SME 2 YOU LEARNING SERIES

ADVANCED ENERGY STAR® TRAINING FOR FEDERAL REAL ESTATE LEASE PROCUREMENT
Course Goals

- Review general ENERGY STAR® concepts
- Explore the application of ENERGY STAR® in federal leasing in-depth
- Discuss issues and challenges related to ENERGY STAR® in federal leasing
- Explore ENERGY STAR® leasing scenarios
- Identify tools and resources related to ENERGY STAR®
Lessons

- Lesson 1: ENERGY STAR® Federal Leasing Requirements
- Lesson 2: ENERGY STAR® Issues and Challenges
- Lesson 3: ENERGY STAR® Leasing Scenarios
- Lesson 4: Tools and Resources
Lesson 1

Summary Review of the ENERGY STAR® Federal Leasing Requirements
ENERGY STAR® identifies the level of a building’s energy performance relative to other similar buildings.

Buildings achieving a score of 75+ (on a 100-point scale) are eligible for the ENERGY STAR® Label.

- Represents the top 25% of buildings

Labeling is based on the 2003 Commercial Buildings Energy Consumption Survey (CBECS) and a building’s past 12 months of energy usage.
Using the free online Portfolio Manager application, the ENERGY STAR® score allows building owners to benchmark building energy performance and:

- Compare one building against a national sample of similar buildings
- Compare a building to others within a portfolio
- Set priorities for use of limited staff time and investment capital

Energy use, water use, costs savings, and CO₂ emissions can be tracked over time in a building, group of buildings, or entire portfolios.
Key Documents Needed to Achieve ENERGY STAR® Label

Statement of Energy Performance (SEP)

Data Checklist

Application Letter / Letter of Agreement
ENERGY STAR® Utility Data and Occupancy Requirements

ENERGY STAR® Application Timeline

- 12 months of utility data with 50% average occupancy
- Application within 120 days of last month of utility data utilized
- Renewing label annually is not required for GSA leases (label only required at time of lease transaction)
EPA’s Target Finder is a tool that provides an estimated ENERGY STAR® score for a planned or existing building.

Design projects that earn a score of 75 or higher are eligible for the “Designed to Earn the ENERGY STAR®” certification.

Target Finder normalizes for factors that affect energy use intensity such as climate, building size, and occupancy level.
“Designed to Earn the ENERGY STAR®”

- Certification given to a to-be-built building or building under construction designed by an architect to achieve high energy performance
  - Building must earn a score of 75 or higher in Target Finder
  - Architects and owners can set energy targets and receive an ENERGY STAR® estimate during the design process

energystar.gov/targetfinder
Key Points about ENERGY STAR® and Federal Leasing

- EISA is a federal law.
- The ENERGY STAR® requirement supports GSA sustainability goals.
- ENERGY STAR® RLP paragraphs are a key part of mandatory green language required for compliance with Guiding Principles.
Proof of ENERGY STAR® Label

- Building owner must indicate whether offered building has earned ENERGY STAR® label (and exact date label was granted)
- Offeror must provide proof of ENERGY STAR® label by due date of Final Proposal Revision (FPR)
- EPA Certificate of Achievement or Notification Email required
ENERGY STAR® Leasing Requirement: Time Frame

Buildings must have earned the ENERGY STAR® Label within 12 months prior to the due date of the FPR. Note that this is the exact date of the notice of award from the EPA, not the year on the label itself.

