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www.cascadiagbc.org

Request For Proposals

Living Building Financial Study

January 22, 2008

Background

Imagine a building designed and constructed to operate as elegantly and efficiently as a flower.

Imagine a building informed by its eco-region's characteristics, and that generates all of its own energy with renewable resources, captures and treats all of its water, and operates efficiently and for maximum beauty.

The Cascadia Region Green Building Council issues a challenge to all building owners, design professionals, engineers and contractors to build in a way that provides for a sustainable future.

Project Concept

Cascadia launched the Living Building Challenge in November 2006. Since then, dozens of projects have either decided to pursue components of our Challenge or are targeting the standard in its entirety. Many more project teams have expressed interest in the Challenge but have been intimidated by the potential economic and code constraints that act as barriers to projects striving for this level of performance. To address these concerns, Cascadia has launched initiatives to better understand the true barriers to pursuing this ambitious level of sustainability.

This Request for Proposals (RFP) is looking for a team to investigate the economic obstacles to creating Living Buildings, and how these obstacles vary based on building type and location. In 1999, the David and Lucille Packard Foundation published a study now known as the 'Packard Matrix' that examined the economic implications of various levels of sustainability on a particular project and site. The Packard study should be reviewed by the project teams as research material and can be found at www.bnim.com/fmi/xsl/research/packard/index.xsl

The focus of this Study is the creation of a matrix of building types and climates and identification of first cost premiums and long-term paybacks for Living Buildings as compared to a set of reference buildings. No buildings will be designed as part of this Study beyond schematic level sketches and modifications to existing project specifications. However, this Study requires the identification of actual reference projects, including energy and cost data, to serve as a baseline, which will then be adjusted for locations around the country using available published cost modifiers. The successful applicant will identify and organize the reference projects and apply the cost modifiers for each region listed below. The successful applicant must then identify all appropriate design and specification modifications to the reference projects needed to elevate the projects to Living Building status. This is the major portion of the work and all assumptions and proposals must be well documented and transparent. In some cases, changes to reference cases will be considerable and will require schematic-level diagrams to illustrate the modifications made.

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The final portion of the Study is a revised cost estimate and calculation of the payback, savings, and net present value of the buildings through time accounting for operations, maintenance and repairs. This need only be done for one location for each building type, with cost modifiers added to extrapolate by region.

Project Types and Climate Zones

The Study will explore the following types of projects in climate zones/locations.

Project Types

- Single Family Residential (2000-3000sf)
- Multi-family (10-50 units)
- Large Office (100,000sf)
- High School
- University Classroom Building (non-lab)
- Hospital
- Big Box Retail
- Mixed Use Urban (housing, retail, office)
- Environmental Education Center

Climate Zones

- Cold (Anchorage)
- Mixed (Chicago)
- Temperate (Seattle)
- Hot Humid (Houston)
- Hot Arid (Phoenix)

Required Experience

Successful candidates will demonstrate a considerable breadth and depth of experience in the following areas:

- "Deep" green design (multiple building types in multiple regions)
- Energy and water systems
- Cost estimating
- Construction
- Research and reporting
- Graphic design

It is doubtful that all the necessary knowledge exists in one organization; therefore, composite teams are encouraged to submit. However, one organization must lead, as there will be a single contract between Cascadia and the selected applicant. Team member synergies should be maximized for efficiency. Ideally there will be strong Architectural, MEP, Construction and Cost Estimating representation on the team.

Eligibility

Any organization may apply to be the primary consultant on the Study, provided that they can demonstrate adequate qualifications as listed above.

All submitting firms must be active *Friend of Cascadia* sponsors at the Silver level or higher. This does not mean that the team be from the Pacific Northwest—firms can be located anywhere in the US or Canada. Sponsor status must be in place prior to the submittal deadline. Visit www.cascadiagbc.org for information on sponsorship.

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Submittal Requirements

The following are all required elements of an applicant's submittal:

Cover Letter (2 page maximum)

Section 1: Project Approach (2 page maximum). Based on your knowledge of the Living Building Challenge and the information within this RFP, please describe your approach. What unique ideas will you bring to the Study? How will you work to complete this Study?

Section 2: Team Profile (8 page maximum). Provide a brief summary of the team, including both company backgrounds and individuals' personal experience. Please limit profiles to only those who will actively work on the project.

Section 3: Team Organization (1 page maximum). Provide a short summary of roles and team organization. Clearly identify project lead and support team.

Section 4: Experience (8 page maximum). Provide a summary of project-specific team experience relevant to this RFP. Demonstrated knowledge of green design and construction in various building types is key. Demonstrated knowledge in research, cost estimating and graphical presentations is also required. There are no limits to the number of projects listed and shown within the page count.

Section 5: Summary (1 page maximum). Provide the *Top Ten* reasons why your team should be selected for this study.

Only electronic submissions will be considered. Hardcopy submissions will not be reviewed. Cascadia will keep all information confidential.

Submission file size limit is 8 MB. Email submission to: thor@cascadiagbc.org. All submissions will receive a confirmation email. If you do not receive confirmation within one business day, please contact Thor Peterson: 206.223.2028.

Project Deliverables

The exact deliverables, including timeline and project milestones, will be collaboratively negotiated with the successful applicant. At minimum, deliverables will include:

- A cost analysis on 9 building types in 5 regions with reference projects and Living Buildings. The cost analysis will include: base case costs, first cost premiums, payback periods, and net present value at 5 points in the future.
- A white paper explaining the methodology for the Study that clearly documents all decisions, including the modifications to the reference projects.
- A graphic summary similar to the Packard Matrix that clearly communicates the Study results.
- A PowerPoint summarizing the Study.

Fee

The total fee budget for this project is $65,000 USD, which includes expenses. Extensive travel is not required and virtual team meetings and video conferencing is encouraged.

It should be noted that this work will quickly become a high-profile study in the green building community and the successful applicant will receive significant publicity as a result.

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Schedule

RFP Issued — January 22, 2008

RFP RSVP — February 2, 2008
Prospective applicants are encouraged to RSVP to receive updates and clarifications.

Question Period Closed — February 5, 2008
All questions via e-mail only; no phone calls please. Inquiries should be sent to thor@cascadiagbc.org. All questions will be pooled and sent to the RSVP list on February 7, 2008.

Submittals Due — February 15, 2008, 5:00 pm PST

Interviews *(if required)* — February 29, 2008
Videoconference interviews possible–hold the day!

Project Team Selected — March 7, 2008

Final Project Due — August 1, 2008

A panel will review submissions and create an applicant shortlist. Interviews may or may not be conducted depending on the quality and number of submissions. Interviews may be conducted either by phone or in person, to reduce carbon impacts.

Who is Cascadia?

The Cascadia Region Green Building Council is one of three original chapters of the U.S. Green Building Council and a chapter of the Canada Green Building Council. Incorporated in Oregon in 1999, the chapter covers Oregon, Washington, and British Columbia. Its mission is to promote the design, construction and operation of buildings that are environmentally responsible, profitable and healthy places to live and work. Cascadia continues to serve its members by helping the U.S. and Canada Green Building Councils meet their goals in the Pacific Northwest.