until Year = 0

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**Exhibit 3 Quarterly Reports**

Awarded projects shall provide quarterly reports to the corresponding Indian Health Service Area Office. These reports shall show accomplishments, goals, and accountability. Reports shall be submitted by April 15, July 15, October 15, and January 15.

**Tribe/Tribal Organization:**

**Project Title:**

**Date:**

**Please provide a brief project description:**

**Accomplishments from last Quarter (received funds, environmental signed, contract awarded, amount of funds spent, construction tasks completed/underway, etc):**

**Outlook for next quarter:**

**\*If project is currently under construction, attach 2-5 pictures with each quarterly report.**





## Exhibit II.C.1 Existing Building Assessment Tool

BUILDING NAME	LOCATION	DATE OF ASSESSMENT
PREPARED BY	SQUARE FOOTAGE (specify gsf or usf): gsf      usf	
MISSION DEPENDENCY Mission Critical    Mission Dependent    Not Mission Dependent		
COMMISSIONING/RECOMMISSIONING Completed    Date                      Not completed    Not Applicable		
ASSESSMENT REPORT ATTACHED? Yes    No <i>The Assessment Report should include a comprehensive list of the building's strengths, weaknesses and deficiencies; a prioritized list of deficiencies that can be addressed by minor alterations or repairs (considering payback over the life cycle); and a status summary indicating whether a major renovation or replacement of the facility (and estimated time frame) is recommended by the assessment team.</i>		

### A. ENERGY PERFORMANCE

#### Energy Efficiency

Establish a whole building performance target that takes into account the intended use, occupancy, operations, and other energy demands. Establish a baseline building performance rating per the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) and the Illuminating Engineering Society of North America (IESNA) Standard 90.1-2007, Energy Standard for Buildings Except Low-Rise Residential Buildings.

Reduce Energy Usage Intensity (EUI) by 20% below 2003 baseline, or receive a score of 75 or higher in Energy Star Portfolio Manager (ESPM).

Establish an energy usage baseline using historic data (2003 EUI)  
OR  
Establish an energy usage baseline using ASHRAE/ IESNA 90.1-2007  
OR  
Evaluate using Energy Star Portfolio Manager  
An Energy Conservation Plan has been developed  
Reduction in EUI of > 5%

Reduction in EUI of > 10%  
Reduction in EUI of > 15%  
OR  
Achieved a score of 69 or higher in ESPM or equivalent Labs21 Benchmarking Tool score for laboratory buildings.  
Reduction in EUI of > 20%,  
OR  
Achieved a score of 75 or higher in ESPM or equivalent Labs21 Benchmarking Tool score for laboratory buildings.

**Score**

#### Measurement & Verification

Building level metering installed for electricity, and where required by OPDIV energy plan advanced metering  
Electrical meter performance data collected, compiled and used to evaluate Energy Projects  
Building level metering installed for utilities defined in EO 13423, EPO 2005 and EISA 2007, and where required by OPDIV energy plan advanced metering

All utility meter performance data collected compiled and used to evaluate Energy Projects performance.  
Data entered in Energy Star Portfolio Manager  
Data entered in High Performance Buildings Database

**Score**

*(continued on next page)*

<b>Renewable Energy (Bonus)</b>	
<p>No renewable energy purchased (consumed) &amp; no on site generation.</p> <p>Less than 3% of Renewable Energy (thermal, mechanical or electrical) is purchased for use in the facility.</p> <p>3% or more of Renewable Energy (thermal, mechanical or electrical) is purchased for use in the facility</p>	<p>3% or more electricity consumed is from renewable sources and 1.5 % is from new sources (online after Jan 1, 1999)</p> <p>Implemented cost effective on site renewable energy generation projects.</p> <p>3% or more electricity consumed is from renewable sources and 1.5 % is from new sources (online after Jan 1, 1999) and Implemented cost effective on site renewable energy generation projects.</p>
<b>Score</b>	

