DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND
1322 PATTERSON AVENUE, SE SUITE 1000
WASHINGTON NAVY YARD DC 20374-5065

NAVFACINST 9830.1
CHE
09 June 2003

NAVFAC INSTRUCTION 9830.1

From: Commander, Naval Facilities Engineering Command

Subj: SUSTAINABLE DEVELOPMENT POLICY

Ref: (a) Executive Order 13101, 14 Sep 98, Greening the Government Through Waste Prevention, Recycling, and Federal Acquisition
(b) Executive Order 13123, 3 Jun 99, Greening the Government Through Efficient Energy Management
(c) Planning and Design Policy (PDP) Statement 98-01, 18 Jun 98, Design of Sustainable Facilities and Infrastructure
(d) PDP Statement 98-02, 18 Jun 98, Criteria Supporting the Design of Sustainable Facilities and Infrastructure
(e) PDP Statement 98-03, 18 Jun 98, Procurement of Sustainable Facilities and Infrastructure Through Architect-Engineer (A-E) and Related Contracts
(f) NAVFAC ltr 4000 Ser EICO/dot of 05 Jul 02
(g) NAVFACINST 11101.85H, Navy Family Housing Project Standards

1. Purpose. To reduce the total cost of ownership of shore facilities by implementing sustainable development concepts and principles.

2. Background. References (a) and (b) require federal agencies to adopt the concept of sustainable development and its supporting principles.

3. Cancellation. References (c) through (f) are hereby cancelled.

4. Policy.

a. Reduce the life-cycle cost of shore facilities by incorporating sustainable development concepts and principles in the planning, programming, design, construction, operation and maintenance, sustainment, restoration, and modernization of all facilities and infrastructure projects to the fullest extent possible, consistent with mission, budget, and client requirements.

b. NAVFAC shall use the U. S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED™) Green Building Rating System (http://www.leedbuilding.org) as a tool in applying sustainable development principles and as a metric to measure the sustainability achieved through the planning, design, and construction processes.

5. Applicability. Except as noted below, this instruction applies to all construction, renovation, and repair projects costing over $750K. Construction, renovation, and repair projects costing under $750K shall incorporate sustainable development concepts and principles to the fullest extent possible.

a. All applicable projects shall meet the LEED™ Certified level, unless justifiable conditions exist that limit the pursuit and accomplishment of the LEED™ credits necessary for achieving the Certified level. The selection of sustainable features toward LEED™ certification shall focus on the credits addressing life cycle costs, increased operational efficiency, and increased worker productivity. Capital Improvements Business Line managers at cognizant Engineering Field Divisions and Engineering Field Activities will work together with clients to choose high visibility and showcase projects for submission to USGBC for LEED™ certification. If submitted, project funds must be used.

b. The current version, LEED™ 2.1, addresses construction, renovation, and repair for commercial and high-rise residential buildings. As the USGBC develops new rating systems (e.g., Commercial Interiors, Existing Buildings, Residential Construction, Multiple Buildings, and Campus Facilities) and updates existing versions, NAVFAC will evaluate them for adoption.

c. Construction, renovation, and repair projects not covered by LEED™ Version 2.1 shall use the LEED™ checklist (http://labs21.lbl.gov/docs/EPC2.0Checklist.xls) to the fullest extent possible where the credit strategies can be applied. Efforts to reach higher levels of accredited performance are encouraged to ensure sustainability consistent with mission, budget, and customer requirements.

d. Host Nation and NATO funded projects will not be required to meet LEED™ certification. However, sustainable development principles should still be applied to the maximum extent possible. Use sustainable development as a technical qualification selection factor for A-Es involved with Host Nation and NATO projects.

e. The principles of sustainable development shall be used as a technical qualification selection factor when evaluating developers.

f. In accordance with Appendix G of reference (g), Navy Family Housing construction improvement projects shall implement the EPA Energy Star Label Homes Program. PPV projects shall also implement the EPA Energy Star Label Homes Program.

6. Responsibilities. NAVFAC is responsible for reducing the total cost of ownership through sustainable development of Navy shore facilities, including planning, programming, design, construction, operations and maintenance, sustainment, restoration, and modernization of all shore facilities projects. NAVFAC's Chief Engineer is responsible for implementation of the Sustainable Development program.

a. Changes during construction that the Resident Officer in Charge of Construction (ROICC) determines could adversely affect the sustainability of a project must be approved by

the Capital Improvements Business Line (CIBL) manager at cognizant Engineering Field Divisions and Engineering Field Activities.

b. An additional resource supplementing the LEED™ website is the Whole Building Design Guide (WBDG), a gateway site (http://www.wbdg.org/) for up-to-date information on integrated "whole building" design techniques and sustainable design strategies and technologies. The WBDG is supported by NAVFAC and will serve as a primary source for sustainable development information.

7. Action. Effective immediately, NAVFAC shall begin implementing this instruction.

a. Planners - Identify the sustainable strategies for each project and program appropriate funding.

b. Designers - Use as the tool for applying sustainable design principles and as a metric to measure the sustainability achieved. Designers shall prepare a life cycle economic analysis of the sustainable strategies and features of the building, and an energy cost model (e.g., DOE-2, Energy Plus, Energy-10) that addresses all building system costs, such as the building envelope, HVAC, and electrical systems.

c. Administrative Contracting Officers - Ensure best value source selections include sustainable development qualifications as part of the technical evaluation process. All A-E selections shall include sustainable development qualifications.

d. ROICCs - Ensure sustainable strategies in the design phase have been incorporated in the construction phase.

e. CIBL Leaders/Managers – Oversee design and construction of applicable projects to ensure compliance with this instruction.

M. R. JOHNSON

Distribution:
NAVFAC Intranet
NAVFAC Internet