Label awarded on October 1, 2012

FPR due September 30, 2013: last date of eligibility
Difference between ENERGY STAR® Exceptions and Exemptions

**Exceptions:**
- No Energy Star® Space is Offered
- Agency is Remaining in a Building it Previously Occupied
- Agency Leases Historic or Architecturally/Culturally Significant Space
- Lease is for 10,000 rsf or Less

*Under these exceptions, in Lieu of Energy Star®, the lessor must make Cost-Effective Energy Efficient Upgrades over the firm term of the lease*

**Exemptions:**
- Lease Extensions
- Expansions within Scope
- Exercise of Evaluated or Un-evaluated Renewal Options

*No Energy Star® or cost effective improvements required*
Cost-Effective Energy Efficiency Improvements

- If exceptions apply, in lieu of ENERGY STAR®, the Lessor must make all Cost-Effective Energy Efficiency Improvements that would be expected to pay for themselves from utility savings expected to occur over the FIRM TERM of the lease ("Cost-Effective")

Examples of Cost Effective Energy-Efficiency & Conservation Improvements:

- Heating, Ventilation, and Air Conditioning (HVAC) including:
  - Building Automation Systems (BAS)
  - Energy Monitoring/Management Control Systems (EMCS)
- Lighting Improvements
- Building Envelope Modifications
- Chilled Water, Hot Water, and Steam Distribution Systems
- Renewable Energy Systems
- Water and Sewer Conservation Systems
- Electrical Peak Shaving/Load Shifting
- Energy Usage Reduction Through Changes in Metering
- Energy Related Process Improvements
Cost-Effective Energy Efficiency Improvements

- A building owner must indicate whether the offered building has earned the ENERGY STAR® Label (and the date the label was granted).
  - If no label is earned within 12 months prior to the due date of the Final Proposal Revisions, the owner must indicate their willingness to implement all Cost-Effective Energy Efficiency Improvements.
  - The owner must also detail which energy efficiency improvements they are willing to make.

- Improvements required in non-ENERGY STAR® labeled buildings
  - Must be renovated for all energy efficiency and conservation improvements cost-effective over the FIRM TERM of the lease

- GSA will confirm implementation of improvements before occupancy.

- The successful Offeror always has the right to obtain the ENERGY STAR® Label in lieu of performing Cost-Effective Energy Efficiency Improvements.
Lease Requirements for Buildings Excepted from the ENERGY STAR® Label

The space must be renovated for all energy efficiency and conservation improvements that would be cost-effective over the life of the lease (firm term), including improvements in lighting, windows, and heating, ventilation, and air conditioning systems.

This requirement must be met prior to occupancy or, in the case of a succeeding or superseding lease, not later than 1 year after signing the contract.

The universe of required upgrades expands substantially with a longer firm term to the lease.
Steps for Excepted Buildings

The Offeror provides a list, in the written offer form, of Cost-Effective Energy Efficiency Improvement projects they will implement. The list must be provided by submission of the Final Proposal Revisions. The Offeror may use ENERGY STAR’s® Building Upgrade Value Calculator to identify cost-effective (cost-payback) projects. The Offeror is required to use the Building Upgrade Value Calculator when they are demonstrating that no Cost-Effective Energy Efficiency Improvements are possible.

The improvements MUST be completed prior to occupancy. For Succeeding and Superseding leases, the improvements must be completed no later than one year after signing the lease.
Helps real estate and operations professionals assess the financial value of energy efficiency investments

Various energy efficient inputs are loaded to determine a building’s financial and energy benefits. The tool generates a template letter that can be used to determine whether to pursue energy efficiency measures.

The letter that results from the Building Upgrade Value Calculator will indicate if paybacks for the upgrades are beyond the firm term of the lease and therefore excusable. Offerors must use the Calculator to demonstrate that no Cost-Effective Energy Efficiency Improvements are possible when applicable.
Example of Cost-Effective Improvements: Merchandise Mart in Chicago

- Common area light retrofit
  - Project cost: $80,300
  - Energy reduction: 887,700 kwh/year
  - Return on Investment (ROI): 1 year