**B. PROTECT & CONSERVE WATER**

<b>Indoor Water</b>	
<p>Effectiveness of indoor water conservation. The water baseline, for buildings with plumbing fixtures installed in 1994 or later, is 120% of the Uniform Plumbing Codes 2006 or the International Plumbing Codes of 32006 fixture performance requirements. The water baseline for plumbing fixtures older than 1994 is 160% of the Uniform Plumbing Codes of 2006 or the International Plumbing Codes 2006 fixture performance requirements.</p>	
<p>FY2007 water use intensity (WUI) established along with a water management plan. Procedures in place for following the indoor best management practices as developed by FEMP<sup>1</sup></p> <p>Building level water meter installed or estimated annual water use baseline developed for the building.</p> <p>Employs strategies that in aggregate use a minimum of 10% less potable water than the indoor water use baseline</p>	<p>Employs strategies that in aggregate use a minimum of 15% less potable water than the indoor water use baseline</p> <p>Employs strategies that in aggregate use a minimum of 20% less potable water than the indoor water use OR 20% reduction in measured potable water use compared to building use in 2003 or a year thereafter with water quality data.</p>
<b>Score</b>	

<b>Outdoor Water</b>	
<p>Effectiveness of outdoor water conservation</p>	
<p>FY2007 water use intensity (WUI) established along with a water management plan. Procedures in place for following the outdoor best management practices as developed by FEMP<sup>1</sup></p> <p>Uses water efficient landscape and irrigation strategies, including water reuse and recycling, to reduce outdoor potable water consumption by a minimum of 20% over that consumed by conventional means (plant species and plant densities)</p> <p>OR</p> <p>Reduces outdoor potable water consumption by a minimum of 20% compared to measured water use in 2003 or a year thereafter with quality water data</p> <p>Uses water efficient landscape and irrigation strategies, including water reuse and recycling, to reduce outdoor potable water consumption by a minimum of 30% over that consumed by conventional means (plant species and plant densities)</p> <p>OR</p> <p>Reduces outdoor potable water consumption by a minimum of 30% compared to measured water use in 2003 or a year thereafter with quality water data</p>	<p>Uses water efficient landscape and irrigation strategies, including water reuse and recycling, to reduce outdoor potable water consumption by a minimum of 40% over that consumed by conventional means (plant species and plant densities)</p> <p>OR</p> <p>Reduces outdoor potable water consumption by a minimum of 40% compared to measured water use in 2003 or a year thereafter with quality water data</p> <p>Uses water efficient landscape and irrigation strategies, including water reuse and recycling, to reduce outdoor potable water consumption by a minimum of 50% over that consumed by conventional means (plant species and plant densities),</p> <p>OR</p> <p>Reduces outdoor potable water consumption by a minimum of 50% compared to measured water use in 2003 or a year thereafter with quality water data,</p> <p>OR</p> <p>No use of potable irrigation water</p>
<b>Score</b>	

