

**Investment Criteria Compliance Pathway Project
For Clean Buildings Act Tier 1 Buildings
Due: July 20, 2023**

SBCTC would like to seek SBCTC Board approval to request funding in the 2024 supplemental capital budget for qualifying projects necessary to meet the requirements of the Clean Building Act for Tier 1 CTC buildings. A Tier 1 building is where the sum of conditioned space exceeds 50,000 square feet. Tier 1 buildings are required to comply with the building energy use performance standard enacted with the passage of [HB 1257](#) in 2019. Compliance dates are stepped based on building size, with the first June 1, 2026.

The SBCTC 2024 capital request will be limited to projects following the [Investment Criteria compliance pathway](#). As such, only bundled energy efficiency projects identified through the required ASHRAE level 2 energy audit and a life cycle cost analysis ([Form F](#)) will be considered for the 2024 supplemental budget request. ASHRAE level 2 audits must be performed by a qualified person.

Minor projects cost between \$25,000 and \$2 million. If the identified bundle of cost-effective energy efficiency measures from the energy audit exceeds \$2 million, or the building is in the first compliance phase of Tier 1 buildings (June 2026 compliance date), please contact Darrell. Additional information and consideration will be required.

This budget request is for projects required to meet the Clean Buildings Act either because the building has a measured Energy Use Intensity (EUI) that exceeds its target or does not have a measurable EUI. Do not propose projects that include components that are not part of, or beyond, the optimized bundle of energy efficiency measures identified in the ASHRAE level 2 energy audit.

Priority will be given to facilities based on their compliance due date. Projects that can be postponed to the 2025-27 biennial budget request may be requested to do so.

For technical assistance, information, resources and documents for the Clean Buildings Act, visit: <https://www.commerce.wa.gov/growing-the-economy/energy/buildings/>.

Submittal

Submit the Clean Buildings Performance Standard Investment Criteria Compliance Pathway request form(s) via e-mail to djennings@sbctc.edu. In addition to these forms, additional supporting reports from design consultants may be submitted to provide background on analysis, alternatives, cost estimates, etc. Project numbers will be assigned to each project when it is entered the Office of Financial Management's Capital Budget System.



**2024 SUPPLEMENTAL CAPITAL REQUEST:
INVESTMENT CRITERIA COMPLIANCE PATHWAY PROJECT FOR CLEAN
BUILDINGS ACT TIER 1 BUILDINGS**

College:			
Project title:			
Project location:			
Project contact:		Phone:	
Building UFI:		Building square feet:	

Tier 1 compliance date:

<input type="checkbox"/>	June 1, 2026 – Buildings more than 220,000 square feet
<input type="checkbox"/>	June 1, 2027 – Buildings more than 90,000 square feet, but less than 220,001 square feet
<input type="checkbox"/>	June 1, 2028 – Buildings more than 50,000 square feet, but less than 90,001 square feet

Clean Building Performance Standard Investment Criteria Pathway:

	In-process	Complete	Date complete
1. ASHRAE Level 2 energy audit (attach)	<input type="checkbox"/>	<input type="checkbox"/>	
2. Life cycle cost analysis tool Form-F (attach)	<input type="checkbox"/>	<input type="checkbox"/>	
3. Operations and maintenance program	<input type="checkbox"/>	<input type="checkbox"/>	
4. Energy management plan	<input type="checkbox"/>	<input type="checkbox"/>	

Building with measurable EUI

	Yes	No	N/A
1. 12-months of energy use benchmarking data collected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. EUIt developed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Building Energy Use Intensity (EUI) (a)	
Building Energy Use Intensity target (EUIt) (b)	
Delta (a-b)	

Why is this project necessary?

What are the optimized bundle of energy efficiency measures identified by the ASHRAE Level 2 Energy Audit included in this request?

What happens if this project is not funded by the State (include [estimated penalty](#))?

Will this project increase enrollments?

Will this project increase access or improve space utilization?

If yes, please indicate the net change in FTE capacity:

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Project budget:

Consultant/AE services	\$
Design	\$
Construction (MACC)	\$
Equipment	\$
Miscellaneous	\$
Contingency	\$
Sales tax	\$
Total budget	\$

Project funding:

State appropriation	\$
Local funding	\$
Federal funding	\$
Other funding	\$
Total funding	\$

Project schedule:

Activity	Start date	End date
Select consultant		
Design		
Obtain permits		
Bid		
Award contract		
Construction		
Commissioning		
Final invoice		

ELIGIBILITY FOR TAX EXEMPT FINANCING

Treasurer's questions to help ensure compliance with Internal Revenue Service (IRS) regulations for tax-exempt financing.

1. Will any portion of the project or asset ever be **owned by** any entity other than the State or one of its agencies or departments? Yes No
2. Will any portion of the project or asset ever be **leased to** any entity other than the State or one of its agencies or departments? Yes No
3. Will any portion of the project or asset ever be **managed or operated by** any entity other than the State or one of its agencies or departments? Yes No
4. Will any portion of the project or asset be used to perform **sponsored research** under an agreement with a nongovernmental entity*? Yes No
5. Does the project involve a **public/private venture**, or will any entity other than the State or one of its agencies or departments ever have a **special priority or other right** to use any portion of the project or asset to purchase or otherwise acquire any output of the project or asset such as electric power or water supply? Yes No
6. Will any portion of the Bond/COP proceeds be **granted or transferred to** nongovernmental entities or granted or transferred to other governmental entities which will use the grant for nongovernmental purposes? Yes No
7. If you have answered **"Yes" to any of the questions above**, will your agency or any other State agency **receive any payments** from any nongovernmental entity, for the use of, or in connection with, the project or asset? Yes No
8. Is any portion of the project or asset, or rights to any portion of the project or asset, expected to be **sold to** any entity other than the State or one of its agencies or departments? Yes No
9. Will any portion of the Bond/COP proceeds be **loaned to** nongovernmental entities or loaned to other governmental entities that will use the loan for nongovernmental purposes? Yes No
10. Will any portion of the Bond/COP proceeds be used for **staff costs for tasks not directly related** to a financed project(s)? Yes No

*A nongovernmental entity is defined as:

- a) any person or private entity, such as a corporation, partnership, limited liability company, or association;
- b) any nonprofit corporation (including any 501(c)(3) organization);
- c) the federal governmental (including any federal department or agency).

Determining eligibility:

If all of the answers to the questions above are "No", the project qualifies for tax-exempt funding. If the answer to any of the questions is "Yes", contact the SBCTC Capital Budget Office for further review.