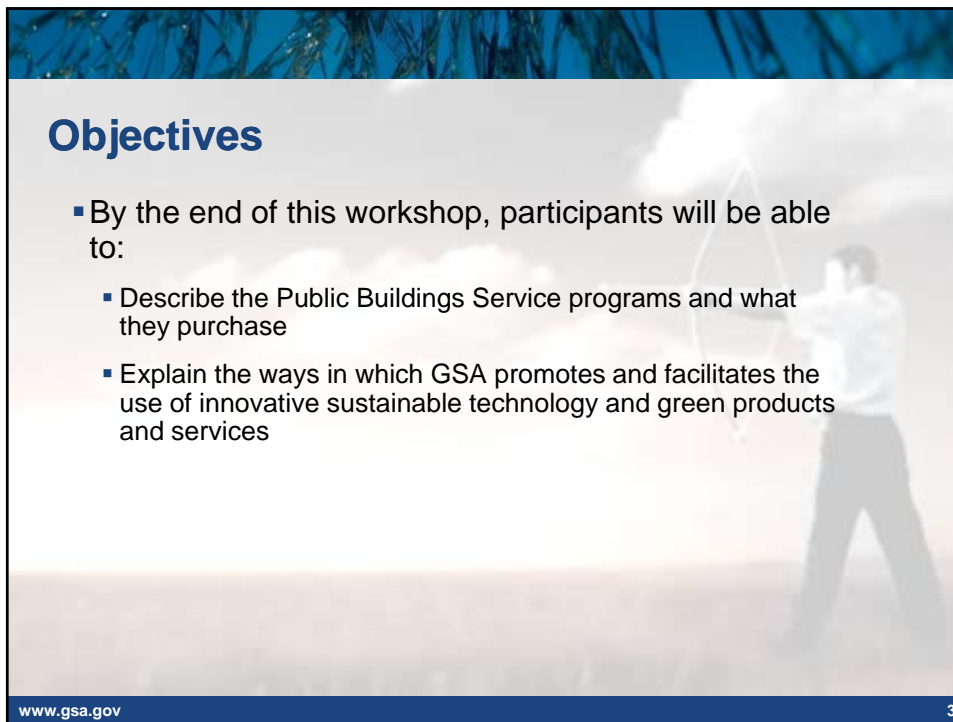


### Overview

- Overview Public Buildings Service and GSA's Lease and Realty programs
- Sustainability and green products and services

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## Objectives

- By the end of this workshop, participants will be able to:
  - Describe the Public Buildings Service programs and what they purchase
  - Explain the ways in which GSA promotes and facilitates the use of innovative sustainable technology and green products and services

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## Open Government Overview

- The President's Open Government Directive instructs all federal agencies to actively open their operations to the public
- GSA's efforts are rooted in three principles at the heart of the directive:
  - **Transparency.** GSA promotes transparency in government by providing reports, data, and other information to let the American people know how the agency is working on their behalf.
  - **Participation.** GSA enables participation by allowing citizens to contribute ideas and opinions to improve the agency's ability to serve them.
  - **Collaboration.** GSA encourages collaboration by developing solutions for other government agencies and partnering with other organizations to make government more effective.

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## What PBS Buys

- Facilities maintenance and management
  - Small projects
  - Operations and maintenance
  - Childcare
- Design and construction
  - New construction
  - Renovation
  - A/E
  - Commissioning (QA)
- Green and energy services
  - Environmental
  - Sustainable design
- Other professional and technical services
  - Retail
  - Concessions
  - IT
  - Training
  - Property disposal
- Leasing
  - Automated Advanced Acquisition Program (AAP)

[www.gsa.gov/pbs](http://www.gsa.gov/pbs)

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## National Broker Contracts

- GSA awarded to a limited number of broker service contracts to provide consistent, high-quality services nationwide to federal agencies that rely on GSA for lease acquisition under one national contract

[www.gsa.gov/portal/category/21131](http://www.gsa.gov/portal/category/21131)

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## Leasing and Retail

- More than 50 percent of GSA leases are for 10,000 square feet or less; lease terms vary – usually 5 to 10 years
- GSA leases include offices, laboratories, warehouses, clinics, and land ports of entry (LPOE)
- Retail includes food services (café, cafeteria), vending machines, sundry stands, snack bars, and other on-site services
- Randolph-Sheppard Act gives priority to the visually impaired for operation of concessions federal facilities

