

**U.S. General Services Administration (GSA)
Green Building Advisory Committee
Monday, January 30, 2012
3:00 – 5:00 p.m. (Eastern)
Meeting Notes**

Advisory Committee Members

Chair

Bob Fox Cook + Fox Architects

Members

Zaida Basora	Dallas Public Works Department
Ed Bradley	U.S. Veterans Administration
Dan Burgoyne	California Department of General Services
Michael Deane	Turner Construction Company
Angela Donatelli*	Office of Management and Budget
Projjal K. Dutta*	New York State Metropolitan Transportation Authority
Hunter Fannee	National Institute of Standards and Technology
Will Garvey	Council on Environmental Quality
Bucky Green	U.S. Environmental Protection Agency
Jonathan Herz	U.S. Department of Health and Human Services
Gregory Katz *	Capital – E / Good Energies
Nico Kienzl	Atelier Ten
Linda Lawson *	U.S. Department of Transportation
Dennis Maloskey	Pennsylvania Governor's Green Government Council
Barbara A. Nadel	Barbara Nadel Architect
Victor Olgay	Rocky Mountain Institute
Kent Peterson *	P2S Engineering
Nick Sinai *	Office of Science and Technology Policy
Maureen Sullivan	U.S. Department of Defense
Patrick Tyrrell	Vornado Realty Trust
Timothy Unruh	U.S. Department of Energy

(*Denotes those not present at meeting)

GSA Office of Federal High-Performance Green Buildings Participants

Kevin Kampschroer	Federal Director
Ken Sandler	Designated Federal Official
Joni Teter	Presenter

Bob and Kevin welcomed everyone to the call.

National Academies' Levers for Change Report

Kevin introduced the topic of the National Academies' report that GSA commissioned, "Achieving High-Performance Federal Facilities: Strategies and Approaches for Transformational Change." This report identified "levers for change" or systems changes the Federal government can make to spur rapid transformation of the Federal building stock to sustainability.

Our contract with the National Academies includes following up with expert meetings to look at specific "levers" in more depth and identifying how they can be applied across the government. The first expert meeting was on performance contracting. We would appreciate the Committee's input on which additional topics would be most beneficial for the government to pursue.

Joni Teter introduced the topic with a focus on three specific levers that we have discussed targeting for expert meetings with the National Academies:

- **Portfolio management:** How best to move from individual buildings to a portfolio approach? One approach is "technology bundling", identifying combinations of technologies that work together for greater efficiency, and strategies to maximize effectiveness of these technologies. Can we apply lessons learned from new construction to existing building portfolios?
- **Business case for green building** – Despite many research findings on the economic and environmental benefits of sustainable buildings, doubts remain about their costs. A convening would focus on the consolidation of evidence to build a strong, convincing business case for the Federal government, including opportunities for innovative financing and barrier reduction.
- **Green building certification systems** – As discussed at the November Advisory Committee meeting, the Office is conducting a review of certification systems for Federal use and will be holding deliberative processes with the public and private sectors to discuss it. While we look at getting to better ways to measure performance, there is the larger issue that several organizations are trying to evolve certification systems to move beyond being "less bad" and towards regenerative goals, and an expert meeting on this topic has been suggested.

Key Discussion Points:

- EPA is under congressional pressure to consolidate its widespread portfolio of labs to save money. Key point is to not build or occupy any space you don't need.
- While the Federal Real Property Council focuses on space consolidation and DOE's Federal Energy Management Program (FEMP) on energy improvements,

the GSA Green Building Office's mission includes working with these organizations toward overall sustainability goals that incorporate these strategies.

- Re: portfolio management, sometimes the most effective approach is to develop checklists of actions to be taken and policies to drive down energy consumption.
- California has found challenges in applying policies portfolio-wide, due to the diversity of its buildings, so it is now differentiating among building types, regions, etc. and identifying specific energy and water use intensities for targeted improvement strategies. Very different strategies for a 2-story vs. 30-story building. We need a protocol, looking across the diverse Federal portfolio, for putting building types in different "bins".
- NREL has the BEopt system for residential buildings and it optimizes options based on the economics of the building. Has GSA "binned" its buildings and done a cost analysis of possible retrofits for a given bin? GSA's big bin is office space, though the Office's mandate is government-wide, beyond GSA alone.
- Vornado in DC has a centralized energy management center, running all of the energy management systems from one location, which is great for portfolio management and getting metrics on utility consumption – something GSA should consider.
- The best systems are useless if no one is looking at them and reacting to them, so it's critical to include a strong component on training and education so building management can use the info in the system to better manage buildings.
- Clients are increasingly becoming concerned about impacts of building materials. Several agencies have developed a Health in Buildings Roundtable to look at this and other health-related issues. HHS is also looking at how to incorporate health and social values in a cost benefit model with science and rigor.
- Concern in Washington over costs is reflected in requirement in the National Defense Authorization Act to not spend extra dollars on LEED Gold and Platinum certification. The challenge is in comparing first costs vs. operating costs and determining long term savings that justify initial investments.
- Much of performance depends on the policies in place and culture of the users, e.g., having proper maintenance and cleaners/pesticides, so these investments need to be planned.
- Integrated project delivery creates opportunities for efficiencies and greater mining of wisdom and experience.
- If we could change the building specifications that building and procurement people use every day, that would have a huge impact.

- California is conducting pilots and developing a strategy for getting its buildings to net zero environmental impact by 2025 – does GSA have a strategy to take its portfolio to its zero environmental footprint goal? If not, should that be one of the areas where NAS could help GSA?

Kevin promised to send out a poll to the Committee to get any additional input on which of the levers should be the focus of future National Academies' expert meetings.

1. Brief Update on Green Building Certification review by GSA

Joni provided a brief update on the Office's progress on its review of green building certification systems for Federal use. The Office is planning to convene an interagency task force to discuss certification systems and the report's findings – it will be co-chaired by Kevin Kampschroer at GSA (staffed by Joni), Dorothy Robyn at DOD (staffed by Lt. Col. Keith Welch), and Timothy Unruh (staffed by Sarah Jensen). GSA is planning two peer reviews – first one by Federal agencies and then one including the public, for which we anticipate a Federal Register notice in spring 2012 seeking public comment. For Federal agencies that want to be included in the first review, please contact Joni Teter (joni.teter@gsa.gov).

Kevin and Bob thanked the Committee for their input, and promised to send out the poll and a more detailed agenda before the next teleconference on February 27th.