- Exit lights retrofit
  - Project cost: $23,200
  - Energy reduction: 98,110 kwh/year
  - ROI: 2.5 years
The ENERGY STAR® Label is required for New Lease Construction projects greater than 10,000 sf. The label must be obtained within 18 months of occupancy. The “Designed to Earn the ENERGY STAR®” certification is required prior to issuance of a building permit. Projects 10,000 sf or less require ENERGY STAR® or Cost-Effective Improvements.
<table>
<thead>
<tr>
<th>Project Type / Space Type</th>
<th>ENERGY STAR and LEED® Minimum Requirements [Required vs. Voluntary]</th>
<th>ENERGY STAR® Exceptions</th>
<th>In NON-ENERGY STAR® Buildings: Cost-Effective Energy Efficiency Improvements (In the Allowed Absence of an ENERGY STAR rating of 75)</th>
</tr>
</thead>
</table>
| New Lease Construction > 10,000 sf (Building built for federal govt. for lease solicitation) | • LEED-NC® Silver Rating  
• ENERGY STAR >= 75 Rating [REQUIRED] | None | N/A |
| Leases > 10,000 sf | ENERGY STAR® Rating >= 75 [REQUIRED] | • No space ENERGY STAR® space offered  
• Agency remaining in existing space  
• Building has architectural / cultural / historic significance | Cost-Effective Energy Efficiency Improvements [REQUIRED] |
| Leases <= 10,000 sf | ENERGY STAR® Rating >= 75 [Voluntary / Encouraged] | Yes: 10k SF or less exception  
• No space available in market  
• Tenant remaining in existing space  
• Building has architectural / cultural / historic significance  
• Lease is for 10k SF or less | Cost-Effective Energy Efficiency Improvements [REQUIRED] |
| Prospectus Level Lease (> $2.79 Million Net Annual Rent) | ENERGY STAR® Rating >= 75 [REQUIRED] | • No space available in market  
• Tenant remaining in existing space  
• Building has architectural / cultural / historic significance  
• Lease is for 10k SF or less | Cost-Effective Energy Efficiency Improvements [REQUIRED] |
| Short-term Extensions & Evaluated Options | ENERGY STAR® Rating >= 75 [Voluntary / Encouraged] | N/A | Cost-Effective Energy Efficiency Improvements [Voluntary/Encouraged] |
| Expansions | ENERGY STAR® Rating >= 75 (DEPENDS upon whether determined to be within the “Scope of the Lease”) [Voluntary/Encouraged] | Yes: Agency remaining in existing space  
• No space available in existing space  
• Tenant remaining in existing space  
• Building has architectural / cultural / historic significance  
• Lease is for 10k SF or less | Cost-Effective Energy Efficiency Improvements are Required if the expansion is outside the “Scope of the Lease” [DEPENDS] |
Energy Star Flowchart (revised 7/2012)

- Start

  Is this a lease extension?  
  - Yes: Exempt (no further action required) → Stop  
  - No: Is this an expansion within scope?  
    - Yes: Exempt (no further action required) → Stop  
    - No: Is this the exercise of an evaluated option?  
      - Yes: Is the offer for more than 10k rentable Sq. Ft.?  
        - Yes: Is the offer from the incumbent lessor?  
          - Yes: E-Star not required but offeror must propose any cost effective, energy efficiency building improvements.  
          - No: Is the offer of a historically or culturally significant building on or eligible for listing (e.g., a "contributing building" in a historic district) on the national register  
            - Yes: Award can only go to an E-Star building.  
            - No: Are there any technically acceptable offers from E-Star buildings?  
              - Yes: Award can only go to an E-Star building.  
              - No: Stop  
      - No: Exempt (no further action required) → Stop  
  - Stop
Summary

- ENERGY STAR® requirements in federal leasing are necessary to comply with EISA and support GSA sustainability goals.
- All federal leases must be in ENERGY STAR® space unless one of four exceptions applies.
- If an exception applies, the Offeror must commit to making Cost-Effective Energy Efficiency Improvements.
- Offerors can use the Building Upgrade Value Calculator to demonstrate the cost-effectiveness of improvements and must use it if claiming that nothing is cost-effective.
- The “Designed to Earn the ENERGY STAR®” certification and ENERGY STAR® Label are required for Lease Construction projects greater than 10,000 rsf.
Lesson 2

