

Appendix B: Federal Agency Profiles

U.S. Army

I. Organization

The Office of the Assistant Secretary of the Army for Installations and Environment (ASA-I&E) <<https://www.asaie.army.mil/Public/IE/default.html>> is in charge of matters related to both buildings and the environment. Within ASA-I&E, building and installation issues fall under the Office of the Deputy Assistant Secretary of the Army for Installations and Housing (DASA-I&H), with installation policy guidance and program management provided by the Office of the Assistant Chief of Staff for Installation Management (ACSIM) <<http://www.hqda.army.mil/acsimweb/homepage.shtml>>. The Installation Management Agency <<http://www.ima.army.mil/index.asp>> actually manages installations, through six Regional Directorates (plus two overseas).

Army design and construction services are primarily conducted by the Army Corps of Engineers (USACE), which is commanded by the Army Chief of Engineers <<http://www.usace.army.mil>>. The Corps employs private architectural, engineering and construction firms for most design and all construction work. USACE's Construction Engineering Research Laboratory (CERL) (part of the Engineer Research and Development Center) <<http://www.cecer.army.mil>> supports the Army's effort to design, construct, operate and maintain its infrastructure. The Corps' military program receives appropriations of about \$7.2 billion per year. USACE also performs most construction services for the Air Force.

Several Army environmental offices also have influence over sustainable design and construction policy, particularly, the Army Environmental Policy Institute (AEPI) <http://www.aepi.army.mil>, and the Army Environmental Center (AEC) <<http://aec.army.mil/usaec>>, through its Sustainability Advocacy Team. The Office of the Director, Environmental Programs <<http://www.hqda.army.mil/acsimweb/env/>>, through its Sustainability Division, is in charge of the Army Sustainability Initiative, which involves a process through which installations establish sustainability goals looking 25 years into the future. It has been implemented at Forts Bragg, Hood, Lewis, and Carson to date.

Contact: Mr. Harry Goradia, USACE, 202-761-7170, harry.goradia@usace.army.mil.

II. Baseline Data

The Army Real Estate Portfolio includes more than 4,100 installations – approximately two-thirds of all DoD installations. More than 3,000 of these installations are Army Reserve National Guard Readiness Centers, and about 900 are Army Reserve Centers, while about 80 are overseas. These installations include 165,289 buildings comprising 1.1 billion square feet and covering 14.4 million acres. These properties are estimated to have a plant replacement value of \$219 billion and annual maintenance costs of \$2.1 billion. Environmental cleanup is being conducted at 1,576 active Army sites, 363 Base Realignment and Closure sites and 2,233 Formerly Used

Defense Properties .³ The Army is estimated to have 50 million square feet of excess buildings, on bases slated for either closure or renovation.⁴

Comparing Army data with FEMP data, the Army represents about half of DoD buildings and square footage, and nearly one-third of the total buildings and square footage of the entire Federal government. This makes the Army by far the largest Federal building owner and manager.

III. Policies and Resources

As memos listed below indicate, the Army and Army Corps of Engineers have been officially committed to implementing sustainability since Spring 2000. They have developed their own rating tool, based on LEEDTM, called the “Sustainable Project Rating Tool” or SPiRiT. Unlike LEEDTM, SPiRiT includes operations and maintenance issues and flexibility in design to allow for building modifications as needs changes; it also differs from LEEDTM in that it is a self-rating tool without third-party confirmation. The Army is working with the U.S. Green Building Council on LEEDTM 3.0 and hope it will incorporate the Army’s needs sufficiently that LEEDTM 3.0 can replace SPiRiT – but that prospect is still several years away.

All military construction projects originally were required to strive for at least a Bronze SPiRiT rating as of FY 2006, at which point a Silver rating will be required. There are also required to be 10 Showcase projects in FY 2003, 12 in FY 2004, and a number increasing by two every year thereafter, which should aim for Gold or Platinum ratings. To date, the Army has focused particularly on greening family housing.

The Army recently also has focused on the deconstruction of buildings intended for removal, with research and implementation being spearheaded by USACE and CERL. Official endorsement, is provided in the January 18, memo cited below.

