

# Charting a Course to Energy Independence

**Providence, RI  
August 9-12, 2009**

GSA-ARRA Effort and More





**GOV Energy 2009  
GSA Recovery Act**

August, 2009



U.S. GENERAL SERVICES ADMINISTRATION



August 9-12, 2009



## GSA'S PUBLIC BUILDINGS SERVICE (PBS)

Landlord for over 400 federal agencies, bureaus & commissions

- Portfolio of 353.9 M rentable square feet
- Space for over 1,000,000 tenants
- 8,603 owned and leased assets
- 30 LEED certified properties
- FY '08 revenue—\$8.23 B
- \$881.2 M in project starts in FY '08



## PRESIDENT OBAMA ON THE RECOVERY MANDATE

“What I will need from all of you is unprecedented responsibility and accountability...the American people are watching. They need this plan to work. They expect to see the money they’ve earned, that they’ve worked so hard to earn, spent in its intended purposes without waste, without inefficiency, without fraud.”



**PURPOSES:  
THE AMERICAN RECOVERY &  
REINVESTMENT ACT OF 2009**

- Creating and saving jobs
- Increasing domestic renewable energy capacity
- Investing in infrastructure with long-term economic benefits
- Stabilizing state and local government budgets
- Assisting those most impacted by the recession



# THE PBS RECOVERY VISION



Security of the People, 1942  
Seymour Fogel



Construction, 1938  
Chaim Gross



## PBS & THE RECOVERY ACT

\$5.55 B spending plan:

- \$1.05 B for courthouses, land ports of entry and federal buildings
- \$4.5 B to convert existing facilities to high-performance green buildings
- Projects in all 50 states, the District of Columbia and two territories



