

# Green Performance Contracting

Green Performance Contracting utilizes LEED EB: O&M as criteria to enhance the Performance Contracting process towards a goal of green buildings. (USGBC)

To some degree all energy performance contracting (EPC) that results in reduction of energy consumption could be considered “green” by virtue of the fact that energy reduction also reduces greenhouse gas emissions. However, the definition of “green” that is being promoted here directly relates to the US Green Building Council’s LEED for Existing Buildings: Operations & Maintenance. The matrix below presents this rating system and how it relates to EPC.

- No apparent connection
- Direct connection to what could typically be in the scope of an EPC
- Directly related to performance measures found in an EPC (from which savings revenue can be obtained)
- Not typically found in an EPC but could be added as a subcontracted effort
- Relates to ESCO construction and installation activities
- Most likely would not be included in an EPC, but could be referred as a 3<sup>rd</sup> party resource

LEED-EB: O&M Rating System Credits	Typical of EPC	Possible for EPC	ESCO Operations	ESCO Partners
<b>Sustainable Sites</b>	<b>Typical</b>	<b>Possible</b>	<b>ESCO Opns</b>	<b>Partners</b>
SS c1 – LEED Certified Design & Construction				
SS c2 – Building Exterior Hardscape Management Plan				Plan, training, assistance
SS c3 – Integrated Pest Management, Erosion Control and Landscape Management Plan				Plan, training, assistance
SS c4 – Alternative Commuting Transportation				
SS c5 – Reduce Site Disturbance: Protect and Restore Open Space		Native plants, green roof		
SS c6 – Stormwater Management		Structural measure		
SS c7.1 – Heat Island Reduction – Non Roof		Shade structures, pervious paving		
SS c7.2 – Heat Island Reduction – Roof		Roof replacement		
SS c8 – Light Pollution Reduction	Interior, exterior light fixtures (full cutoff)			
<b>Water Efficiency</b>	<b>Typical</b>	<b>Possible</b>	<b>ESCO Opns</b>	<b>Partners</b>
WE p1 – Minimum Indoor Plumbing Fixture and Fitting Efficiency	Plumbing fixtures			
WE c1 – Water Performance Measurement – Whole Building Metering/Submetering		Install water meters/submeters		
WE c2 – Additional Indoor Plumbing Fixture and Fitting Efficiency	Plumbing fixtures			
WE c3 – Water Efficient Landscaping	Irrigation system			
WE c4.1 – Cooling Tower Water Management – Chemical Management		Chemical treatment system		
WE c4.2 – Cooling Tower Water Management – Non-potable Water Source Use		System installation		

<b>Energy &amp; Atmosphere</b>	<b>Typical</b>	<b>Possible</b>	<b>ESCO Opns</b>	<b>Partners</b>
EA p1 – Energy Efficiency Best Management Practices – Planning, Documentation, and Opportunity Assessment	Energy audit			
EA p2 – Minimum Energy Efficiency Performance	Efficiency Measures			
EA p3 – Refrigerant Management – Ozone Protection	Refrigerants			
EA c1 – Optimize Energy Efficiency Performance	Efficiency Measures			
EA c2.1 – Existing Building commissioning – Investigation and Analysis	Commissioning			
EA c2.2 – Existing Building commissioning – Implementation	Commissioning			
EA c2.3 – Existing Building commissioning – Ongoing Commissioning	Commissioning			
EA c3.1- Performance Measurement – Building Automation System	System installation			
EA c3.2 – Performance Measurement – System Level Metering	System installation			
EA c4.1 – Renewable Energy – On-site/Off-site		Install system		
EA c5 – Refrigerant Management	Refrigerants			
EA c6 – Emissions Reduction Reporting		Provide report		

<b>Materials &amp; Resources</b>	<b>Typical</b>	<b>Possible</b>	<b>ESCO Opns</b>	<b>Partners</b>
MR p1 – Sustainable Purchasing Policy				Plan, training, assistance
MR p2 – Solid Waste Management Policy				Plan, training, assistance
MR c1 – Sustainable Purchasing: Ongoing Consumables				Plan, training, assistance
MR c2 – Sustainable Purchasing: Durable Goods				Plan, training, assistance
MR c3 – Sustainable Purchasing: Facility Alterations and Additions			Construction activities	
MR c4 – Sustainable Purchasing: Reduced Mercury in Lamps		Order, install		
MR c5 – Sustainable Purchasing: Food				Plan, training, assistance
MR c6 – Solid Waste Management: Waste Stream Audit				Plan, training, assistance
MR c7 – Solid Waste Management: Ongoing Consumables				Plan, training, assistance
MR c8 – Solid Waste Management: Durable Goods				Plan, training, assistance
MR c9 – Solid Waste Management: Facility Alterations and Additions			Divert construction waste	

<b>Indoor Environmental Quality</b>	<b>Typical</b>	<b>Possible</b>	<b>ESCO Opns</b>	<b>Partners</b>
EQ p1 – Outdoor Air Introduction and Exhaust Systems	Design, install			
EQ p2 – Environmental Tobacco Smoke Control				Plan, training, assistance
EQ p3 – Green Cleaning Policy				Plan, training, assistance
EQ c1.1 – IAQ Best Management Practices: IAQ Management Program				Plan, training, assistance
EQ c1.2 – IAQ Best Management Practices: Outdoor Air Delivery Monitoring	Design, install			
EQ c1.3 – IAQ Best Management Practices: Increase Ventilation	Design, install			
EQ c1.4 – IAQ Best Management Practices: Reduce Particulates in Air Distribution	Design, install			

EQ c1.5 – IAQ Best Management Practices: Management for Facility Alterations and Additions			Construction activities	
EQ c2.1 – Occupant Comfort: Occupant Survey				Plan, training, assistance
EQ c2.2 – Occupant Comfort: Occupant-Controlled Lighting	Design, install			
EQ c2.3 – Occupant Comfort: Thermal Comfort Monitoring	Design, install			
EQ c2.4 – Occupant Comfort: Daylight and Views		Design, install		
EQ c2.5 – Occupant Comfort: Daylight and Views		Design, install		
EQ c3.1 – Green Cleaning: High-Performance Cleaning Program				Plan, training, assistance
EQ c3 – Green Cleaning: Custodial Effectiveness Assessment				Plan, training, assistance
EQ c3.4 – Green Cleaning: Purchase of Sustainable Cleaning Products and Materials			Construction activities	Plan, training, assistance
EQ c3.7 – Green Cleaning: Sustainable Cleaning Equipment				Plan, training, assistance
EQ c3.8 – Green Cleaning: Entryway Systems				Plan, training, assistance
EQ c3.9 – Green Cleaning: Indoor Integrated Pest Management (IPM)				Plan, training, assistance

Innovations	Typical	Possible	ESCO Opns	Partners
IO c1.1 to 1.4 – Innovation in Operations				Plan, training, assistance
IO c2 – LEED AP		ESCO project team member		
IO c3 – Documenting Sustainable Building Cost Impacts				Plan, training, assistance