- (4/26/00): Sustainable Design and Development (DASA, I&H)
 - Incorporate sustainability into installation planning and infrastructure, balanced with cost and customer requirements.
 - ACSIM to develop implementing policy; USACE to develop technical guidance.
- (5/26/00): Sustainable Design and Development Policy (ACSIM)
 - SDD defined as “the systematic consideration of current and future impacts of an activity, product or decision on the environment, energy use, natural resources, the economy and quality of life.”
- (1/18/01): Deconstruction and Re-Use of Excess Army Buildings (DASA, I&E)
 - The Army will develop policy, provide technical assistance and develop technologies for building deconstruction and reuse, in cooperation with other Federal agencies.

⁴From 1/18/01 DASA (I&E) memo <<http://www.cecer.army.mil/sustdesign/RayClarkMemo.pdf>>

- (5/1/01): Technical Letter ETL 1110-3-491: Sustainable Design for Military Facilities (Chief, Engineering and Construction Division, USACE)
 - Introduction of SPiRiT and additional technical guidance.
 - All USACE military facility design shall phase in SDD and strive for SPiRiT Bronze.
- (5/4/01): Sustainable Project Rating Tool (SPiRiT) (ACSIM)
 - As of 6/1/01, Army will begin using SPiRiT. Initial goal is for all MACOM and installation projects to achieve a minimum Bronze rating. There will also be SDD Showcase Projects aiming for higher ratings.
- (6/1/01): SDD (Director of Military Programs, USACE)
 - All new designs shall strive to achieve Bronze; when District can't achieve this, they must inform HQ.
- (3/18/02): SDD (Assistant Secretary, I&E)
 - Endorses and emphasizes goal.
- (12/21/02): Sustainable Project Rating Tool (SPiRiT) (ACSIM)
 - All projects beginning with FY 2006 will achieve Silver level.
- (2/4/03): SDD (Director of Military Programs, USACE)
 - Reiterates Silver goal.
 - 10 showcase projects in FY 2003 and increase by two every year after. Showcase projects should aim for Gold.
- (3/18/03): SDD (Assistant Secretary, I&E)
 - Silver rating minimum requirement for FY 2006 MILCON projects currently under design.
 - Gold rating minimum requirement for all other FY 2006 and future-year MILCON projects.
 - Gold goal for projects under the Residential Communities Initiative.

IV. Results and Case Studies

There are not many completed case studies yet, as FY 2002 projects, the first to use SPiRiT, are just now nearing completion. However, there is preliminary information available:

- USACE's SDD website <<http://www.cecer.army.mil/sustdesign/ArmyProjects.cfm>> includes links to, among other resources:
 - SPiRiT submissions from Forts Carson and Hood (TX);
 - A Sustainable Design Charrette report from Fort Monmouth (NJ);
 - A report on deconstruction at Fort McCoy (WI).

- ACSIM's SDD website <<http://www.hqda.army.mil/acsimweb/fd/linksSDD.htm>> includes links to:
 - A *Public Works Digest* article on the Fort Hood and Fort Monmouth green facilities;
 - A Sustainable Design study of several facilities at Fort Bragg (NC);
 - Case study of Fort Lee (VA) Energy Star Housing;
 - A list of planned SDD Showcase Projects
- Fort Carson Training Facility profile
<<http://aec.army.mil/usaec/publicaffairs/update/win03/win0312.html>> and
<<http://www.hqda.army.mil/acsimweb/fd/docs/GrnBldgFactSheet03.pdf>>
- Arizona National Guard EcoBuilding case study <<http://www.azecobuilding.com>>
- Fort Bragg sustainability goals, including designing all new construction to LEED™ Platinum by 2006, discussed at:
<<http://aec.army.mil/usaec/publicaffairs/update/fall01/fall0115.html>>
- Fort Hood Environmental Training Facility profiles:<<http://www.cecer.army.mil/EARUpdate/NLFiles/2002/TurnGreen.cfm>> and
<http://www.ci.austin.tx.us/greenbuilder/nl_may_newsletter.htm>
- Fort Huachuca's Water & Energy Management Program (winner of a 2003 White House Closing the Circle Award for Sustainable Design/Green Buildings)
<http://www.energy.wsu.edu/ten/ss_huac.htm> and
<<http://ofee.tteam.com/query/results2.cfm?id=55&agencyid=5>>