ENERGY STAR® Issues and Challenges
Lesson 2 Learning Objectives

Recognize ENERGY STAR® issues and challenges
Limited Supply of ENERGY STAR® Buildings

- There are 21,000 ENERGY STAR® rated buildings in the U.S.
  - Represents 3 billion square feet

- Only 7,000 of these (1/3) are office buildings
  - Represents over 1.64 billion square feet

- These 7,000 ENERGY STAR® Labeled buildings represent a fractional (1%) share of the 700,000+ office buildings in the U.S.
These ENERGY STAR® buildings represent 6.7% of all GSA buildings, 8.9% of all GSA leases, and over 24% of all GSA leased square footage.

<table>
<thead>
<tr>
<th>Region</th>
<th>Bldgs</th>
<th>Leases</th>
<th>RSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>13</td>
<td>20</td>
<td>596K</td>
</tr>
<tr>
<td>2</td>
<td>13</td>
<td>18</td>
<td>1,106K</td>
</tr>
<tr>
<td>3</td>
<td>13</td>
<td>23</td>
<td>2,154K</td>
</tr>
<tr>
<td>4</td>
<td>55</td>
<td>69</td>
<td>2,799K</td>
</tr>
<tr>
<td>5</td>
<td>50</td>
<td>100</td>
<td>2,565K</td>
</tr>
<tr>
<td>6</td>
<td>8</td>
<td>12</td>
<td>1,645K</td>
</tr>
<tr>
<td>7</td>
<td>38</td>
<td>48</td>
<td>2,064K</td>
</tr>
<tr>
<td>8</td>
<td>36</td>
<td>50</td>
<td>2,603K</td>
</tr>
<tr>
<td>9</td>
<td>92</td>
<td>133</td>
<td>3,975K</td>
</tr>
<tr>
<td>10</td>
<td>25</td>
<td>38</td>
<td>1,931K</td>
</tr>
<tr>
<td>11</td>
<td>138</td>
<td>277</td>
<td>25,703K</td>
</tr>
<tr>
<td>Total US</td>
<td>484</td>
<td>786</td>
<td>48,212K</td>
</tr>
</tbody>
</table>

GSA Leased Presence in ENERGY STAR® Buildings
Limited Supply—What to Do?

GIVE CONSIDERATION TO ENERGY STAR® WHEN DEFINING THE DELINEATED AREA
Given the limited supply of ENERGY STAR® buildings, it is important not to create a delineated area that would have only ONE ENERGY STAR® building offered. Use EnergyStar.gov and CoStar.com to make this determination. If this would appear to be a possibility, the Leasing Specialist should rethink and perhaps redefine the delineated area to include more ENERGY STAR® buildings or no ENERGY STAR® buildings. This is particularly true if it is known that additional ENERGY STAR® buildings are located close to the existing delineated area. Expanding the delineated area allows for a more competitive environment. You should explore the availability of ENERGY STAR® buildings early, BEFORE the delineated area is determined and the RLP is announced and advertised.

DON’T FORGET TO FOCUS ON THE DATE THE BUILDING RECEIVED THE ENERGY STAR®
It is also important to be aware of the timeframe in which prospective buildings earned the ENERGY STAR® rating. The award must be within 12 months of Final Proposal Revisions. Buildings that earned an Energy Star® prior to that period are not eligible for a federal lease unless one of the exceptions apply. If you anticipate that none of the exceptions will apply then a building with an out of date Energy Star® will not be eligible for a lease award unless they are prepared to obtain a current Energy Star® label prior to the due date for Final Proposal Revisions.
Insufficient Occupancy Issues

