OSA High Performance Certification Program Summary and Sustainable Priorities

This summary of the OSA HPCP policy is specific to:
State of Colorado Owned Facilities (general funded and academic)

INTENTION

Advance best practices for the design and construction of State owned general funded and academic facilities to comply with the state's High Performance Certification Program policy based on SB07-051, SB08-147, and SB09-290. Furthermore, advance and update the processes and procedures utilized in the operation and maintenance of State owned facilities to comply with applicable Governor Executive Orders.

REQUIREMENTS for State of Colorado Owned Facilities

All new buildings, additions to buildings, or substantial renovations of existing buildings for all state owned general funded facilities and academic facilities are required to comply with the High Performance Certification Program (HPCP) policy adopted by the Office of the State Architect (OSA) if the following applies:

☑ The new facility, addition, or renovation project contains 5,000 or more of building square feet, *and*,
☑ The project includes a HVAC system, *and,*
☑ In the case of a renovation project, the cost of the renovation exceeds 25% of the current value of the building.

Projects meeting the above requirements shall achieve a LEED™ certification at the targeted certification level of <u>Gold</u>.

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ADDITIONALLY, projects shall meet the following:

Meet all LEED prerequisites in the appropriate LEED Rating System.
Meet the following LEED-NC v4.1 credits points. (if criteria is not practical or cost effective, a modification request is required)

a. Integrative Process credit - Achieve 1 point
b. Recognize the State's Statute (Outdoor Lighting Fixtures, 24-82-901-902) and fully review the Light Pollution Reduction criteria.
c. Water Efficiency
    i. Outdoor Water Use Reduction credit - Achieve 1 point in the reduction of irrigation water from baseline (potable)
    ii. Indoor Water Use Reduction credit - Achieve 1 point in the reduction of indoor water use from baseline (potable)
    iii. Water Metering – Achieve 1 point (irrigation system as applicable and one other high water consumption item)
d. Energy and Atmosphere
    i. Enhanced Commissioning credit - commission mechanical, electrical, plumbing, and renewable energy systems for projects greater than 20,000 square feet
    ii. Optimize Energy Performance credit - Achieve 5 points for projects greater than 20,000 square feet
e. Material and Resources
    i. Building Product Disclosure and Optimization - Sourcing of Raw Materials credit - Achieve 1 point
    ii. Construction and Demolition Waste Management credit - Achieve 1 point
f. Indoor Environmental Quality
    i. Enhanced Indoor Air Quality Strategies credit - Achieve 1 point
    ii. Low-Emitting Materials credit - Achieve 2 points
    iii. Construction Indoor Air Quality Management Plan credit - Achieve 1 point
    iv. Indoor Air Quality Assessment credit - Achieve 1 point
    v. Interior Lighting credit - Achieve 1 point

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WAIVER from the Policy or MODIFICATION to the Policy

State statute defines that *a certification is attainable if the increased initial costs of the substantial renovation, design, or new construction, including the time value of money, to achieve the highest performance certification attainable can be recouped from decreased operational costs within fifteen years, 24-30-1305.5 C.R.S.* There may be projects that obtaining a LEED certification at the Gold level is not practicable. An agency may request a waiver from the HPCP policy or a modification to the HPCP policy. The waiver or modification request shall be made by the agency's or institution's OSA delegate (see HPCP Policy Section IV).

The Waiver or Modification for all CC and CR projects is not an automatic process, but each agency shall submit the appropriate documentation to OSA for all CC and CR projects. By statute, CM projects are of limited scope and are automatically waived.

WAIVER: The project does not meet the minimum requirements for owned buildings (as indicated above and in the HPCP policy, Section I, Intent) and therefore, the project is waiver from meeting the requirement of the HPCP Policy. The project is expected to incorporate as many sustainable criteria into the project as practicable and cost effective, even if registration and certification is not being pursued.

MODIFICATION: The project meets the minimum requirements but is not expected to be certified at a Gold level. The modification to the policy is to be verified at a Certified or Silver level, or in unique projects, the project will utilize a third party commissioning agent.

In all circumstances, project teams should attempt to achieve the highest certification level possible and to apply all applicable and cost effective HPCP strategies.

DOCUMENTATION

Agencies are required to follow the Office of the State Architect's (OSA) HPCP tracking process.

- **Preferred HPCP Goal Determination Process**. During the project scope and cost determination phase, work with OSA if there are any concerns that the project can't meet the targeted certification level to either receive a waiver or a modification for the project from OSA.
- Submit the **OSA HPCP Registration form and LEED Checklist** (excel spreadsheet) after funds are appropriated and prior to starting design documentation (DDs). The OSA LEED checklist is a template and is not required if an equivalent checklist is utilized.
- Complete the **Waiver or Modification section** of the Registration form if applicable.
- A one-on-one conservation with the OSA may be required to discuss the information provided for a waiver or modification.
- After the Design Development (DD) Phase is completed, submit updated OSA HPCP form, as applicable.
- Submit a copy of a Green Building Certification Institute (GBCI) **Design Application Review Report** upon receipt (this report is generated by GBCI).
- Submit a copy of the final verification letter and scorecard from the approved sustainable building guideline organization.
- As part of the project close out form, Exhibit 2, complete and **submit final HPCP checklist with incremental/premium cost** with final scorecard or indicate when expected verification process will be completed.