*(continued on next page)*

<b>Process Water</b>	
Effectiveness of Process water conservation, where applicable	
Cost effective conservation measures are in place to reuse or reclaim water used in increasing energy efficiency, such as cooling towers, boilers, etc.	
<b>Score</b>	
<b>Maintain/restore site hydrology ( Bonus)</b>	
Where redevelopment affects site hydrology, maintain or restore the hydrology of the site with regard to temperature, rate, volume, and duration of flow using site planning, design, construction, and maintenance strategies. (EISA Section 438)	
<b>Score</b>	
<b>C. ENHANCE INDOOR ENVIRONMENTAL QUALITY</b>	
<b>Thermal Comfort</b>	
Effectiveness of measures to enhance indoor environmental quality for thermal comfort	
<p>Building does not meet current ASHRAE Standard 55-2004 Thermal Environmental Conditions for human Occupancy. Complaints from occupants regarding thermal comfort levels are daily.</p> <p>Building does not meet current ASHRAE Standard 55-2004 Thermal Environmental Conditions for human Occupancy. Complaints from occupants regarding thermal comfort levels are weekly.</p> <p>Building does not meet current ASHRAE Standard 55-2004 Thermal Environmental Conditions for human Occupancy. Complaints from occupants regarding thermal comfort levels are monthly.</p>	<p>Building does not meet current ASHRAE Standard 55-2004 Thermal Environmental Conditions for human Occupancy. Complaints from occupants regarding thermal comfort levels are rare.</p> <p>Occupancy survey performed, or thermal comfort parameters have been measured, and meet current ASHRAE Standard 55-2004 Thermal Environmental Conditions for Human Occupancy.</p>
<b>Score</b>	
<b>Ventilation</b>	
Effectiveness of measures to enhance indoor environmental quality for ventilation	
<p>Building does not meet current ASHRAE Standard 62.1-2007 Ventilation for Acceptable Indoor Air Quality. Verification of design ventilation rates (testing &amp; balancing) not performed.</p> <p>Building does not meet current ASHRAE Standard 62.1-2007 Ventilation for Acceptable Indoor Air Quality. Verification of design ventilation rates (testing &amp; balancing) not performed. O&amp;M procedures in place for checking air supply and exhaust systems.</p> <p>Building does not meet current ASHRAE Standard 62.1-2007 Ventilation for Acceptable Indoor Air Quality. Verification of design ventilation rates (testing &amp; balancing) not performed. O&amp;M procedures in place for checking air supply and exhaust systems. Occupant complaints are rare.</p>	<p>Building does not meet current ASHRAE Standard 62.1-2007 Ventilation for Acceptable Indoor Air Quality. Verification of design ventilation rates (testing &amp; balancing) performed within the last 5 years. O&amp;M procedures in place for checking air supply and exhaust systems. Occupant complaints are rare.</p> <p>Verification of design ventilation rates performed through recommissioning or retrocommissioning, and meets current ASHRAE Standard 62.1-2007 Ventilation for Acceptable Indoor Air Quality established ranges per climate zone.</p>
<b>Score</b>	
<i>(continued on next page)</i>	

**Moisture Control**

Effectiveness of measures implemented for controlling moisture flows and condensation to prevent building damage and mold contamination

Severe moisture and or condensation damage and evidence of mold in the building. No policy in place for monitoring moisture occurrences. No strategy in place for controlling moisture flows and condensation.

Recurring moisture and or condensation problems in various areas in the building. Some evidence of mold in the building. No policy in place for monitoring moisture occurrences. No strategy in place for controlling moisture flows and condensation.

Recurring moisture and or condensation problems in various areas in the building. No evidence of mold in the building. No policy in place for monitoring moisture occurrences. No strategy in place for controlling moisture flows and condensation.

Minor moisture and or condensation occurrences. No policy in place for monitoring moisture occurrences. No strategy in place for controlling moisture flows and condensation.

Established and implemented moisture control strategy for controlling moisture flows and condensation to prevent building damage and mold contamination. All necessary repairs have been completed to remove prior contamination.

**Score****Daylighting or Lighting Controls**

Effectiveness of measures implemented to control lighting or daylighting.

No measures have been implemented.

Accessible lighting controls (e.g., accessible manual lighting controls, glare control and automatic dimming controls) are provided for 10% of regularly occupied building space,  
OR  
10% of spaces have a minimum daylight factor of 2%.

Accessible lighting controls (e.g., accessible manual lighting controls, glare control and automatic dimming controls) are provided for 30% of regularly occupied building space,  
OR  
30% of spaces have a minimum daylight factor of 2%.

Accessible lighting controls (e.g., accessible manual lighting controls, glare control and automatic dimming controls) are provided for 40% of regularly occupied building space,  
OR  
40% of spaces have a minimum daylight factor of 2%.

