



DEFENSE COMMISSARY AGENCY

HEADQUARTERS
1300 E AVENUE
FORT LEE, VIRGINIA 23801-1800

REPLY TO
ATTENTION OF

DO

November 29, 2010

MEMORANDUM FOR REGION DIRECTORS
ZONE MANAGERS
FACILITIES CONSTRUCTION MANAGERS
SUSTAINMENT DIVISION PROJECT MANAGERS

SUBJECT: Policy Change - Sustainable Design and Development Policy (PC 2-DeCAD 20-9)

1. PURPOSE.

a. This Policy Change (PC) replaces PC1-DeCAD 20-9, same subject, dated July 19, 2010, which implemented changes to the DeCA Directive (DeCAD) 20-9, "Facilities Sustainment and Construction Program," April 30, 1999.

b. This PC acknowledges the Military Services' desire to use the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system and achieve Silver-level certification with certain reservations, including limits on additional expenditure.

2. APPLICABILITY. This PC applies to all major commissary construction projects (new stores; and major addition and alteration projects) beginning with the Fiscal Year 2011 Major Construction Program.

3. RESPONSIBILITIES. Project managers are responsible for implementing the policy, documenting the life-cycle cost analysis, and monitoring compliance.

4. BACKGROUND.

a. DeCA recognizes the economic and environmental benefits of sustainable planning, design, construction, and operation of buildings. DeCA is committed to sustainable practices that meet the requirements of the Energy Policy Act of 2005 (EPAct05); Energy Independence and Security Act of 2007 (EISA); Executive Order 13423 (EO 13423), "Strengthening Federal Environmental, Energy, and Transportation Management"; and the Guiding Principles for Federal Leadership in High Performance and Sustainable Buildings (the Guiding Principles).

b. DeCA's goals are to reduce the Agency's environmental impact, build and operate healthy and productive facilities, optimize energy and water efficiency, and reduce the total life-cycle cost of facility construction and operation.

c. DeCA remains committed to its historical leadership in sustainability and energy conservation. Benchmarking against industry, DeCA's energy costs have shown to be approximately 47 percent lower than private sector costs (an average of 0.9 percent of sales compared to the commercial grocery store average of 1.7 percent).

5. NEW GUIDANCE.

a. It is DeCA's policy that all new commissary and major renovation construction projects will be designed to:

(1) Meet the requirements of EPLAct05, EISA, EO 13423, and the Guiding Principles.

(2) Maximize the number of LEED points that exceed the requirements of EPLAct05, EISA, EO 13423, and the Guiding Principles, with the goal of LEED Silver-certifiable under "LEED for Retail 2009: New Construction and Major Renovations."

(a) A LEED accredited professional will perform the self-assessment to determine that the project is certifiable.

(b) Formal, third party certification by the Green Building Certification Institute will be evaluated on a case-by-case basis considering the project budget, first costs, and life-cycle costs.

b. Costs attributed to sustainable design and development will be documented on the DD Form 1391, Military Construction Project Data, with a separate line-item under primary facility costs identified as, "Sustainable Design and Development." Life-cycle cost justification will be provided in block 10 of DD Form 1391.

c. Sustainment projects with construction costs below \$750,000 (minor construction projects) will incorporate sustainable concepts, strategies, and features from the Guiding Principles for Sustainable Existing Buildings (available from the Whole Building Design Guide at www.wbdg.org), consistent with budget and mission requirements. Sustainable concepts will be based on cost, feasibility, and potential benefits considering local constraints and impact of sustainable concepts. These projects will be exempt from the LEED for Retail requirements applicable to new construction and major renovations.

6. RELEASIBILITY – UNLIMITED. This PC is approved for public release and is located on the DeCA Internet Web site at www.commissaries.com.

7. POINT OF CONTACT. Mr. John Stuit, Performance and Policy Directorate, Facilities Construction and Sustainment Division, Chief, Construction Branch, DOFC, DSN 473-8415 or 210-671-8415.

8. EFFECTIVE DATE. This PC is effective immediately and shall remain in effect for 180 calendar days from the date of signature or until rescinded, superseded, or incorporated into DeCAD 20-9, whichever is sooner.



Diana P. Graff
Acting Chief of Staff