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## Courthouse Programs

- History of GSA's involvement with federal courthouses and how GSA is responsible for nationwide policy formulation and general management of new federal courthouse construction and the modernization of existing courthouses



<http://www.gsa.gov/courthouse>

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## Design Excellence and the Arts

- The Design Excellence and the Arts Program is the center for GSA's advocacy of design quality and artistic expression
- It establishes nationwide policies and procedures for selecting the finest and most appropriate architects and artists for GSA commissions
- The program also implements rigorous review processes to produce facilities and civic artworks of outstanding quality and value

[http://www.gsa.gov/design\\_excellence](http://www.gsa.gov/design_excellence)

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## Design Excellence Policies

- Design Excellence A/E evaluations
  - 4 Stages, including Lead Designer Qualifications, Team qualifications, Charrette, and Vision Competition
- Supplemental A/E IDIQ Contracts may be issued
  - One-year base contract, with four one-year options
  - Geographic area: city, area, multi-state, region
  - Selections are qualifications based. Price is not an evaluation factor.



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## Real Property Disposal

- GSA is responsible for the disposal of real property that is no longer mission-critical to federal agencies
- It includes:
  - Undeveloped land, office buildings warehouses, commercial and industrial facilities, military holdings, single- and multi-family residences
- Former federal properties can contribute to a community's vitality by providing benefits such as:
  - Expanded employment opportunities, housing for the homeless, and establishment of educational centers, parks, and open spaces
- GSA participates in the Brownfields Redevelopment Initiative

## Sustainability



Going Green with GSA

## Sustainable vs. Green

- “Sustainable”
  - To create and maintain conditions, under which humans and nature can exist in productive harmony, that permit fulfilling the social, economic, and other requirements
- “Green” and “high performance”
  - Improved attributes relative to the status quo, and may or may not be sustainable



## GSA’s Sustainability Plan Targets


- Reduce GHG by 30% by 2020 (from 2008 baseline)
- Reduce water consumption by 2% annually
- Increase recycling in Federal buildings by 10% by Sept 2011
- Identify 12 government-wide policies to enhance federal sustainability
- Design all new Federal buildings so energy performance is at least 30% less than industry standards for energy efficiency
- Acquire  $\geq$ 95% EPEAT-registered electronics





## PBS Environmental Programs

- Asbestos management
- Energy and water conservation
- Energy awareness
- Fire protection and safety
- Hazardous materials
- Pest management
- Landscaping
- Waste minimization



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## Smart Buildings

- Merge building management, control, and IT systems to optimize performance and simplify operations
- Reduce expense and frustration of installing and operating autonomous building systems
- Integrate systems such as lighting, HVAC, safety, power management, utility metering, security, etc.

<http://www.gsa.gov/smartbuildings>

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## Innovative Building Technologies

- Sustainable design
- Building information modeling
- Green roofs
- Lighting Improvements
- Water efficient technologies



## Leadership in Energy and Environmental Design (LEED)

- LEED is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most:
  - Site sustainability
  - Energy savings
  - Water efficiency
  - CO<sup>2</sup> emissions reduction
  - Improved indoor environmental quality
  - Stewardship of resources and sensitivity to their impacts





## LEED as a Rating System

- The Green Building Certification Institute (GBCI) administers LEED certification for all commercial and institutional projects registered under any LEED Rating System
- Leadership in Energy and Environmental Design (LEED®) remains the most credible rating system available to meet GSA's needs
- The Energy Independence and Security Act of 2007 (EISA) requires GSA to re-evaluate the rating systems every five years
- The minimum requirement for new construction and substantial renovation of federally owned facilities is now LEED® Gold, the next highest level of certification
- Until recently, GSA required LEED® Silver

## Green Proving Ground

- A program to test and evaluate innovative and under-used sustainable building technologies and practices
- As part of the Green Proving Ground Program, GSA has issued an RFI (GS-00P-11-CY-C-0016) and is creating a registry of technologies and practices that:
  - Optimize energy performance
  - Protect and conserve water
  - Enhance indoor environmental quality
  - Reduce waste and environmental impact of materials
  - Reduce greenhouse gas emissions associated with building operations
  - Promote integrated design
- PBS Industry Relations Division, [IndustryRelations@gsa.gov](mailto:IndustryRelations@gsa.gov)