Accessible lighting controls (e.g., accessible manual lighting controls, glare control and automatic dimming controls) are provided for 50% of regularly occupied building space and occupancy sensors and/or light sensors for appropriate spaces such as bathrooms, conference rooms, etc.  
OR  
50% of spaces occupied for critical visual tasks have a minimum daylight factor of 2%.

**Score****Low Emitting Materials**

Effectiveness of measures implemented for the procurement of low emitting materials for maintenance, cleaning and pest management, including adhesives, sealants, paints, carpet systems, furnishings, cleaning products, and pest management products.

No procurement policy in place regarding the use of low emitting materials for maintenance, cleaning or pest management

Procurement policy in place for use of low emitting materials for maintenance, cleaning, or pest management, but not all.

Procurement policy in place regarding use of low emitting materials for maintenance, cleaning, and pest management.

Procurement policy in place and implemented for use of low emitting materials for maintenance, cleaning, or pest management, but not all.

Procurement policy in place and implemented for use of low emitting materials for maintenance, cleaning, and pest management. Prohibit smoking within building and within 25 feet of all building entrances, operable windows and building ventilation intakes.

**Score***(continued on next page)*

## D. ENVIRONMENTAL IMPACT OF MATERIALS

### Recycled Content

For EPA-designated materials used in operation and maintenance of the building, and new furnishings, use products that meet or exceed EPA's recycled content recommendations

No EPA designated materials used in the building meet recycled content recommendations.  
 Less than half of the EPA designated materials meet or exceed recycled content recommendations.  
 Half of the EPA designated materials meet or exceed recycled content recommendations.

More than half of the EPA designated materials meet or exceed recycled content recommendations.  
 All EPA designated materials meet or exceed recycled content recommendations, or no EPA designated materials are used in the building.

**Score**

For materials used in operation and maintenance of the building and furnishings that are not EPA designated materials, the recycled content is such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at least 10% (based on cost) of the total value of the materials used in the building.

No non-designated materials used in the building have recycled content.  
 Recycled content of non-designated materials used is less than 5% based on total values of materials used in the building.  
 Recycled content of non-designated materials used is about 5% based on total values of materials used in the building.

Recycled content of non-designated materials used is 5- 10% based on total values of materials used in the building.  
 Recycled content of non-designated materials meets or exceeds 10% based on total values of materials used in the building.

**Score**

### BioBased Content

For USDA-designated materials used in operation and maintenance of the building and new furnishings, use products meeting or exceeding USDA's biobased content recommendations.

No USDA-designated materials meet biobased content recommendations.  
 Designated materials have some biobased content but less than 50% of recommended amount.  
 Biobased content of designated materials is 50% of recommended amount.

Designated materials have biobased content greater than 50% of recommended amount.  
 All USDA-designated materials used in the building meet or exceed biobased content recommendations, or no designated materials will be used in the building

**Score**

For other materials used in operation and maintenance of the building and new furnishings, use biobased products made from rapidly renewable resources and certified sustainable wood products.

No biobased products made from rapidly renewable resources or certified sustainable wood products are used.  
 Some non-designated biobased products made from rapidly renewable resources or certified sustainable wood products are used but renewable or certified products will be less than 50%.  
 About 50% of the non-designated biobased products used are made from rapidly renewable resources or certified sustainable wood.

More than 50% of the non-designated biobased products used in the building are made from rapidly renewable resources or certified sustainable wood.  
 For non-designated materials used in the building, all biobased products are made from rapidly renewable resources and certified sustainable wood products, or no materials used in the building can be made from biobased products.

**Score**

*(continued on next page)*

**Construction Waste**

Identify local recycling and salvage operations that process construction waste from building operation and maintenance, minor repairs and renovations and discarded furnishings. Recycle or salvage at least 50 percent of construction, demolition and land clearing waste, excluding soil, from building operation and maintenance; minor repairs and renovations; and discarded furnishings where markets or on-site recycling opportunities exist.