- Several modification’s to GSA’s lease were made in Sept. 2011 to address the issue of Insufficient Occupancy (via LAC 2011-13).
- As written, the law did not account for newly built spec buildings or buildings that are experiencing vacancy. These buildings were being excluded because of a lack of current occupied operating history, even though in many cases they were designed and constructed to be able to achieve an ENERGY STAR® Label.
- The Office of Leasing recently revised language to address this issue:
  - Allows up to 18 months to achieve ENERGY STAR® Label for buildings with < 50% occupancy
  - Offeror must produce specified evidence of a capability to achieve an ENERGY STAR® Label
  - If Offeror uses EPA’s Target Finder tool, they must provide a Statement of Energy Design Intent (SEDI) reflecting a score of >=75
High-Security Tenant Issues

- Some high-security government tenants are not willing to provide information on the number of employees or the number of computer workstations and other electronics in their space (which is required information to earn the ENERGY STAR® Label).

- Central Office is working with the EPA to explore alternative ways to report the necessary ENERGY STAR® information in a secure environment.

- This is issue typically manifests itself in lease constructs, and with lessors of existing space that’s predominantly vacant and was given 18 months from occupancy to obtain the Energy Star®. These lessors will not be able to comply with the requirement to obtain the Energy Star® due to the tenant’s reluctance to supply needed Energy Star application information concerning use and occupancy of the space.
An Office of Leasing sustainability priority is the automation of tracking and reporting of green lease information.

Quarterly updates are due to OMB/CEQ, GSA/PBS.

Data calls to Regions on a quarterly basis are needed to provide Guiding Principle compliant lease and building information, including ENERGY STAR® information.

Some automated reporting will be available in REXUS. Leasing Specialists are required to identify in REXUS all leases awarded to buildings having a Energy Star label in the 12 months prior to the due date of Final Proposal Revisions.

There are challenges related to G-REX and REXUS implementation resulting from funding constraints, but the intention is to maximize automated collection of data, especially in G-REX.
G-REX (eLease Replacement System)

- G-REX is being designed to track and report valuable green leasing information in an automated way.
- G-REX will automatically gather and report data related to Guiding Principle compliance, as well as data related to ENERGY STAR® compliance.
- Valuable information will be gathered on all lease offers, including the Present Value Analysis (PVA).
- This data will allow for rent and cost comparisons to be made for green versus non-green lease situations. **Differences, if any, in the cost of Energy Star® space vs. non-Energy Star® space will be captured and reported to management.**
ENERGY STAR® buildings in the U.S. are in limited supply. There are only approximately 7,000 ENERGY STAR® office buildings nationwide.

- To generate competition, consider working with the client agency to expand the delineated area to pick up more ENERGY STAR® buildings; or alternatively, reduce the delineated area to capture no ENERGY STAR® buildings.

- The RLP & Lease documents have been revised to address insufficient occupancy issues. Buildings that are predominantly vacant and can substantiate their ability to get an Energy Star® can be treated as if they have the Energy Star® for award purposes.

- The Office of Leasing is working with the EPA and DoD to address high-security tenant issues such as the inability to disclose personnel and electronics.

- G-REX and REXUS will automate tracking and reporting of green lease information.
Lesson 3

ENERGY STAR® Leasing Scenarios
Lesson 3 Learning Objectives

Evaluate eligibility for award in a leasing scenario related to ENERGY STAR® requirements
The following scenarios are situations that a Leasing Specialist could encounter related to the ENERGY STAR® requirement.

The scenarios describe multiple offers that are made under various ENERGY STAR® situations.

