

# Post Occupancy Evaluations of GSA Federal Buildings

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# Overall Goal

To improve functionality, customer satisfaction, sustainability and resource performance in GSA buildings through

- development of appropriate criteria and requirements for PBS P100
- initiation of improved processes within GSA
- improved integration of LEED™ certification within GSA design



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## Wayne L. Morse US Federal Courthouse

New Building Completed 2008

Construction Cost \$78.8 million

Square Footage 266,742 GSF

LEED™ NC Gold

Customer Satisfaction 56% Positive

Energy Consumption 53,386 Btu/GSF



## Byron G. Rogers Federal Office Building

Renovation Completed 2006

Construction Cost \$46.1 million

Square Footage 247,822 GSF

LEED™ EB Gold

Customer Satisfaction 90% Positive

Energy Consumption 82,207 Btu/GSF



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# Richard S. Arnold US Federal Courthouse

Annex Completed 2007

Construction Cost \$78.8 million

Square Footage 254,912 GSF

No LEED™ Certification

Customer Satisfaction 88% Positive

Energy Consumption 65,604 Btu/GSF



# Bryan Simpson US Federal Courthouse

New Building Completed 2003

Construction Cost \$84.6 million

Square Footage 491,698 GSF

No LEED™ Certification

Customer Satisfaction 91% Positive

Energy Consumption 54,347 Btu/GSF



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# Development of Criteria and Requirements for PBS P100

- Provide more specificity in PBS P100
- Develop a consistent method of GSF calculation
- Require standard energy calculation methods and assumptions
- Identify performance requirements for new “green” products
- Require compatibility and integration of building automation systems
- Define and document explicit energy and water consumption targets
- Provide envelope standards for air/water tightness and thermal integrity



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# Initiation of Improved Processes within GSA

- Demonstrate compliance with PBS P100 at all stages
- Require integrated design practice and inclusion of all disciplines
- Require and demonstrate property management and O/M input
- Formalize and document the value engineering process
- Require total building commissioning for all projects
- Prohibit modified building operation from design intent
- Require post occupancy evaluation with design team



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# Improved Integration of LEED™ Certification within GSA Design

- LEED™ certification process should begin during project planning
- Develop and require correlation between LEED™ and PBS P100
- LEED™ certification to be based on verification after occupancy cycle
- Modify LEED™ certification to accept only approved points
- Provide enhanced documentation of LEED™ certification



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# Questions?



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