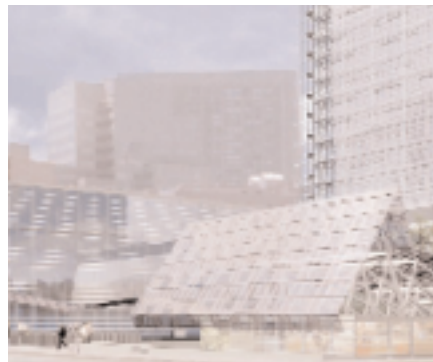
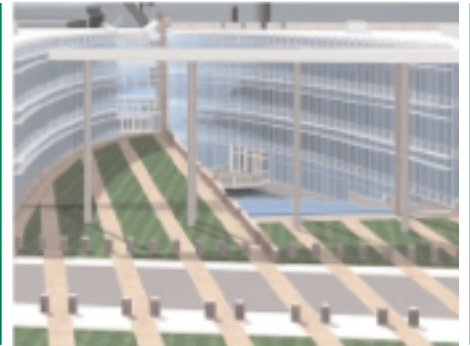




**GSA Public Buildings Service**



our energy program



# Working to be energy efficient today and tomorrow

Today's federal facilities managers face a myriad of choices and challenges when procuring and managing energy for their buildings. Customers look to the General Services Administration's Public Buildings Service (PBS) to fulfill its mission to procure utilities for them that are both cost effective and environmentally responsible. These resources are offered to all federal agencies and non-profit organizations. PBS offers strategic energy management programs that result in increased net operating income and enhanced asset value of real properties.

To that end, GSA has created a worldwide website that provides:

- Areawide contracts for the procurement of utilities and value-added services, such as utility financing of energy conservation projects;
- Aggregate purchasing of natural gas and electricity in deregulated markets;
- Energy usage and analysis data;
- Advocacy in the public policy arena to include renewable power sources in our portfolio; and
- Program advocacy, on a national level, with Office of Management and Budget, Congress, and other federal agencies.

## Major Program Areas

**Energy Efficiency Investments.** PBS administers a comprehensive energy efficiency investment program which utilizes numerous sources of financing to reduce energy consumption in its buildings. Whether using direct appropriations or alternative financing from energy service companies or regulated utility companies, PBS invests millions of dollars annually in advanced metering technology, re-commissioning practices, solar energy, co-generation, and a wide variety of building mechanical equipment retrofits. All of these projects are selected using mandated life-cycle cost accounting methodologies.

**Competitive Energy Procurements.** We provide federal facilities with strategies for energy commodity procurements in deregulated markets. Our energy experts develop procurement strategies for natural gas, electricity and green power, which achieve the best competitive price concurrent with your organizational goals, which may include budget stability, energy reliability and security.

**Public Utilities.** We award public utility area wide contracts for electricity, natural gas, steam, chilled water, and water and sewage services that are regulated by either public utility commissions, utility cooperatives or municipal utility companies. In many cases, these contracts allow for demand side management services, which include alternative financing of energy projects. PBS provides leadership in developing contracting vehicles allowing customers to meet multiple federal energy requirements in both public law and executive orders.

**Energy Tracking.** PBS administers a comprehensive energy usage and analysis system that tracks energy consumption in every GSA owned and leased facility. This system allows GSA associates from multiple disciplines to determine the status of energy trends as they relate to past or future building actions associated with leasing, design, project management, planning, and operations. Our energy tracking capabilities allow GSA to evaluate the success of its property management responsibilities and report our activities to the Department of Energy, Congressional committees and the Office of Management and Budget.

## Progress

GSA met its 30% goal of reducing energy consumption per MBTU/GSF in fiscal year 2005 from a baseline of 1985. The next goal is to reduce an additional 30% by fiscal year 2015.

In September 2002, GSA's utility benchmark, established by the Building Owners and Management Association (BOMA), indicated that PBS is operating its federal facilities 34 percent below comparable commercial facilities.

As a benchmark of its effectiveness in reaching out to federal facilities, the U.S. General Services Administration's Energy Center of Expertise:

- Reduced the overall energy consumption of its federal inventory, as of 2006, by 4.7%, as compared to 2003, in response to goals set in the Energy Policy Act of 2005. The agency achieved this reduction by directly investing in energy and water conservation opportunities with paybacks of 10 years or less.
- Completed the deployment of an advanced metering analytical software program to give GSA the ability to monitor all advanced meters in their inventory from an enterprise-wide web-based tool.
- Documented purchases, over the last four years, a total of 949,984 MW-h of energy from renewable sources through competitive power contracts and through the use of green power programs offered by local distribution companies.
- Calculated that in FY 2006, GSA received an estimated 3,285 MMBTU (million British thermal units) in energy use from self-generated renewable projects. Approximately 543.7 MW of the total came from GSA's 12 solar photovoltaic installations, 600 MMBTUs from GSA's two solar thermal projects and 830 MMBTUs from the one completed geothermal project.
- Noted that, in FY 2006, GSA funded two new PV systems. The first is a 40-kW array at the Trenton Courthouse Annex in New Jersey, and the second is a 300-kW building-integrated PV system at the National Archives and Records Administration facility in Waltham, Mass.

## Legislative and Executive Order Mandates

We are helping federal agencies comply with applicable requirements of the following statutes and directives

- National Energy Conservation Policy Act (NECPA);
- Energy Policy Act of 1992 (EPACT);
- Energy Efficiency and Water Conservation at Federal Facilities;
- Greening the Government Through Efficient Energy Management;
- Energy Policy and Conservation Act (EPCA); and
- Energy-Efficient Standby Power Devices.
- Energy Policy Act of 2005; and
- Executive order 13423.

## The Future

The Energy Center of Expertise will be the source of energy information in GSA and will lead the nation in providing cost-effective enterprise-wide energy usage analysis.

To learn more about GSA's energy program, please visit our website at [www.gsa.gov](http://www.gsa.gov).



*Smarter Solutions*



Energy Center

Office of Applied Science

Public Buildings Service  
U.S. General Services Administration  
1800 F Street, NW  
Washington, DC 20405  
**[www.gsa.gov](http://www.gsa.gov)**