

## MEMORANDUM

TO: Board of Directors, Massachusetts School Building Authority  
FROM: James A. MacDonald, First Deputy Treasurer, Interim Chief Executive Officer  
John K. McCarthy, Executive Director, Deputy Chief Executive Officer  
SUBJECT: Sustainable Building Design Guidelines Incentive Points Recommendations  
DATE: June 21, 2017

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### **Introduction**

On February 15, 2017 the MSBA Board of Directors approved an updated sustainable building design policy that was the result of recent revisions to the Massachusetts Energy Conservation Code. The staff recommendation noted that additional potential updates to the incentive points relating to the sustainable policy were under review and that staff would be proposing these recommendations at a future MSBA Board of Directors meeting.

MSBA staff has concluded its review and presents the following recommendation for consideration.

### **Background**

With assistance from a technical services consultant, MSBA staff analyzed various proposed policy options regarding MSBA sustainable reimbursement incentive points. These various options included incentives for levels of energy efficiency higher than the current policy, additional sustainable reimbursement related to construction costs, performance of post-occupancy operations and maintenance, post-occupancy re-commissioning, and other potential revisions to MSBA incentives related to sustainable design. For each option, staff studied advantages and disadvantages for the MSBA, school districts, local communities, and the Commonwealth of Massachusetts. Staff conducted outreach meetings with design consultants, other public agencies, and related organizations to receive feedback from professionals that have direct experience with these sustainable requirements.

### **Recommendation**

MSBA staff has concluded its review and is proposing that the current sustainable building design policy, as shown below and as approved by the MSBA Board of Directors on February 15, 2017, remain in effect with no change:

1. Minimum requirements for all new construction and major renovation/addition Core Program projects funded by the MSBA, for no additional reimbursement:
  - Using the most current LEED-S, achieve a minimum of “Certified”,  
OR;
  - Using the most current NE-CHPS, achieve a minimum of “Verified”.  
AND;

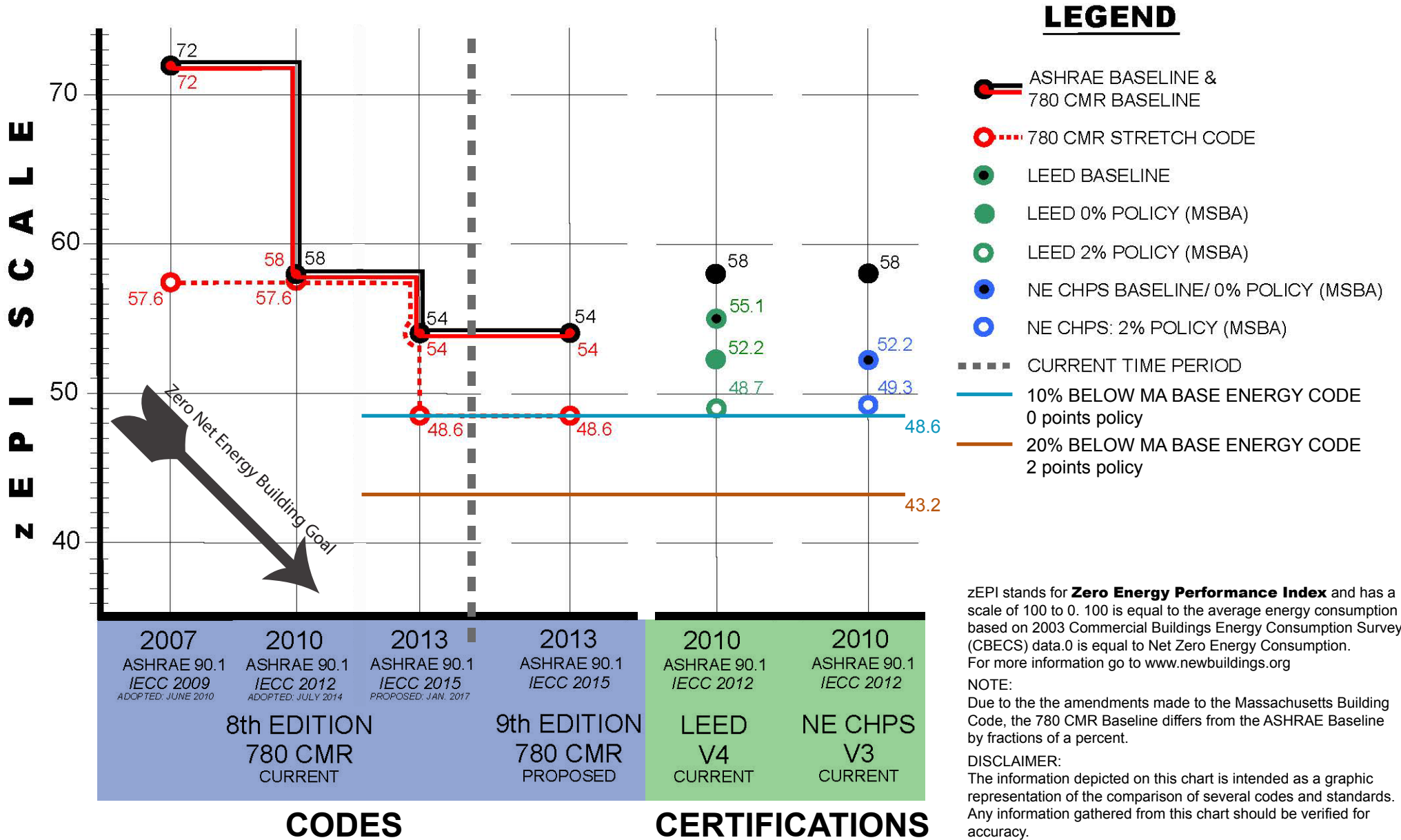
- Exceed the level of energy efficiency required in the current Massachusetts (base) energy code by 10%, using the LEED-S EA “Optimize Energy Performance” credit submittal or the NE-CHPS “Energy Efficiency” credit submittal to demonstrate that performance.
2. For 2% additional reimbursement, and in addition to the minimum requirements described above, projects must exceed the level of energy efficiency required in the current Massachusetts (base) energy code by 20%, using the LEED-S EA “Optimize Energy Performance” credit submittal or the NE-CHPS “Energy Efficiency” credit submittal to demonstrate that performance.

Included with this memorandum are:

- Attachment 1- Energy Standards Comparison
- Attachment 2- Massachusetts Building Code & Energy Code Timeline

ATTACHMENT 1

# ENERGY STANDARDS COMPARISON



# Attachment 2- MA State Building Code & Energy Code Timeline

