

Washington State's Green Building  
Requirements for K-12 Schools:  
What you can expect  
How to Apply for Volunteer Project Funding

**Dollars and Sense: Funding & Planning  
Green K-12 Schools in Washington**

Carter Davis Bagg, AIA AICP  
Northwest Washington Regional Facilities Coordinator  
Office of Superintendent of Public Instruction



# Results of 2005 Legislative Session:

- “Green Building” Legislation  
( ESHB 1272/ESSB 5509)
- Capital Budget (ESSB 6094)



## “Green Building” Legislation ( ESHB 1272/ESSB 5509)

- Mandates LEED Silver for all buildings funded in the state’s capital budget OR Washington Sustainable Schools Protocol (WSSP) for K-12 Schools, unless it is found to be not practical for project to meet these standards.
- Designates the School Facilities Advisory Board (SFAB) as a high performance buildings advisory committee.
- Requires development of administration guidelines for school districts.



# “Green Building” Legislation ( ESHB 1272/ESSB 5509)

Authorized developing implementation rules that review and modify current requirements for:

- **Architectural and Engineering fees**
- **Energy Life Cycle Conservation Analysis (ELCCA)**
- **Value Engineering**
- **Constructability Reviews**
- **Building Commissioning**



# “Green Building” Legislation ( ESHB 1272/ESSB 5509)

## Requires reporting of results:

- School districts report annually on projects for 5 years after construction.
- Calls for SFAB Advisory Committee recommendations on training, implementation, incentives and disincentives, etc.
- Reports shall document operating savings in energy, utility and maintenance costs as well as impacts on productivity and student performance.



# “Green Building” Legislation ( ESHB 1272/ESSB 5509)

## Phasing:

- July 1, 2005 to June 30, 2006 – Program Development
- July 1, 2006 to June 30, 2007 – Volunteer projects (which may include projects without state funding if monies are left over from state funded projects).
- July 1, 2007 to June 30, 2008 – All state funded projects of Class 1 (2,000+ enrollments)
- July 1, 2008 to June 30, 2009 – All state funded projects.
- **Note: Projects must be approved on or after the July 1<sup>st</sup> start of the fiscal year.**

# Capital Budget (ESSB 6094)

## Allocated \$6.5 million for Volunteer Year as follows:

- Up to \$250,000 for each Elementary School
- Up to \$350,000 for each Middle School/Junior High
- Up to \$500,000 for each Senior High.
- Amounts subject to limited modification
  - The Implementation Team is recommending for projects in design or construction the grant be \$150,000 plus \$2 per square foot of project area.
  - The Team also recommends unused, smaller amounts be awarded to occupied schools for data collection and reporting

# SFAB Development Schedule:

- Phase I: Fall 2005 – Resolve Technical Issues
- Phase II: Winter 2006 – Develop Implementation Process
- Phase III: Spring 2006 – Volunteer Projects Solicitation and Applications
- Implementation: July 1, 2006 - Began Selection of Volunteer projects



# SFAB Work Schedule:

Phase I: Fall 2005 – Resolve Technical Issues: At its July 15 meeting SFAB formed subcommittees to address the following technical issues:

1. Protocol Team: A continuation of the NEEA/CEFPI committee that began development of the Washington Sustainable Schools protocol 2 years ago
2. Integration Team: to review the following services for incorporation into the Washington Sustainable Schools process:
  - Architectural and Engineering fees
  - Energy Life Cycle Conservation Analysis (ELCCA)
  - Value Engineering
  - Constructability Reviews
  - Building Commissioning

# SFAB Work Schedule:

## Phase I: Fall 2005 – Resolve Technical Issues:

1. Protocol Team: Reviewed original draft protocol with results from Pilot Projects and other inputs:

- **Renumbered items for more logical sequence**
- **Deleted Prescriptive Path Method for 10% Energy Savings**
- **Raised Total Possible Points to 92 and Threshold to 40**

# SFAB Work Schedule:

**2. Integration Team:** to review the following services for incorporation into the Washington Sustainable Schools process:

- Architectural and Engineering fees **could not find % or formula to apply, will continue to monitor from results of Volunteer Projects**
- Energy Life Cycle Conservation Analysis (ELCCA) **recommended meeting WSSP threshold be considered as meeting compliance with ELCCA**
- Value Engineering **recommended multi-phased value analysis process to be used in pre-design process**
- Constructability Reviews **not applicable to WSSP**
- Building Commissioning **will be required 5,000 sf+, recommended additional Protocol points for early and continued involvement during design and construction**