## GSA Green Realty Requirements

- **RSL-2007-12, Green Lease Policies and Procedures for Lease Acquisition.** Outlines policy to implement energy and environmental leasing requirements
  - This policy incorporates modified and additional green language for Green Lease Solicitation for Offers for all leases
- **RSL-2010-2, Energy Star® Requirement for Lease Acquisition.** Implements the Energy Star requirement of the Energy Independence and Security Act of 2007 (EISA) for lease acquisition
  - EISA mandates that no federal agency enter into a leasing contract for a building that has not earned the Energy Star label in the most recent year

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## Reducing the Carbon Footprint

- Under E.O. 13514, agencies had until January 31, 2011 to submit an inventory of all greenhouse gas (GHG) emissions generated during FY2010
- Deadlines for achieving the individual agency sustainability targets vary, ranging from 2015 to 2030
- GSA has developed the GSA Carbon Footprint Tool to assist agencies in managing their GHGs as required by E.O. 13514

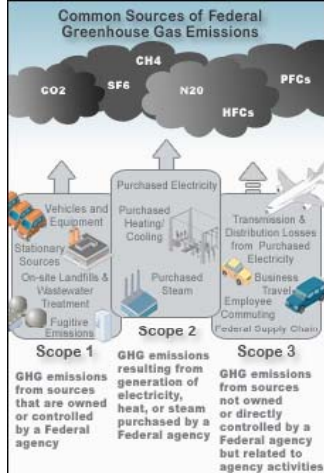


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## GSA's Green Initiatives

- Supply Chain Partnership
  - GSA is partnering with the EPA to help at least 60 small businesses to complete their own GHG inventories by Sept 2011
  - Will be done using GSA-developed automated Carbon Footprint measurement/assessment tool



## GSA Green Procurement



GSA is a Proving Ground for Innovation

## Green Procurement Programs

- Federal Green Purchasing Programs include:
  - Recycled-content products
    - EPA Comprehensive Procurement Guidelines (CPG)
  - Energy-efficient products
    - ENERGY STAR\* and/or FEMP
  - Water-efficient products
    - WaterSense\*
  - Biobased products (USDA)
    - BioPreferred\* designated items
- Environmentally preferable products (EPP)
- Electronic Product Environmental Assessment (EPEAT) products\*
- Products with low or no toxic or hazardous constituents
- Non-ozone depleting substances (EPA)
  - Significant New Alternative Policy (SNAP)

\* *Controlled labels*

## Green and Sustainable Purchasing

- Statutes, E.O.'s and the FAR govern environmental and energy attributes of products and services
- "Green purchasing" or "sustainable acquisition" refers to purchasing products with these attributes and purchasing services under which these products will be supplied or used
  - Janitorial services contracts require paper towels, toilet paper, plastic trash can liners, etc., all of which can be made from recycled materials.
- "Environmentally preferable" is a sub-set of the Federal program; the general term is "green" or "sustainable"

## Federal Trade Commission Guidelines

- The Federal Trade Commission (FTC) has published guides for ensuring that environmental claims are appropriately used in product marketing and advertising
- Ensure any environmental claims you make about a product (e.g. recyclable, low-VOC, CFC-free) comply with the *FTC Guides for Use of Environmental Marketing Claims*
- FTC provides guidance for claims of environmental benefits, “degradeable,” “recyclable,” “compostable,” and more

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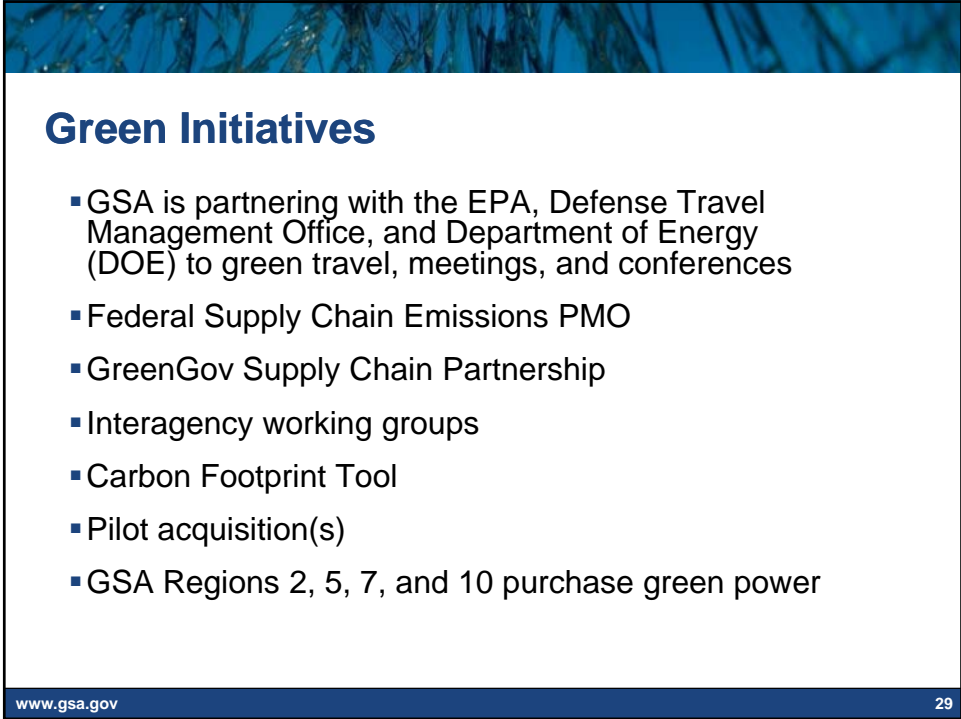
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## Greening the Vendor Selection Process