No attempt to identify local recycling and salvage operations that process building related waste have been identified, or building records contain no documentation of attempts to identify such operations or demonstration of non-availability. Opportunities exist yet no wastes are recycled or salvaged.

Local recycling and salvage operations have been identified that can process some of the building related waste but less than 50% of the total amount. Less than 25 % of the wastes for which markets or on-site recycling opportunities exist are recycled or salvaged.

Local recycling and salvage operations have been identified that can process 50% of the total amount of the building related waste. 25 % of the wastes for which markets or on-site recycling opportunities exist are recycled or salvaged.

Local recycling and salvage operations have been identified that can process more than 50% of the total amount of the building related waste. 26-49 % of the wastes for which markets or on-site recycling opportunities exist are recycled or salvaged.

Local recycling and salvage operations have been identified that can process building related wastes. At least 50 % of the wastes for which markets or on-site recycling opportunities exist are recycled or salvaged.

**Score**

**Ozone Depleting Compounds**

Eliminate the use of ozone depleting compounds in the building where alternative environmentally preferable products are available, consistent with either the Montreal Protocol and Title VI of the Clean Air Act Amendments of 1990, or equivalent overall air quality benefits that take into account life cycle impacts.

No ozone depleting compounds (ODC) used in the building have been eliminated or replaced with alternatives, where alternative environmentally preferable products are available for these compounds. There is no inventory of ODC containing equipment in building.

Less than 50% of the ozone depleting compounds used in the building have been eliminated or replaced with alternatives where environmentally preferable products are available for these compounds. An inventory of ODC containing equipment has not been completed.

About 50% of the ozone depleting compounds used in the building have been eliminated or replaced with alternatives where environmentally preferable products are available for these compounds. An inventory of ODC containing equipment has not been completed.

More than 50% of the ozone depleting compounds used in the building have been eliminated or replaced with alternatives where environmentally preferable products are available for these compounds. An inventory of ODC containing equipment has been completed.

All use of ozone depleting compounds in the building have been eliminated or replaced with alternatives where alternative environmentally preferable products are available.

**Score**

**E. ECONOMICS**

**Cost**

Current and avoidable potential costs associated with ownership and use of buildings

Cost to incorporate the Guiding Principles is greater than 11% of Present Replacement Value (PRV)

Cost to incorporate the Guiding Principles is 7% to 11% of PRV

Cost to incorporate the Guiding Principles is 3% to 7% of PRV

Cost to incorporate the Guiding Principles is 1% to 3% of PRV

Cost to incorporate the Guiding Principles is 0.5% to 1% of PRV

Cost to incorporate the Guiding Principles is less than 0.5% of PRV

**50**

**Score**

*(continued on next page)*

Payback	
Potential payback for improvements over the remaining life cycle or lease	
<p>Payback period is greater than the remaining useful life of the building, or 10 years based on Life Cycle Cost (LCC) of the improvements</p> <p>Payback period is 7 to 10 yrs based on LCC of the improvements</p> <p>Payback period is 5 to 7 yrs based on LCC of the improvements</p>	<p>Payback period is 3 to 5 yrs based on LCC of the improvements</p> <p>Payback period is 1 to 3 yrs based on LCC of the improvements</p> <p><b>50</b> Payback period is less than 1 yr based on LCC of the improvements</p>
<b>Score</b>	

