GSA Sustainability Plan: Public Buildings Service Update

GSA Green Building Advisory Committee
November 13, 2013

GSA Public Buildings Service

• Mission:

  • Deliver the best value in real estate services to the federal government.
GSA Portfolio

- 375 million SF across the US
- Workspace for 1.1 million federal employees
GSA Targets

30% Energy Use Intensity, by 2015
26% Water Use Intensity, by 2020
28% Scope 1 and 2 GHGs, by 2020

Executive Order 13514, 2009
Energy Independence and Security Act, 2007
MOU on High Performance and Sustainable Buildings, 2006
Energy Policy Act, 2005
www.wbdg.org/references/federal_mandates.php

GSA Sustainability Strategy

- Energy and Greenhouse Gas Emissions
- Water Conservation
- Waste Management
- Sustainable Buildings
- Sustainable Acquisition
- Fleet Management
- Electronics Stewardship
- Climate Change Adaptation

http://www.gsa.gov/portal/medioid/162943/fileName/GSA_FY2012_Sustainability_Plan
### Goal Achievement - Buildings

#### BUILDING ENERGY AND EMISSIONS

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<td><strong>Mandated Energy Reduction Goals</strong>&lt;br&gt;(BTU/SF reduced from FY 2003 base year)</td>
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#### WATER USE EFFICIENCY & MANAGEMENT

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<td><strong>Mandated Potable Water Reduction Targets</strong>&lt;br&gt;(gallons/GSF reduced from FY 2007 base year)</td>
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#### SUSTAINABLE / GREEN BUILDINGS

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http://sustainability.performance.gov
Driving Environmental Performance

• Owned inventory
  • New construction
  • Facility management

• Leased inventory

Sustainable Buildings – Owned Inventory

New Construction and Major Modernizations

• PBS Facilities Standards (P100)

P100: [http://www.gsa.gov/portal/content/222281](http://www.gsa.gov/portal/content/222281)
GSA Sustainable Design:
### Case Studies – Redevelopment & Major Modernization Projects

**Federal Center South, Seattle WA**
- Reuse and high levels of energy performance

**Edith Green Wendell-Wyatt, Portland OR**
- Overall energy consumption reduced by 55%
- Potable water consumption will beat state code by 60%
  - [http://www.gsa.gov/portal/mediaId/172443/fileName/GSA_EGWW_OPENING_BOOK_508c](http://www.gsa.gov/portal/mediaId/172443/fileName/GSA_EGWW_OPENING_BOOK_508c)

**Wayne Aspinall Courthouse, Grand Junction CO**
- Aims to be GSA’s first site net-zero energy building on the National Register of Historic Places.
  - [http://www.gsa.gov/portal/mediaId/164539/fileName/Digital_Aspinall_508](http://www.gsa.gov/portal/mediaId/164539/fileName/Digital_Aspinall_508)

### Operational Efficiency – Owned Inventory

- Energy/water use reduction
  - Evaluations
  - Benchmarking
  - Commissioning
  - Advanced metering
  - No/low-cost efficiency measures
  - ESPC commitment pursuant to Presidential Memorandum

- Waste diversion
  - Guidance and training
Sustainable Buildings – Owned Inventory

Existing Buildings

• Sustainable operations & maintenance
  • GSA operational policies and LEED EB volume framework
  • Training program for property management teams

Sustainable Buildings – Leased Inventory

• Request for Lease Proposal

  • Green lease provisions included in lease models
    • Requirements related to energy efficiency, systems commissioning, water conservation, and indoor air quality.

GSA Green Lease Policies and Procedures: [http://www.gsa.gov/portal/content/103656](http://www.gsa.gov/portal/content/103656)
Technology Lever

- Multiple GSA initiatives underway utilizing advancements in technology to accelerate environmental performance
  - Advanced metering
  - Rapid building assessments
  - GSALink
  - Green Proving Ground

Advanced Metering

- 80% of agency’s electricity consumption monitored
Review the GPG FY14 RFI at the FedBizOpps website: www.fbo.gov keyword “gpg”

Questions?

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212.264.2613  eleni.reed@gsa.gov