



GSA Administrator

September 15, 2006

The Honorable Don Young
Chairman
Committee on Transportation and Infrastructure
House of Representatives
Washington, DC 20515

Dear Mr. Chairman:

I am reporting the results of U.S. General Services Administration's (GSA) efforts regarding sustainable building rating systems, pursuant to section 609 of the Transportation, Treasury, Housing and Urban Development, the Judiciary, the District of Columbia, and Independent Agencies Appropriation Act, 2006 (P.L. 109-115), which states in part:

“... the Administrator shall report to the relevant congressional committees of jurisdiction on the progress and next steps toward recognition of other credible sustainable building rating systems within the GSA sustainable building procurement process....”

To understand fully the variety of sustainable building rating systems available and evaluate their usefulness to GSA, we commissioned a study on sustainable building rating systems through the Pacific Northwest National Laboratory (PNNL). A copy of the report showing the results of that study is enclosed.

PNNL evaluated the following rating systems:

- Building Research Establishment's Environmental Assessment Method (BREEAM);
- Comprehensive Assessment System for Building Environmental Efficiency (CASBEE);
- GBTool;
- Green Globes™ US; and,
- Leadership in Energy and Environmental Design (LEED®).

PNNL evaluated each rating system's:

- Applicability – Whether it is relevant to the large scale and complexity of Federal buildings.
- Stability – Whether it has been stable over time, so that the evaluation of a building's performance is not subject to drastic change.
- Objectivity – Whether it measures quantifiable aspects of sustainable design and its ratings are verified by qualified third parties.
- Availability – Whether it is widely used and has broad practitioner awareness.

Based on the results of the study, GSA finds that the U.S. Green Building Council's LEED® rating system continues to be the most appropriate and credible sustainable building rating system available for evaluation of GSA projects. The LEED® rating system:

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However, each of the other rating systems has merits, and we will continue to evaluate them as they develop to determine how they may be applied to GSA projects in the future.

If you require additional information, please contact me or have a member of your staff contact Mr. Kevin Messner, Associate Administrator, Office of Congressional and Intergovernmental Affairs, at (202) 501-0563.

Cordially,



Lurita Doan
Administrator

Enclosure



GSA Administrator

September 15, 2006

The Honorable John W. Olver
Ranking Minority Member
Subcommittee on Transportation, Treasury,
HUD, and District of Columbia
Committee on Appropriations
House of Representatives
Washington, DC 20515

Dear Representative Olver:

I am reporting the results of U.S. General Services Administration's (GSA) efforts regarding sustainable building rating systems, pursuant to section 609 of the Transportation, Treasury, Housing and Urban Development, the Judiciary, the District of Columbia, and Independent Agencies Appropriation Act, 2006 (P.L. 109-115), which states in part:

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U.S. General Services Administration
1300 F Street, NW
Washington, DC 20405-0002
Telephone: (202) 501-0800
Fax: (202) 219-1243
www.gsa.gov

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Cordially,



Lurita Doan
Administrator

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GSA Administrator

September 15, 2006

The Honorable Christopher Bond
Chairman, Subcommittee on Transportation, Treasury,
the Judiciary, HUD, and Related Agencies
Committee on Appropriations
United States Senate
Washington, DC 20510

Dear Mr. Chairman:

I am reporting the results of U.S. General Services Administration's (GSA) efforts regarding sustainable building rating systems, pursuant to section 609 of the Transportation, Treasury, Housing and Urban Development, the Judiciary, the District of Columbia, and Independent Agencies Appropriation Act, 2006 (P.L. 109-115), which states in part:

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Lurita Doan
Administrator

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GSA Administrator

September 15, 2006

The Honorable James M. Inhofe
Chairman
Committee on Environment and Public Works
United States Senate
Washington, DC 20510

Dear Mr. Chairman:

