

Appendix B: Federal Agency Profiles

General Services Administration

I. Organization

Within the General Services Administration's (GSA) Public Buildings Service (PBS), the Office of Business Operations' Environmental Business Strategies Division works with PBS building professionals to apply green building design to GSA buildings.

<http://www.gsa.gov/Portal/content/orgs_content.jsp?contentOID=22883&contentType=1005>

Within PBS, the Office of the Chief Architect provides architectural, engineering and construction services. GSA's Office of Realty Services also offers a Green Leasing program.

<http://www.gsa.gov/Portal/content/offerings_content.jsp?contentOID=113404&contentType=1004>

Contact: Mr. Don Horn, 202-501-4525, <donald.horn@gsa.gov>

II. Baseline Data

GSA controls a total inventory of more than 8,300 buildings comprising 330 million square feet of workspace. This includes 1,700 government-owned buildings comprising around 200 million square feet, and around 6,500 buildings in which the government leases privately-owned space.⁶ Ninety percent of GSA square footage is office space.⁷

III. Policies and Resources

- Facilities Standards for the Public Buildings Service (PBS-P100) (revised 2000)
<<http://policyworks.gov/org/main/mp/gsa/index.html>>
 - “GSA is committed to incorporating principles of sustainable design and energy efficiency into all of its sustainable building projects.” Sustainable design is defined as an “integrated, synergistic approach, in which all phases of the facility lifecycle are considered.”
 - “These principles shall serve as the basis for planning, programming, budgeting, construction, commissioning, operation, maintenance, decommissioning of all new GSA facilities, and for major renovation and alteration of existing buildings and facilities.”

⁶ GSA Public Buildings Service web site
<www.gsa.gov/Portal/content/orgs_content.jsp?contentOID=22883&contentType=1005>

⁷FEMP CD

- All GSA buildings must be certified through LEED™, and are encouraged to achieve a Silver rating.
- Awards programs include the Demolition Derby for best practices in construction debris reduction.

IV. Results and Case Studies

At least 70 GSA-owned facilities, and at least one GSA-leased facility, have earned the Energy Star Buildings label. Numerous GSA facilities are seeking LEED™ ratings. (Note: EPA GSA buildings will be listed in the EPA agency profile.) Information on the following case studies is available to GSA employees through GSA's Insite intranet site.

- **U.S. Courthouse and Federal Building, Youngstown, OH**
 - LEED™ Certified
 - Completed 2002, \$16 million, 49,000 sq. ft. (\$326/sq. ft.)
 - Highest scores were for sustainable sites (brownfield, reduce stormwater and heat islands) and IAQ (reduce emission, daylighting); local manufacture, xeriscaping
- **Social Security Administration Annex, Baltimore, MD**
 - LEED™ Certified
 - Completed 2002; \$50 million; 447,000 sq. ft. (\$112/sq. ft.)
 - Increased lighting performance
 - The installation of a new HVAC system meeting the requirements of ASHRAE62-1999 prevented the development of indoor air quality problems in the building, maintaining the health and well-being of the occupants.
 - Reused 77 percent of the building's exterior, 76 percent of the interior, and recycle/salvage 79 percent of construction materials, preventing 4,133 out of 5,239 tons from going to landfill.
- **Federal Campus, Oklahoma City, OK**
 - Expected completion in mid-2003; 179,051 square feet
 - Waterless urinals, faucet aerators, and low flow showerheads conserve water
 - High efficiency lighting
 - 30 percent less energy consumption costs than the baseline building
 - Built with local materials, recycled steel and plastic products, and fly-ash concrete
 - Features low VOC paints, adhesives, and sealants, and oversized windows to increase day-lighting and enhance worker comfort and productivity
- **Border Station, Sault Saint Marie, MI**
 - 179,051 square feet

- Features a vegetated roof
 - Low-flow and water efficient fixtures and appliances
 - High efficiency lighting
 - Used local and recycled materials in construction of new facility
- **National Oceanic and Atmospheric Administration, Boulder, CO**
 - Completed in March 1999; \$61.5 million; 371,500 square feet
 - Retention pond water used for irrigation
 - Greater use of skylights and solar energy
 - Used recycled content ceiling and carpet tiles and low VOC materials in construction
- **Federal Building, San Francisco, CA**
 - Expected completion in Fall 2005; \$144 million; 575,000 square feet.
 - Ultra low-flush toilets and restricted flow fixtures
 - Sensors turn off lights in unoccupied areas and areas lit by sufficient daylighting
 - Built with 30 percent fly ash concrete and recycled content carpeting