# SFAB Development Schedule

## Phase II: Winter 2006 – Develop Implementation Process Tasks:

- Volunteer Project Selection Criteria
- Submittal Requirements
- Reporting Requirements
- “Impractability” Definitions and Requirements



# SFAB Development Schedule

## Phase II: Winter 2006 – Develop Implementation Process Tasks:

- **Volunteer Project Selection Criteria**
  - Eastern or Western Washington
  - Small, Medium or Large District
  - Rural, Suburban or Urban District
  - Elementary, Middle/Junior, or Senior High
  - New Construction or Modernization
  - For Occupied Schools: A Data Collection Category for Smaller Grants



# SFAB Development Schedule

- **Submittal Requirements**

- **@ D-3 Project Application: declare**

- **Not Applicable (Prior to July 1)**
    - **Will Use WSSP Protocol**
    - **Will Use LEED Silver Protocol**
    - **Impracticable**

- **@D-5 Application for Preliminary Funding Status:**

- **Preliminary WSSP Protocol**



# SFAB Development Schedule

- **Submittal Requirements (cont.)**

- @D-9 **Application to Sign Contracts:**

- Sustainable Building Strategy Summary
- Design Phase WSSP Protocol
- Energy Model Summary
- Cost Estimates of Incremental Increases

- @D-11 **Application for Release of Retainage:**

- Preparer's Certification of Compliance with HPSBP
- Final WSSP Protocol
- Actual Incremental Costs

# SFAB Development Schedule

- **Reporting Requirements (cont.)**

- **@D-9 Application to Sign Contracts:**

- Estimated Incremental Costs of WSSP above normal project costs for:**

- School District Administration and Overhead costs for data gathering and reporting (from capital budget).
    - Professional Design and Consultant's Fee's
    - Permitting and Approval Fees

- **@D-11 Application for Release of Retainage**

- Actual Incremental Costs of WSSP above normal project costs for:**

- School District Administration and Overhead costs for data gathering and reporting (from capital budget).
      - Professional Design and Consultant's Fee's
      - Permitting and Approval Fees
      - Incremental Construction Costs
- 

# SFAB Development Schedule

- **Reporting Requirements (cont.)**

**Annual Reporting for 5 years after the building is occupied:**

- **Operating Savings/Costs:**
  - Energy/Utilities Costs (Itemized)
  - Maintenance and Operations Costs
- **Student and Staff Performance (OSPI Data?)**
  - Standardized Test Scores (WASL)
  - Student Attendance
  - Staff Attendance
- **High Performance School Buildings Program**
  - Comparison of results to Protocol (Project & Generic)
  - Reporting and Data Collection Effort



# SFAB Development Schedule

- Determination of Impractability
  - **@ D-3 Project Approval**
    - **Categorically Exempt**
    - **Historic Landmark**
    - **Minor Addition to Existing Structure (Cost of Addition less than 50% ACA X total building area)**
    - **Bond prior to June 2008 for 1<sup>st</sup> Class Districts, June 2009 for 2<sup>nd</sup> Class.**
    - **Extenuating Circumstances**



# SFAB Development Schedule

- Determination of Impracticability (cont.)
  - **@ D-5 Application for Preliminary Funding Status:**
    - Unusual Site Environmental Situation (I.E. Located adjacent to an Airport or Freeway).
    - Seek waiver of specific prerequisites as inapplicable to project.
  - **@ D-9 Application to Sign Contracts:**
    - Discuss Shortfall in Sustainable Building Strategy Summary
    - Cost/Benefit Analysis of Actual Bid Costs



# SFAB Development Schedule

- Determination of Impracticability (cont.)
  - **@D-11 Application for Release of Retainage.**
    - **Preparer's Statement of Non-Compliance with HPSBP**
    - **Statements of Contractor's Non-Compliance with HPSBP Elements of Contract Documents**
    - **Statements of Unavailability of HPSBP products and/or materials**
    - **Deviations from Contract Documents caused by Field Conditions**



# Volunteer Project Schedule

- May 19, 2006 Approval of Implementation Team Recommendations by SFAB
- May 26 (Tentative) Application Form posted on OSPI iGrants website, Notice of Application availability sent out.
- June 30 – Applications due
- August 1 (Approximately) Selected projects announced