Let’s review these scenarios and evaluate which Offerors are eligible for the award.
Lease Scenario (1)

- Lease requirement: Over 10,000 RSF, 5 offers received
- As of Final Proposal Revisions:
  - Offer #1: ENERGY STAR® Labeled building (score: 76)
    - Label obtained 7 months ago
  - Offer #2: ENERGY STAR® Labeled building (score: 75)
    - Label obtained 11.9 months ago
  - Offer #3: An noteworthy building located in a historic district, but not listed on the National Register of Historic Places
  - Offer #4: Building with a 65 ENERGY STAR® rating received 2 months ago in which the agency currently occupies space
  - Offer #5: LEED® Gold rated building that received a 70 ENERGY STAR® rating 3 months ago
Lease Scenario (1) Outcome

- Only Offers #1, #2, #3, and #4 may be considered for the lease award.
- Offer #5 is ineligible for not having an ENERGY STAR® rating of 75 or higher within the last 12 months.
- Offers #1, #2, #3, and #4 compete equally as far as EISA is concerned.
- Offer #3 receives the historic preference.
- Note that Offerors #3 and #4 must agree to do all Cost-Effective Energy Efficiency Improvements in order to get the lease award.
  - #3 must complete the improvements prior to the Government’s occupancy.
  - #4 must complete the improvements within one year of lease award.
  - They may obtain the ENERGY STAR® Label in lieu of the improvements.
Lease Scenario (2)

- Lease requirement: Under 10,000 RSF, 5 offers received
- As of Final Proposal Revisions:
  - Offer #1: ENERGY STAR® Labeled building (score: 76)
    - Label obtained 7 months ago
  - Offer #2: ENERGY STAR® Labeled building (score: 75)
    - Label obtained 11.9 months ago
  - Offer #3: Historic Building
  - Offer #4: Building with a 65 ENERGY STAR® rating received 2 months ago in which the agency currently occupies space
  - Offer #5: LEED® Gold rated building that received a 70 ENERGY STAR® rating 3 months ago
Lease Scenario (2) Outcome

- All offers are eligible for consideration because the space requirement is for 10,000 RSF or less.
- Offerors #1 and #2 do not have to do anything more.
- Offeror #3 must agree to make Cost-Effective Energy Efficiency Improvements prior to the Government’s occupancy or obtain the ENERGY STAR® Label.
- Offeror #4 must agree to make Cost-Effective Energy Efficiency Improvements within one year of lease award or obtain the ENERGY STAR® Label.
- Offeror #5 must agree to make Cost-Effective Energy Efficiency Improvements prior to the Government’s occupancy or obtain the ENERGY STAR® Label.
Lease Scenario (3)

- Lease requirement: Over 10,000 RSF, 4 offers received
- As of Final Proposal Revisions:
  - Offer #1: ENERGY STAR® Labeled building (score: 94)
    - Label obtained 7 months ago
    - $60 PSF rental rate (in a $40 market)
  - Offer #2: building with a 65 ENERGY STAR® rating received 2 months ago
    - $40 PSF rental rate
  - Offer #3: building with a 74 ENERGY STAR® rating received 1 month ago
    - $39.95 PSF rental rate
  - Offer #4: building that has a pending application with a tentative 98 score for ENERGY STAR®
    - $41 PSF rental rate
Lease Scenario (3) Outcome

- Only Offer #1 may be considered for the lease award, BUT the LCO must determine if the rental rate is reasonable (if not then no lease should be awarded).

- Since buildings #2, #3, and #4 do not fall into any of the exceptions to the ENERGY STAR® Label requirement they cannot be considered.

- This would be different if the agency was already located in building #2, #3, or #4, or if no ENERGY STAR® Labeled buildings were offered in response to the solicitation.

- It is important to realize that Offer #1 could be eliminated at receipt of initial offers, (as being non-responsive for being outside of the competitive range), but if left in until FPR then legal counsel should be consulted prior to ruling them non-responsive.
Lease Scenario (4)

- Lease requirement: Over 10,000 RSF, 5 offers received

- As of Final Proposal Revisions:
  - Offer #1: ENERGY STAR® Labeled building (score: 87)
    - Label obtained 15 months ago
  - Offer #2: ENERGY STAR® Labeled building (score: 96)
    - Label obtained 12.1 months ago
  - Offer #3: Historic Building
  - Offer #4: building with a 65 ENERGY STAR® rating received 2 months ago in which the agency currently occupies space
  - Offer #5: LEED® Gold rated building that received a 70 ENERGY STAR® rating 3 months ago
Lease Scenario (4) Outcome