I am reporting the results of U.S. General Services Administration's (GSA) efforts regarding sustainable building rating systems, pursuant to section 609 of the Transportation, Treasury, Housing and Urban Development, the Judiciary, the District of Columbia, and Independent Agencies Appropriation Act, 2006 (P.L. 109-115), which states in part:

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Cordially,



Lurita Doan
Administrator

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GSA Administrator

September 15, 2006

The Honorable James M. Jeffords
Ranking Minority Member
Committee on Environment and Public Works
United States Senate
Washington, DC 20510

Dear Senator Jeffords:

I am reporting the results of U.S. General Services Administration's (GSA) efforts regarding sustainable building rating systems, pursuant to section 609 of the Transportation, Treasury, Housing and Urban Development, the Judiciary, the District of Columbia, and Independent Agencies Appropriation Act, 2006 (P.L. 109-115), which states in part:

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Lurita Doan
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GSA Administrator

September 15, 2006

The Honorable Joe Knollenberg
Chairman, Subcommittee on Transportation,
Treasury, HUD, and District of Columbia
Committee on Appropriations
House of Representatives
Washington, DC 20515

Dear Mr. Chairman:

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Cordially,



Lurita Doan
Administrator

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GSA Administrator

September 15, 2006

The Honorable Patty Murray
Ranking Minority Member
Subcommittee on Transportation, Treasury,
the Judiciary, HUD, and Related Agencies
Committee on Appropriations
United States Senate
Washington, DC 20510

Dear Senator Murray:

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Lurita Doan
Administrator

Enclosure



GSA Administrator

September 15, 2006

The Honorable James L. Oberstar
Ranking Minority Member
Committee on Transportation and Infrastructure
House of Representatives
Washington, DC 20515

Dear Representative Oberstar:

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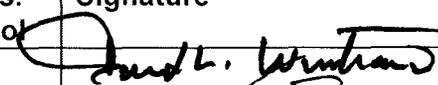
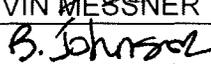
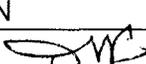
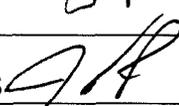
Enclosure

GSA DOCUMENT SUMMARY

TO: Bond, Inhofe, Jeffords, Knollenberg, Oberstar, Olver, Murray, Young	For the Signature of: The Administrator	Date Due:
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Subject: Sustainable Building Rating System	Basic Document: Response: X	Correspondence Control: 110994
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CONCURRENCES

Item	Corres. Symbol	Signature	Date	Item	Corres. Symbol	Signature	Date
A.	P	 DAVID L. WINSTEAD					
B.	L	<i>Sam Hunter 9/7/06</i>  ALAN B. WINSTEAD	9/7	<i>Sam</i>			
C.	S	 KEVIN MESSNER	9/13				
D.	XAP	 BETH JOHNSON	9/14				
E.	AD	 DAVID BIBB	9/15				
F.	AC	 JOHN PHELPS	9/15/06				
G.							

Action Officer: Sam Hunter	Corres. Symbol: PL	Telephone: 501-0353	Typist: Ann Kosmal	Telephone: 219.1595
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NOTE: NUMBER OF SIGNATURES REQUIRED BY FINAL SIGNING OFFICER: 8

SUMMARY:

In an amendment to GSA's funding bill, congress requested GSA to report on the progress and next steps toward recognition of other credible sustainable building rating systems within GSA sustainable building procurement process.

To understand and evaluate the variety of sustainable rating systems available, GSA commissioned a report on Sustainable Building Rating System.

Within the report, rating systems were identified and screened according to relevance, measurability, applicability, and availability. Five rating systems were identified to be assessed with further review criteria: Building Research Establishment's Environmental Assessment Method (BREEAM); the Comprehensive Assessment System for Building Environmental Efficiency (CASBEE); GBTool; Green Globes™ US; and Leadership in Energy and Environmental Design (LEEDB).

Author: (Typed and Signed) Ann Kosmal	Symbol: PLA	Telephone: 219.1595	Date: 8/24/06
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