

Recommended Language for Request for Proposals (RFPs):

~~It is recommended that an RFP for any large renovation or new construction project owned by a public agency that meets the following gross square footage requirements include the paragraph shown in bold at the bottom of this document:-~~

Gross Square Feet Requirements:

~~“A public facility building construction project larger than ten thousand (10,000) gross square feet of occupied or conditioned space, and its public real property site; or~~

~~(ii) A public facility building renovation project larger than ten thousand (10,000) gross square feet of occupied or conditioned space, and its public real property site.~~

~~“Construction” means the process of building, altering, repairing, improving, or demolishing forty percent (40%) or more of any public structures, public buildings, public real property, or other public improvements of any kind to any public structures, public buildings, or public real property.~~

PROPOSED NEW LANGUAGE:

The Green Buildings Act (RIGL 37-24), begins with the statute’s legislative findings in **§ 37-24-2**, establishing that projects for any public facility and major public facility construction of public buildings, public structures, and public real property by every public agency, are defined by and requiring, the following:

§ 37-24-3. Definitions.

For purposes of this chapter, the following definitions shall apply:

(1) “Construction” means the process of building, altering, repairing, improving, or demolishing forty percent (40%) or more of any public structures, public buildings, public real property or other public improvements of any kind to any public structures, public buildings or public real property.

(2) “Department” means the department of administration.

(3) “Equivalent standard” means a high-performance green building standard, other than LEED, LEED for Neighborhood Development, and SITES, that provides an independent, third-party verification and certification of a rating system or measurement tool, that, when used, leads to outcomes equivalent to, LEED, LEED for Neighborhood Development, and SITES outcomes, in terms of green building, green infrastructure, and green site performance; current accepted equivalent standards include green globes, Northeast collaborative high-performance schools protocol; or other equivalent high-performance green building, green infrastructure, and green site standards accepted by the department.

(4) “LEED” also, “LEED for Neighborhood Development, and SITES certified standard” means the current version of the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) green building rating standard referred to as LEED, LEED for Neighborhood Development, and SITES certified. SITES means the U.S. Green Building Council’s SITES - The Sustainable SITES Initiative.

(5) “Public agency” means every state or municipal office, board, commission, committee, bureau, department, or public institution of education, or any political subdivision thereof.

(6) “Public facility” means any public institution, public facility, public equipment, or any physical asset owned, including its public real-property site, leased or controlled in whole or in part by this state, a public agency, a municipality or a political subdivision, that is for public or government use.

(7) “Public major facility project” means:

(i) A public facility building construction project larger than ten thousand (10,000) gross square feet of occupied or conditioned space, and its public real-property site; or

(ii) A public facility building renovation project larger than ten thousand (10,000) gross square feet of occupied or conditioned space, and its public real-property site.

§ 37-24-4. Green building standards.

(a) All public major facility projects of the state, public agencies, municipalities and political subdivisions shall be designed and constructed to at least the LEED, LEED for Neighborhood Development, and SITES, as provided herein, certified or an equivalent high-performance green building standard. This provision applies to public major facility projects or other public improvements of any kind to any public facility that have not entered the design phase prior to July 1, 2023, for LEED, LEED for Neighborhood Development and for SITES.

(b) All public major facility projects of a public school facility, where the project receives any funding from the state, shall be designed and constructed to at least the LEED, LEED for Neighborhood Development, and SITES, as provided herein, certified standard, or the Northeast Collaborative for High-Performance Schools Protocol, Version 1.1 or above. This provision applies to public major facility projects or other public improvements by the state or a public school district to any public school facility that have not entered the design phase prior to July 1, 2023, for LEED, LEED for Neighborhood Development, and for SITES.

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property.

Paragraph to Include in an RFP Scope of Work:

Since 2009, the construction and large-scale renovation of Rhode Island's public buildings have been guided by the requirements of Rhode Island's Green Buildings Act ([R.I. Gen. Laws § 37-24-1 et seq.](#)). ~~This~~ The law requires that ~~many~~ any public building construction projects and large-scale renovations over 10,000 square feet, new or renovation by every public agency, meet LEED, LEED for Neighborhood Development, SITES-The Sustainable SITES Initiatives, Northeast CHPS, Green Globes certified standards or an equivalent green-building high performance standard. It is the responsibility of the awarded ~~contractor~~ design professional to ensure compliance with this law, if applicable to a project. The awarded project team shall integrate the appropriate "high-performance green building standard" at the commencement of the project in collaboration with the public agency client. An awarded project team will also be required to submit the necessary compliance and reporting forms to the Green Buildings Advisory Committee, ~~and to the appropriate governing body~~ "that provides an independent, third-party verification and certification of a rating system or measurement tool." For LEED, LEED for Neighborhood Development, and SITES-The Sustainable SITES Initiative projects the independent third-party verification and certification is GBCI, Green Business Certification Inc. For Northeast CHPS it is . For Green Globes it is .

For more information please see <http://www.ribcc.ri.gov/gba/>. All proposals must explicitly state a commitment by the ~~contractor~~ awarded design professional to comply with Rhode Island's Green Buildings Act on behalf of the entity public agency issuing this request for proposals.