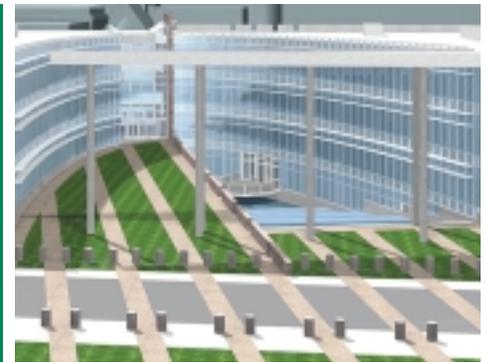




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our energy program



Today's federal facilities managers face a myriad of choices and challenges when procuring and managing energy for their buildings. Customers look to the General Services Administration's Public Buildings Service (PBS) to fulfill its mission to procure utilities for them that are both cost-effective and environmentally responsible. These resources are offered to all federal agencies and non-profit organizations. PBS offers strategic energy management programs that result in increased net operating income and enhanced asset value of real properties.

To that end, GSA has created a worldwide website that provides:

- Areawide contracts for the procurement of utilities and value-added services, such as utility financing of energy conservation projects;
- Aggregate purchasing of natural gas and electricity in deregulated markets;
- Energy usage and analysis data;
- Advocacy in the public policy arena to include renewable power sources in our portfolio; and
- Program advocacy, on a national level, with Office of Management and Budget, Congress, and other federal agencies.

## Major Program Areas

**Competitive Energy Procurements.** We provide federal facilities with strategies for energy commodity procurements in deregulated markets. Our energy experts develop procurement strategies for natural gas, electricity and green power, which achieve the best competitive price concurrent with your organizational goals, which may include budget stability, energy reliability and security.

**Public Utilities.** We award public utility area wide contracts for electricity, natural gas, steam, chilled water, and water and sewage services that are regulated by either public utility commissions, utility cooperatives or municipal utility companies. In many cases, these contracts allow for demand side management services, which include alternative financing of energy projects. PBS provides leadership in developing contracting vehicles allowing customers to meet multiple federal energy requirements in both public law and executive orders.

**Energy Tracking.** PBS administers a comprehensive energy usage and analysis system that tracks energy consumption in every GSA owned and leased facility. This system allows GSA associates from multiple disciplines to determine the status of energy trends as they relate to past or future building actions related to leasing, design, project management, planning, and operations. Our

Working  
to be  
energy  
efficient  
today and  
tomorrow.

energy tracking capabilities allow GSA to evaluate the success of its property management responsibilities and report our activities to the Department of Energy, Congressional committees and the Office of Management and Budget.

## Progress

GSA met its 20% goal of reducing energy consumption per MBTU/GSF in fiscal year 2000 from a baseline of 1985. The next goal is to reduce an additional 10% by fiscal year 2010.

In September 2002, GSA's utility benchmark, established by the Building Owners and Management Association (BOMA), indicated that PBS is operating its federal facilities 34 percent below comparable commercial facilities.

GSA has earned the ENERGY STAR Building Label for 93 of its owned facilities and one leased facility with a total square footage of 27,896,356 GSF, or 19 percent of its eligible square footage and 15 percent of its facilities agency wide.

## Legislative and Executive Order Mandates

We are helping federal agencies comply with applicable requirements of the following statutes and directives:

- National Energy Conservation Policy Act (NECPA);
- Energy Policy Act of 1992 (EPACT);
- Energy Efficiency and Water Conservation at Federal Facilities;
- Greening the Government Through Efficient Energy Management;
- Energy Policy and Conservation Act (EPCA); and
- Energy-Efficient Standby Power Devices.

## The Future

The Energy Center of Expertise will be the source of energy information in GSA and will lead the nation in providing cost-effective enterprise-wide energy usage analysis.

To learn more about GSA's energy program, please visit our website at [www.gsa.gov](http://www.gsa.gov).