- E.O. 13514 requires federal agencies to ensure 95 percent of new contract actions be “green,” including task orders, for:
  - Energy-efficient products
  - Water-efficient products
  - Biobased products
  - Environmentally preferable products and services
  - Non-ozone depleting substances
  - Recycled content products
  - Non-toxic or less-toxic alternatives
- Green products include construction, office, cafeteria ware, janitorial, landscaping, parks & recreation, fleet & fuel, furniture, and meetings services

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## Green Initiatives


- GSA is partnering with the EPA, Defense Travel Management Office, and Department of Energy (DOE) to green travel, meetings, and conferences
- Federal Supply Chain Emissions PMO
- GreenGov Supply Chain Partnership
- Interagency working groups
- Carbon Footprint Tool
- Pilot acquisition(s)
- GSA Regions 2, 5, 7, and 10 purchase green power

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## Greening the Federal Supply Schedules

- 
 ▪ At GSA *Advantage!*<sup>®</sup>, all “green” products are marked with a green leaf icon indicating the “product has environmental attributes,” making them easy to distinguish from non-green products
- The homepage has direct links to environmental programs and services

**Browse GSA MAS for environmentally related services**

<ul style="list-style-type: none"> <li>▶ <a href="#">Energy Services</a></li> <li>▶ <a href="#">Environmental Advisory Services</a></li> <li>▶ <a href="#">Environmental Compliance Services</a></li> <li>▶ <a href="#">Environmental Occupational Training Services</a></li> <li>▶ <a href="#">Environmental Planning Services &amp; Documentation</a></li> </ul>	<ul style="list-style-type: none"> <li>▶ <a href="#">Geographic Information Services (GIS)</a></li> <li>▶ <a href="#">Reclamation, Recycling &amp; Disposal Services</a></li> <li>▶ <a href="#">Remediation Services</a></li> <li>▶ <a href="#">Waste Management Services</a></li> </ul>
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## Green Products Compilation

- GSA has a spreadsheet tool which makes it easier for agencies to buy green
- The designated green products are separated into 18 groups:
  - Landscaping
  - Building construction
  - Building interior
  - Paper office products
  - Non-paper office products
  - Refrigeration and A/C
  - Vehicle products
  - Cleaning products
  - Lubricants, oils, hydraulic fluids, and greases
  - Roadway
  - Construction
  - Traffic control
  - Building finishes
  - Printing
  - Office electronics
  - Renewable energy
  - Park and recreation
  - Cafeteria services
  - Miscellaneous

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## Green Item Designations

GSA highlights green paints, cleaning, and other chemical products in *GSA Advantage!*<sup>®</sup> by placing product designation next to relevant items:

- Biobased (biopreferred)
- Green Seal approved
- Green Trees – for pollution prevention items that are lead-free, CFC-free, biodegradable, carcinogen-free, chromate-free, and hexavalent-chromium free
- EPA Environmental Technology Verification approved
- Non-toxic
- National Emissions Standards for Hazardous Air Pollutants (NESHAP) compliant
- California South Coast Air Quality Management District compliant
- EPA Significant New Alternatives Program (SNAP) approved

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## Green Item Designation Symbols

