



GREEN BUILDING INITIATIVE™

Guiding Principles Compliance™

CASE STUDY

St. Cloud VA Health Care System achieves Guiding Principles Compliance™ score of 85%

Federal Executive Order 13514 states that by 2015, 15% of buildings larger than 5,000 square feet owned or leased by the federal government must incorporate sustainable practices from the Federal Leadership in High Performance and Sustainable Buildings Guidance Document (12/1/08).

Requirements of Federal Guiding Principles

The five requirements of the Federal Guiding Principles to which a building must show compliance:

- Employ integrated design principles;
- Optimize energy performance;
- Protect and conserve water;
- Enhance the quality of indoor air environment; and
- Reduce the environmental impact of building materials.



St. Cloud VA Health Care System Dietetics Building 4 | 4801 Veterans Drive, St Cloud, MN

Demonstrating Compliance through Assessment and Certification

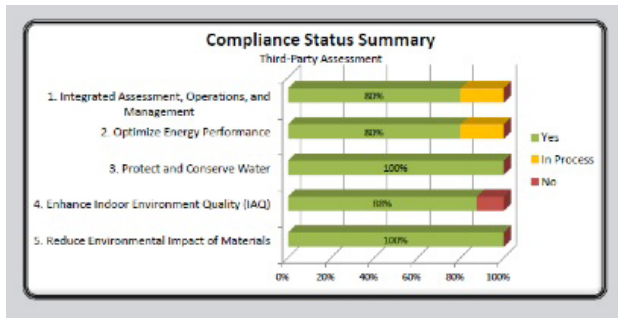
After certifying over 200 Veteran's Affairs buildings with the GBI's hallmark Green Globes® rating and assessment tool, the VA engaged the GBI to develop a program that could be used to demonstrate compliance to the Guiding Principles.

The GBI's new Guiding Principles Compliance™ program is designed to meet the needs of all Federal Government Agencies that own, lease, and operate buildings. Components of the program include an intuitive self-evaluation building survey, an on-site assessment and documentation review by an expert third-party Assessor, and the assignment of a certification compliance score/rating for each building.

Buildings that complete the process and receive a Guiding Principles Compliance score of 40% or higher are eligible for certification by the GBI and are awarded 2-5 GPs. The whole process can be completed in less than 12 weeks.



The St. Cloud VA Health Care System achieved a Super Majority Compliance designation rating and a score of 85% or 4 GP for Dietetics Building 4.



Guiding Principles Compliance highlights for St. Cloud VA Health Care System:

Integrated Assessment

- Operation and Management Design teams use collaborative planning process to develop and implement policies regarding sustainable operations and maintenance.
- Performance goals and sustainable operations and maintenance practices have been established and documented.

Optimize Energy Performance

- Energy efficiency performance is documented by Energy Star Portfolio Manager and receives a rating of 85.
- Renewable energy generation components include a wind turbine for power generation and a geothermal heat injection rejection system both of which are operational. Renewable energy attributed to 15% of the total energy consumed in FY 2009.

Protect and Conserve Water

- Water conserving products on the campus are specified in the purchasing policy. Examples include low flow faucets, laminar flow devices, low flush toilets, and infrared sink sensors.

Enhance Indoor Environmental Quality

- Occupant controlled lighting provided to allow adjustments to suit individuals needs for 50% of regularly occupied spaces.
- The use of modular furniture with built-in task lighting is in the majority of office space throughout the campus.
- Smoking is restricted to designated smoking areas and prohibited in buildings and within 35 feet of all building entrances.

Reduce Environmental Impact of Materials

- Purchasing policy requires the purchase of products made with recycled materials and the purchase of green products and services which include recycled content.
- Pollution Prevention and Minimization Plan requires purchasers to review product descriptions, specifications, and packaging to determine the highest percentage of recovered materials.
- Reuse and recycling services provided for building occupants. Some of the recycling opportunities include pallets/wood, cardboard, batteries, steel, fluorescent tubes, motor oil, cooking oil, electronics, and re-usable sharps containers.

“GBI’s new Guiding Principles Compliance program is an effective way to take building evaluation guesswork out of the process and assign scores to the federally mandated areas. This process gave facility personnel at St. Cloud VA Health Care System a clear understanding as to the areas for improvement as well as highlighting sustainability items being carried out effectively.”

- Michael O'Brien, GBI Third Party Assessor

About the Green Building Initiative



The Green Building Initiative (GBI) is a 501(c)(3) nonprofit organization, ANSI Accredited Standards Developer, and well established provider of Green Globes® sustainability assessment and certification services within the Federal Sector. The GBI's Guiding Principles Compliance™ assessment and certification program enables third-party assessment of a building's compliance with the Federal Guiding Principles, while consuming a minimum amount of time and creating minimal level of distraction for agency personnel.

For more information about the Guiding Principles Compliance assessment and certification program contact:

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Learn more about the Guiding Principles:
www.GuidingPrinciplesCompliance.com
www.TheGBI.org/GuidingPrinciples

Attend a live webinar:
www.TheGBI.org/Live-Webseminars