LEED BD+C: Healthcare | v3 - LEED 2009

Integrated project planning and design

IDp1 | Required

Glossary

Intent

To maximize opportunities for integrated, cost-effective adoption of green design and construction strategies, emphasizing human health as a fundamental evaluative criterion for building design, construction, and operational strategies. Utilize innovative approaches and techniques for green design and construction.

Requirements

Use cross discipline design and decision-making, beginning in the programming and pre-design phase. At a minimum, ensure the following process:

- **Owner's Project Requirements Document.** Prepare an Owner's Project Requirements document for the project. Prepare a Health Mission Statement and incorporate it in the Owner's Project Requirements. The health mission statement should address "triple bottom line" values—economic, environmental, and social—and include goals to safeguard the health of building occupants, the local community, and the global environment while creating a high performance healing environment for the building's patients, caregivers, and staff.
- **Preliminary Rating Goals.** As early as practicable and preferably before Schematic Design, conduct a Preliminary LEED meeting including a minimum of four key project team members, in addition to the Owner or Owner's representative. As part of the meeting, create a LEED® action plan that, at a minimum, includes the following:
  - The targeted LEED certification level (Certified, Silver, Gold, or Platinum);
  - The LEED credits that have been selected to meet the targeted certification level; and
  - The primary responsible party selected to meet the LEED requirements for each prerequisite and selected credit.
- **Integrated Project Team.** Assemble and involve a minimum of four of the following project team members from the list below, in addition to the Owner or Owner's representative, and as many as feasible.
  - Owner's Capital Budget Manager
  - Architect or Building Designer
  - Mechanical Engineer
  - Electrical Engineer
  - Structural Engineer
  - Energy Modeler
  - Equipment Planner
  - Acoustical Consultant
  - Telecommunications Designer
  - Controls Designer
  - Building Science or Performance Testing Agents
  - Green Building or Sustainable Design Consultant
  - Facility Green Teams
  - Physician and Nursing Teams
  - Facility Managers
  - Environmental Services Staff
  - Functional and Space Programmers
  - Interior Designer
  - Lighting Consultant/Designer
  - Commissioning Agent
  - Community Representatives
  - Civil Engineering
  - Landscape Architecture
  - Habitat Restoration
  - Land Planning
  - Construction Management or General Contractor
  - Life Cycle Cost Analysis; Construction Cost Estimating
  - Other disciplines appropriate to the specific project type
- **Design Charrette.** As early as practicable and preferably before schematic design, conduct at least one full-day integrated design charrette with the Integrated Project Team as defined above. The goal of the charrette shall be to optimize the integration of green strategies across all aspects of the building design, drawing on the expertise of all participants.