Symbol Revision Summary Table		
Retain	Add	Delete
Comprehensive Procurement Guideline compliant (CPG Item)	WaterSense	Recycled Content (see CPG)
Energy Star Compliant	BioPreferred	Biobased (see BioPreferred)
FEMP Energy Efficient Item	Forest Stewardship Council (FSC)	Non-Toxic Items
S.N.A.P. Approved	GreenGuard	CA South Coast Air Quality Management District
EPEAT	Biodegradable	U.S. EPA Environmental Technology Verification
PRIME Item	Low VOC	Environmentally Friendly
NESHAP Compliant	EPA Primary Metals Free	
Green Seal		




## Environmentally Preferable Electronics

- The Electronic Product Environmental Assessment Tool (EPEAT) was created to define what it meant for products to be “environmentally preferable”
- E.O.s 13423 and 13514 require that 95% of purchases of products covered by an EPEAT standard must be EPEAT-registered products
- Criteria includes 23 required criteria and 28 optional criteria in eight performance categories:
  - Bronze: Meets all required criteria
  - Silver: Meets all required plus 14 optional criteria
  - Gold: Meets all required plus 21 optional criteria

## Electronics Stewardship

- GSA is leading a task force with the White House Council on Environmental Quality and the Environmental Protection Agency to prepare a national strategy for electronics stewardship

**EPEAT Quick Search Tool**  
For Products Registered in United States

	 <b>BRONZE</b>	 <b>SILVER</b>	 <b>GOLD</b>	Totals
Desktops	1	57	117	175
Displays	0	322	248	570
Integrated Desktop Computers	0	51	20	71
Notebooks	47	608	877	1532
Thin Clients	0	21	3	24
Workstation Desktops	0	0	16	16
Workstation Notebooks	0	2	5	7
<b>Total:</b>	<b>48</b>	<b>1061</b>	<b>1286</b>	<b>2395</b>

<http://www.epeat.net/>

## Alternative Fuel Vehicles

- The Energy Policy Act (EPAct), E.O. 13423, and Energy Independence and Security Act (EISA) required agencies to:
  - Purchase alternative fuel vehicles
  - Increase consumption of alternative fuels
  - Reduce petroleum consumption
- GSA offers a wide variety of alternative fuel vehicles (AFVs):
  - Electricity, Biodiesel, Hydrogen, Methanol, Fuel Cell vehicles, Hybrids, etc.



## 2010 Green Results

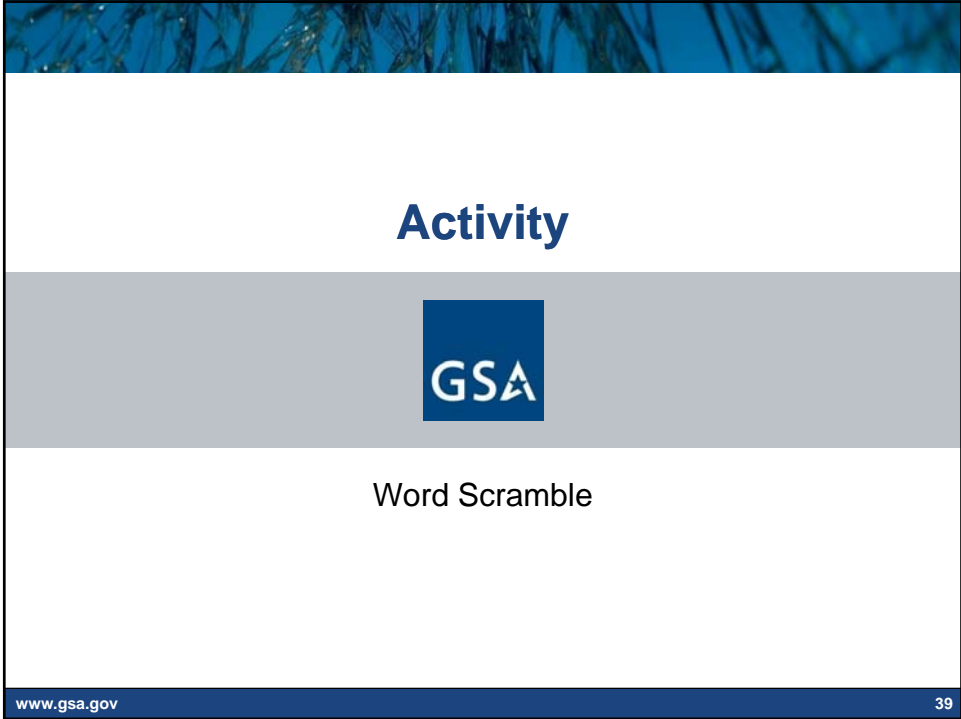
- In FY 2010, GSA earned top marks in sustainability and energy performance for its progress in improving energy efficiency, cutting costs, and reducing pollution
- Through use of innovative technologies in buildings, 12.5% of electricity is now from renewable sources
- Energy intensity was reduced by 16%
- Water intensity was reduced by nearly 9%
- Agency fleet petroleum use reduced by 22.5%
- Number of hybrid vehicles in the federal fleet was doubled