**F. CONFORMANCE WITH LOCAL ENVIRONMENTAL REQUIREMENTS**

Environmental Regulations	
Facility/Building is in compliance with all applicable federal, state and local environmental regulations (e.g., compliance with fuel storage tanks system, air emissions such as boilers and emergency generators, illicit discharges to storm and/or sanitary sewer, NPDES and Sanitary Discharge permits)	
<p>Facility/building management has NOT established procedures for an environmental compliance program through the facility/organization's EMS as required by Executive Order 13423</p> <p>Facility/building management has established an environmental compliance program through the facility/organization's EMS that includes</p> <p>(a) procedures to identify and account for applicable legal and other requirements,</p> <p>(b) protocols to periodically evaluate compliance with those applicable legal, and</p> <p>(c) a system for implementing corrective action</p>	<p>Facility/building management met criteria in Column B AND has conducted evaluations of compliance with applicable legal and other requirements. The facility/organization has not completed the evaluations for all of the facility/organization, or has not initiated corrective actions.</p> <p>Facility/building management criteria in Column B and C AND has completed evaluations of compliance with applicable legal and other requirements for the entire facility/building. Corrective actions have been initiated or have been scheduled (as appropriate considering technical and budgetary constraints).</p> <p><b>50</b> Facility/Building is in full compliance with all applicable federal, state and local environmental regulations</p>
<b>Score</b>	

Environmental Management System (EMS)	
Executive Order (EO) 13148 required all Federal Agencies to determine 'appropriate' facilities for implementing EMS.	
EO 13423 requires that EMSs serve as the primary mechanism for achieving compliance with all aspects of the order.	
<p>Facility/building management has not established requirements/procedures to address applicable sustainable practices as required by Executive Order 13423 through the facility/organization's EMS.</p> <p>Facility/building management has established requirements/procedures to address applicable sustainable practices as required by Executive Order 13423 through the facility/organization's EMS, including procedures for setting objectives and target as appropriate, monitoring, training, and management review, but has not implemented the requirements/procedures</p>	<p>Facility/building management has met all the criteria in Column B, AND</p> <p>has incorporated at least one of the applicable sustainable practices through the EMS, AND</p> <p>the facility/organization has established an implementation schedule to complete incorporation of the remainder of the applicable sustainable practices through the EMS.</p> <p><b>50</b> Facility/building management has met all the criteria in Column B and C AND</p> <p>Facility/organization has verified conformance and performance through monitoring and management review OR</p> <p>Facility/Building in not included in the HHS 'appropriate' facility list and is not required to have an EMS</p>
<b>Score</b>	

<sup>1</sup> [www1.eere.energy.gov/femp/water\\_fedrequire.html](http://www1.eere.energy.gov/femp/water_fedrequire.html)

<sup>2</sup> 1992 Energy Policy Act fixture performance requirements: showerheads: 2.5 gallons per minute at 80 psi; urinals: 1 gallon per flush; faucets: 2.2 gallons per minute at 60 psi; toilets: 1.6 gallons per flush

(continued on next page)

## G. SCORES

GUIDING PRINCIPLES		
Building Attribute	Building Condition Scoring Criteria	
	Achieved Score	Maximum Score
A. Energy Performance		
Energy Efficiency		80
Measurement & Verification		40
B. Protect & Conserve Water		
Indoor Water		40
Outdoor Water		40
Process Water		20
C. Enhance Indoor Environmental Quality		
Thermal Comfort		20
Ventilation		20
Moisture Control		20
Daylighting or Lighting Controls		20
Low Emitting Materials		20
D. Environmental Impact of Materials		
Recycled Content		30
BioBased Content		20
Construction Waste		20
Ozone Depleting Compounds		30
<b>GUIDING PRINCIPLES SCORE</b>		<b>420</b>
NON-GUDING PRINCIPLES		
Building Attribute	Building Condition Scoring Criteria	
	Achieved Score	Maximum Score
Economics		
Cost		50
Payback		50
Conformance with local Environmental Requirements		
Environmental Regulations		50
Environmental Management Systems (EMS)		50
<b>Bonus Categories</b>		
Renewable Energy		30
Maintain/Restore Hydrology		20
<b>TOTAL NON-GUIDING PRINCIPLES AND BONUS SCORE</b>		<b>250</b>
<b>TOTAL SCORE</b>		<b>670</b>