

## **Appendix B: Federal Agency Profiles**

### **U.S. Department of State**

#### **I. Organization**

The State Department's Architectural Design Branch (ADB) is currently pushing all new office buildings to achieve LEED<sup>TM</sup> Certification. The ADB is a branch of the State Department's Overseas Building Operations (OBO), which directs the worldwide overseas buildings program for the Department of State. The OBO sets worldwide priorities for the design, construction, acquisition, maintenance, use, and sale of real properties and the use of sales proceeds. Additionally, Standard Delivery Systems (SDS) and Standard Embassy Designs (SED) are in place to promote sustainable building across State Department projects. Three NOBs are currently being developed to meet LEED<sup>TM</sup> Certified standards, and information regarding current green building programs can be gleaned from *State Magazine*, published monthly by the State Department.

Contact: Donna McIntire, 703-875-5336

#### **II. Baseline Data**

The State Department controls more than 15,000 buildings comprising of 59.2 million square feet. The predominate State Department building types are residential, offices/embassies, and functional, of which 30 percent are owned and 70 percent are leased.

#### **III. Policies and Resources**

The State Department includes sustainable and green building language in its Requests for Proposals (RFPs) and is also incorporating it into their Standard Embassy Design (SED) contract requirements.

- RFP C.4.5 Sustainable Design:

“The Contractor shall utilize the LEED<sup>TM</sup> Green Building Rating System (Version 2.1) as developed by the U.S. Green Building Council to earn a minimum LEED<sup>TM</sup> Certified Rating (26 points) for the office building(s) and compound sitework. Refer to C.5.5.1.5.2 for associated reporting requirements.”

- RFP C.5.5.1.5.2 Sustainable Design Rating:

“The Contractor shall complete the LEED<sup>TM</sup> 2.1 Reporting Format (Attachment J.2.11) for the Design Development Submittal. The Contractor shall prepare the LEED<sup>TM</sup> Certification documentation for the minimum 26 LEED<sup>TM</sup> points being earned as defined under LEED<sup>TM</sup> 2.1. When LEED<sup>TM</sup> documentation is complete, the Contractor shall transmit two copies to the USG for acceptance.”

The above information comes from State Department LEED™ -specific RFP language. For complete sources, contact Donna McIntire at 703-875-5336.

#### **IV. Results and Case Studies**

Three new office buildings are currently being developed to the LEED™ Certified standard, and the ADB is pushing to have all NOBs achieve LEED™ Certification.

- ADB has conducted an analysis of which LEED™ credits are easiest and most appropriate for State Department buildings to meet (about 30 points total). Examples of credits embassies might be able to meet: Brownfields, alternative transportation, daylighting (many embassies have day-lit atriums). Some examples of credits embassies often cannot meet are urban area, white roofs, light pollution, reuse of buildings, certified wood, rapidly renewable materials, ventilation effectiveness, and operable windows.
- There are currently three green embassies being constructed in Sofia, Bulgaria; Abidjian, Ivory Coast; and Yerevan, Armenia. These embassies were contracted under the older SDS requirements, which are being phased out by the more streamlined SED. The design stage is almost complete, and construction should be completed in another year or two.

The new SED is more streamlined, and LEED™ Certification is less emphasized than it was under SDS. On paper, the requirement to meet LEED™ requirements remains in force, but architects often do not seem to know or understand it.

- Although SED initially de-emphasized LEED™ requirements, ADB notes that in FY 2003, RFP language has been revised to renew the importance of meeting LEED™ requirements.
- There are seven buildings being constructed under SED right now. Being SDS contracted projects, the three embassies being built in Armenia, Bulgaria, and Ivory Coast are not included in these seven.
- The design-built approach, which is how the State Department contracts SED projects, emphasizes initial costs, not lifecycle costs (though this seems to be changing in FY 2003). Green roofs were an example of a feature put in one of the pilots and later taken out for cost reasons.