## Encouraging a Clean Energy Economy


GSA will eliminate its impact on the natural environment and use its government-wide influence to reduce the environmental impact of the federal government. – GSA Sustainability Plan

The agency unveils ambitious plan to reduce the environmental impact of the federal government and work to eliminate its own carbon footprint. [Read the plan](#)

GSA is driving the construction, transportation, energy, and automotive industries toward green projects and technologies that invest in the jobs and economy of the future.

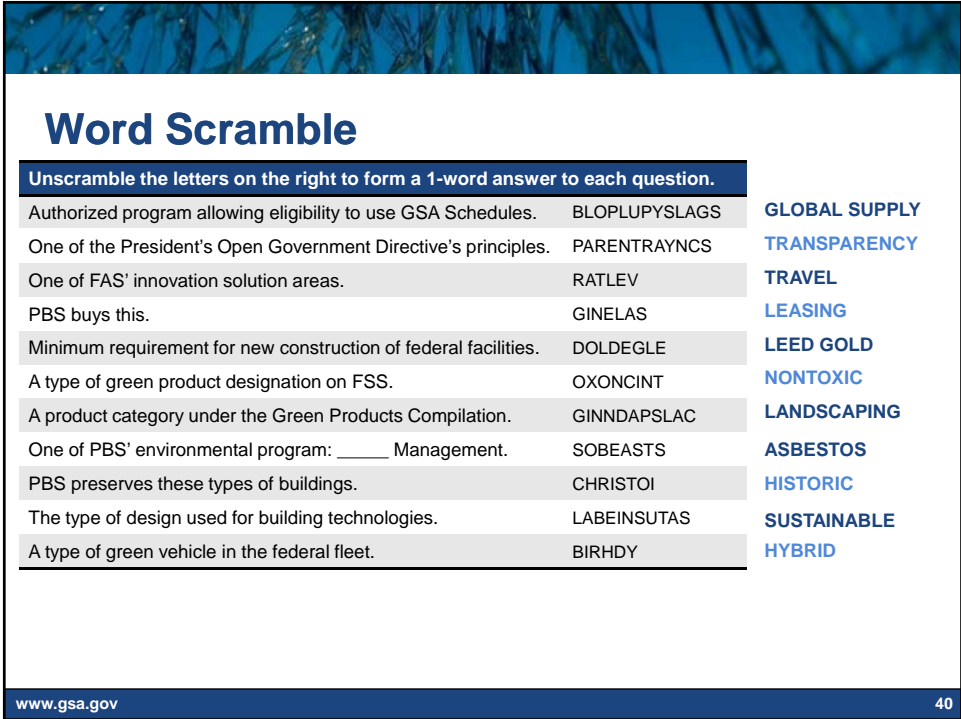


**Activity**



Word Scramble

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## Word Scramble

**Unscramble the letters on the right to form a 1-word answer to each question.**

Authorized program allowing eligibility to use GSA Schedules.	BLOPLUPYSLAGS	GLOBAL SUPPLY
One of the President's Open Government Directive's principles.	PARENTRAYNCS	TRANSPARENCY
One of FAS' innovation solution areas.	RATLEV	TRAVEL
PBS buys this.	GINELAS	LEASING
Minimum requirement for new construction of federal facilities.	DOLDEGLE	LEED GOLD
A type of green product designation on FSS.	OXONCINT	NONTOXIC
A product category under the Green Products Compilation.	GINNDAPSLAC	LANDSCAPING
One of PBS' environmental program: _____ Management.	SOBEASTS	ASBESTOS
PBS preserves these types of buildings.	CHRISTOI	HISTORIC
The type of design used for building technologies.	LABEINSUTAS	SUSTAINABLE
A type of green vehicle in the federal fleet.	BIRHDY	HYBRID

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**Questions?**



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