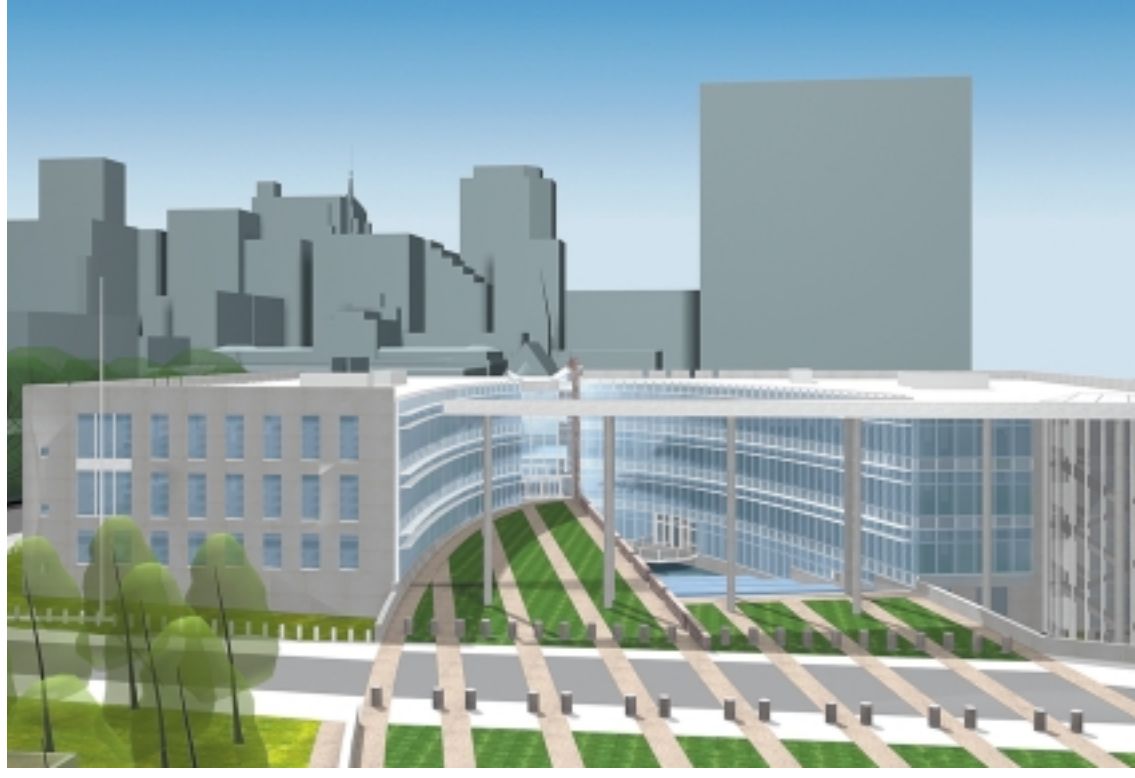




U.S. General Services Administration
Public Buildings Service
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sustainable design



We are committed to the future.

GSA's Public Buildings Service is a leader in Building Green not only because of its place in the U.S. real estate market – owning, leasing and managing over 330 million square feet – but because of our level of commitment to incorporating principles of sustainable design and energy efficiency into all of our building projects. The result is an optimal balance of cost, environmental, societal and human benefits that provide a superior workplace for the federal worker and superior value for the American taxpayer. Our intent is that sustainable design be integrated as seamlessly as possible into the existing design and construction process including new construction, repairs and alterations, and lease construction.

The essential principles of sustainable design and development for federal agencies are:

- Optimize site potential
- Minimize nonrenewable energy consumption
- Protect and conserve water
- Use environmentally preferable products
- Enhance indoor environmental quality
- Optimize operational and maintenance practices

Measuring Sustainability

GSA utilizes the Leadership in Energy and Environmental Design (LEED) Green Building Rating System design criteria to help apply principles of sustainable design and development to facilities projects. Using LEED ensures that sustainable strategies are considered in the development of PBS building projects. LEED also serves as a means of evaluating and measuring our green building achievements. Beginning in FY 2003, all new GSA building projects must be certified through the LEED Green Building Rating System and a Silver LEED rating is encouraged. GSA is very proud to have been the first federal agency to join the US Green Building Council, which created LEED.

An Integral Part of Our Business Processes

Sustainable design principles are incorporated throughout GSA's building processes and standard guidance reflects this environmental commitment. The Design Excellence Program Guide provides an overview of the Architect/Engineer selection and design review process including evaluation of experience in energy conservation, pollution prevention, waste reduction, and the use of recovered materials.

The general design philosophy of the Facilities Standards for the Public Buildings Service – GSA's design standards and criteria for new buildings and alterations – also states this commitment to sustainable design. It includes provisions for sustainable landscape design, energy efficiency, use of recycled-content products, LEED requirements, and other guidance to help make GSA's facilities more sustainable.

GSA's Solicitation for Offers for space acquisition includes provisions for energy efficiency and sustainable design. Leasing clauses address construction waste management, salvaged or re-used building material, recycled content products, indoor air quality during and after construction, environmentally preferable products, and requirements to lessen harmful effects on the environment.

Our Commitment

Sustainability in building design, construction and operation is fundamental to and indivisible from our core agency mission of providing a world-class workplace for the federal work and superior value for the American taxpayer. Our goal is to lead other agencies of government and the private sector by example. We want to be part of transforming society's perception of Building Green so that it becomes the standard way of doing business. From excavation through construction, to occupancy and use, GSA is committed to creating superior workplaces that reduce negative impacts on the environment, while enhancing the health and comfort of the building occupants.

To learn more about GSA's sustainable design program and the services we provide, please visit our website at www.gsa.gov/sustainabledesign.