- All offers are eligible for consideration because no building offered has a current ENERGY STAR® Label, since the label must have been granted by the EPA within 12 months of the due date of Final Proposal Revisions.
- Offerors #1 and #2 have to either re-apply and re-achieve their ENERGY STAR® Labels or agree to make Cost-Effective Energy Efficiency Improvements prior to the Government’s occupancy.
- Offeror #3 must agree to make Cost-Effective Energy Efficiency Improvements prior to the Government’s occupancy or obtain the ENERGY STAR® Label.
- Offeror #4 must agree to make Cost-Effective Energy Efficiency Improvements within one year of lease award or obtain the ENERGY STAR® Label.
- Offeror #5 must agree to make Cost-Effective Energy Efficiency Improvements prior to the Government’s occupancy or obtain the ENERGY STAR® Label.
Lease Scenario (5)

- Lease requirement: Over 10,000 RSF, 3 offers received
- As of Final Proposal Revisions:
  - Offer #1 is in a newly built energy-efficient building with neither an ENERGY STAR® Label nor a Designed to Earn the Energy Star® Certification and an average occupancy of only 35%. They have used Target Finder and obtained a score of 92.
  - Offer #2 is in a building with a 65 ENERGY STAR® rating received 2 months ago in which the agency currently occupies space
  - Offer #3 is in a LEED® Gold rated building that received a 70 ENERGY STAR® rating 3 months ago
Lease Scenario (5): Insufficient Occupancy Outcome

- Only Offerors #1 and #2 are eligible for consideration. This is because Offeror #1 has established ENERGY STAR® equivalency and is thus treated as an ENERGY STAR® building.
- Offeror #1 will have up to 18 months from occupancy to achieve the ENERGY STAR® Label.
- Offeror #2 must agree to make Cost-Effective Energy Efficiency Improvements; which must be completed within one year of lease award. (Alternatively they can get the ENERGY STAR®)
- Offeror #3 is not eligible for award because Offeror #1 provided ENERGY STAR® equivalency. Had Offeror #1 not been able to demonstrate its capability of earning the ENERGY STAR® (in this case by using Target Finder) then Offeror #3 would have been eligible because no ENERGY STAR® (or ENERGY STAR® equivalent) buildings would have been offered.
Lesson 4

Tools and Resources
Lesson 4 Learning Objectives

Identify ENERGY STAR® and sustainability tools and resources
ENERGY STAR® Links, Tools, and Resources

- www.energystar.gov
- www.energystar.gov/benchmark
- www.energystar.gov/eslabel
- www.energystar.gov/financialevaluation
- www.energystar.gov/buildingstraining
- www.energystar.gov/buildinglist
- www.gsa.gov/leasing
- www.costar.com
- www.carbonfootprint.gsa.gov
- www.eere.energy.gov/femp
- 1-877-337-3463 FEMP Help Desk
Sustainability Tools and Resources

GSA Office of Leasing
www.gsa.gov/leasing

DOE: Green Opportunities for Leased Buildings
www1.eere.energy.gov/buildings/commercial/leased

EPA: Environmentally Preferable Purchasing (EPP)
www.epa.gov/epp

GSA Carbon Footprint Tool
www.carbonfootprint.gsa.gov

GSA InSite – Green Leasing/Sustainability
http://insite.gsa.gov/portal/category/516490

USGBC: LEED®
www.usgbc.org/LEED

ENERGY STAR®
www.energystar.gov

Green Globes
www.greenglobes.com

GSA Report: “Green Building Performance”

The Sustainable Facilities Tool
www.sftool.gov

GSA InSite – Leasing Desk Guide
http://gsa.gov/portal/content/184265