



**US Army Corps
of Engineers®**

ENGINEERING AND CONSTRUCTION BULLETIN

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Subject: Sustainable Project Rating Tool (SPiRiT)

Applicability: Guidance

1. The purpose of this Engineering and Construction Bulletin (ECB) is to provide additional guidance pursuant to HQUSACE memo, Subject: Sustainable Design and Development (SDD). This ECB applies to all MCA and AFH projects and supersedes ECB No. 2002-15.
2. The Assistant Secretary of the Army for Installations & Environment, ASA (I&E), has keen interest in SDD. During his field visits, he is likely to ask Army personnel about SDD. USACE personnel should be familiar with following SDD definition. Sustainable Design and Development is an integrated approach to planning, designing, building, operating and maintaining facilities in a collaborative and holistic manner among all stakeholders. It is meant to provide resource efficient, environmentally friendly and healthy facilities with emphasis on renewable energy and recycled materials. The Sustainable Project Rating Tool (SPiRiT) is a self-assessing system designed to help the Army achieve facilities that meet the needs of current missions and accommodate future missions in a sustainable, cost-effective, environmentally friendly manner.
3. All MCA and AFH projects are required to use SPiRiT. Starting with the FY06 programs, all vertical projects with climate-controlled buildings are required to achieve a SPiRiT Gold rating. Renovation, upgrade and rehabilitation projects are also required to reach a Gold rating unless the cost increase will put the project over the “50% of the replacement” cost threshold. In this case, a waiver from ACSIM is required. For AFH projects, the SPiRiT pre-requisite (paragraph 5.R2 Environmental Tobacco Smoke (ETS) Control) concerning smoking in the facility is not required to be met.
4. Project SPiRiT goals shall be established during planning charrettes by identifying potential point scores. These goals shall be reviewed and revised as needed throughout the project duration. SPiRiT levels shall be reported via PROMIS/P2. Projects with multiple building types shall achieve and document required SPiRiT level for each of the building types, however SPiRiT rating for the primary facility (Army Category Code) will be reported via PROMIS/P2. PROMIS screen #020 has been revised to permit reporting project SPiRiT levels. Project Delivery Teams (PDTs) should use “N/A” for MCA and AFH projects not requiring specific SPiRiT levels. In addition PDTs shall describe project specific sustainable features in PROMIS/P2 by selecting “SDD SPiRiT” on the Comment button in the Military Project Detail dialog.


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5. SDD costs to raise project's rating from "Silver to "Gold" will be identified separately in the ENG 3086 Budget Cost Estimate with detailed backups provided in the attached [SPiRiT cost template](#). At this time, additional SDD costs cannot be inserted as a separate line entry, or added to the Primary or Support Facilities costs in the DD1391, especially, if they cause the project to exceed the OSD unit price guidance or budgeted Programmed Amount (PA).

6. Design-build projects should incorporate the principles of SDD during the best value award process and during the design after award. Proposal submission requirements and proposal evaluation criteria should be tailored in the solicitation commensurate with the requirements of the particular project. The minimum SPiRiT level must be established by the RFP and evaluated against the proposals using a scheme that considers the relative importance of evaluation factors. If desired, extra credit can be given for proposals that exceed the minimum quality level. After award of the design-build contract, the design should incorporate SDD principles in accordance with the requirements of the RFP and accepted proposal (i.e. the design-build contract). The SPiRiT will be used to document that the design achieves the required level. Normal USACE construction quality management practices will be used during construction to assure that the project is constructed in accordance with the design.

7. POC is Mr. Harry Goradia, 202-761-7755



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