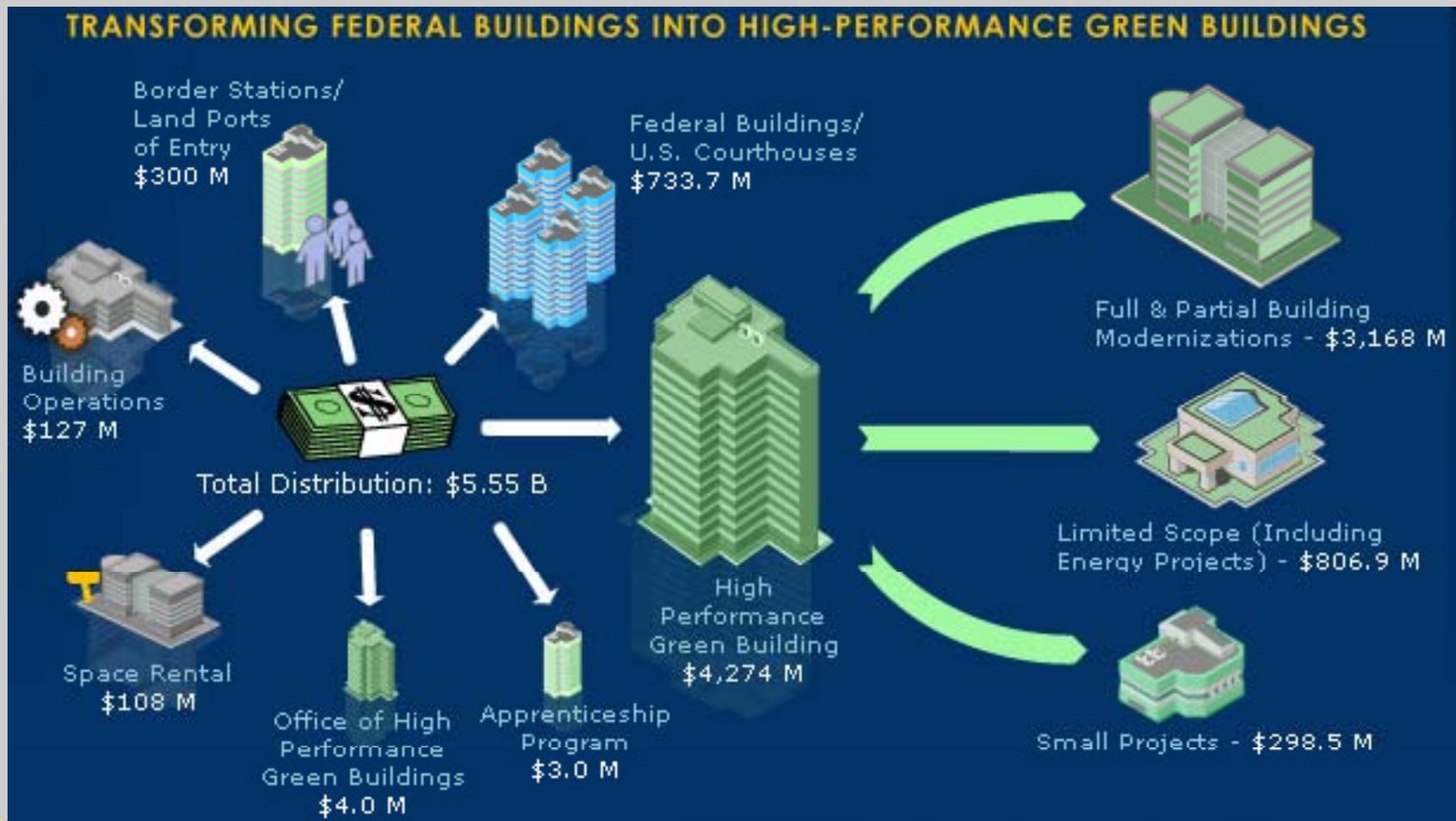
## PBS & THE RECOVERY ACT

Projects funded in four categories:

- New Construction
- Full and partial building modernizations
- Limited scope projects
- Small projects

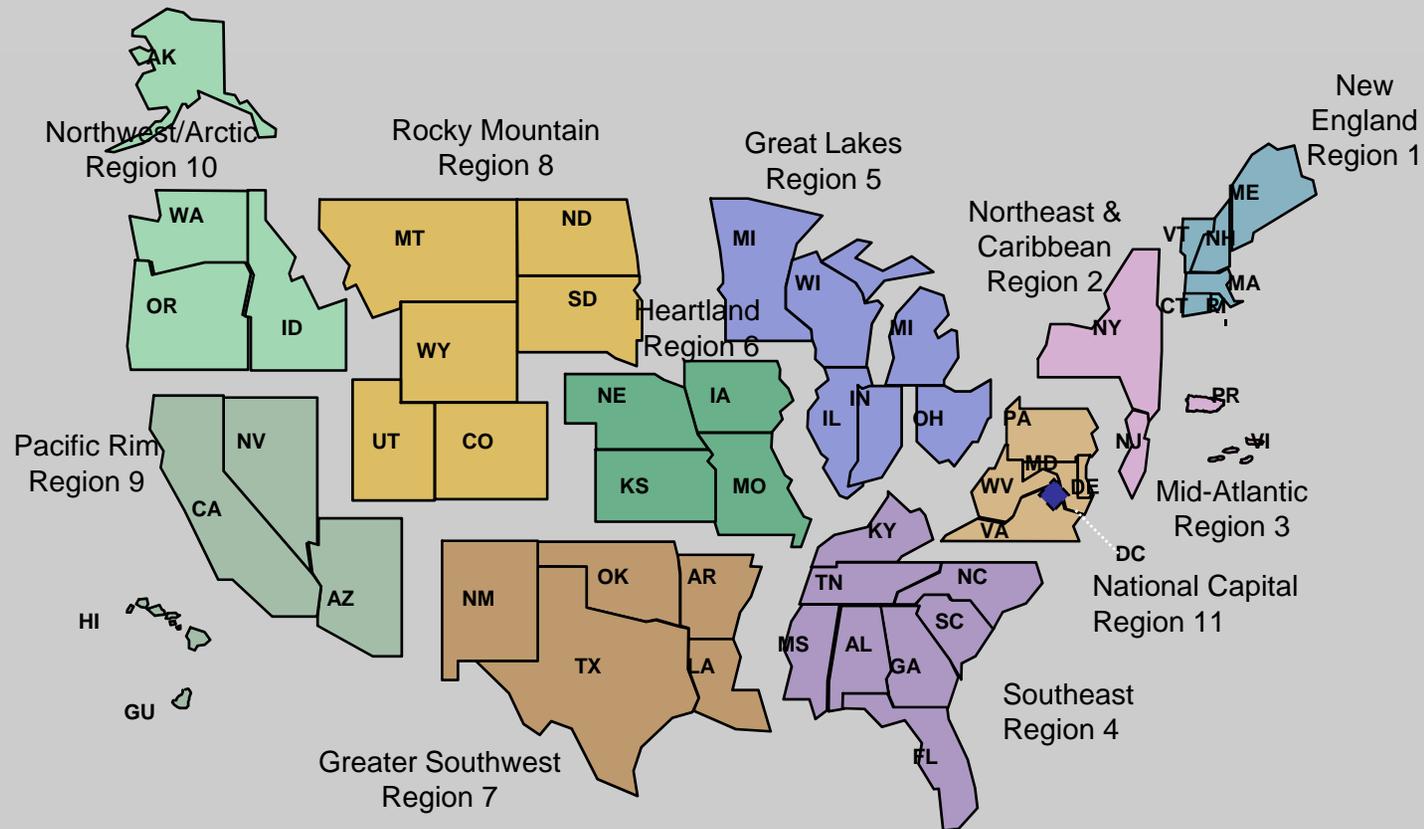


# PBS' RECOVERY ACT SPEND PLAN



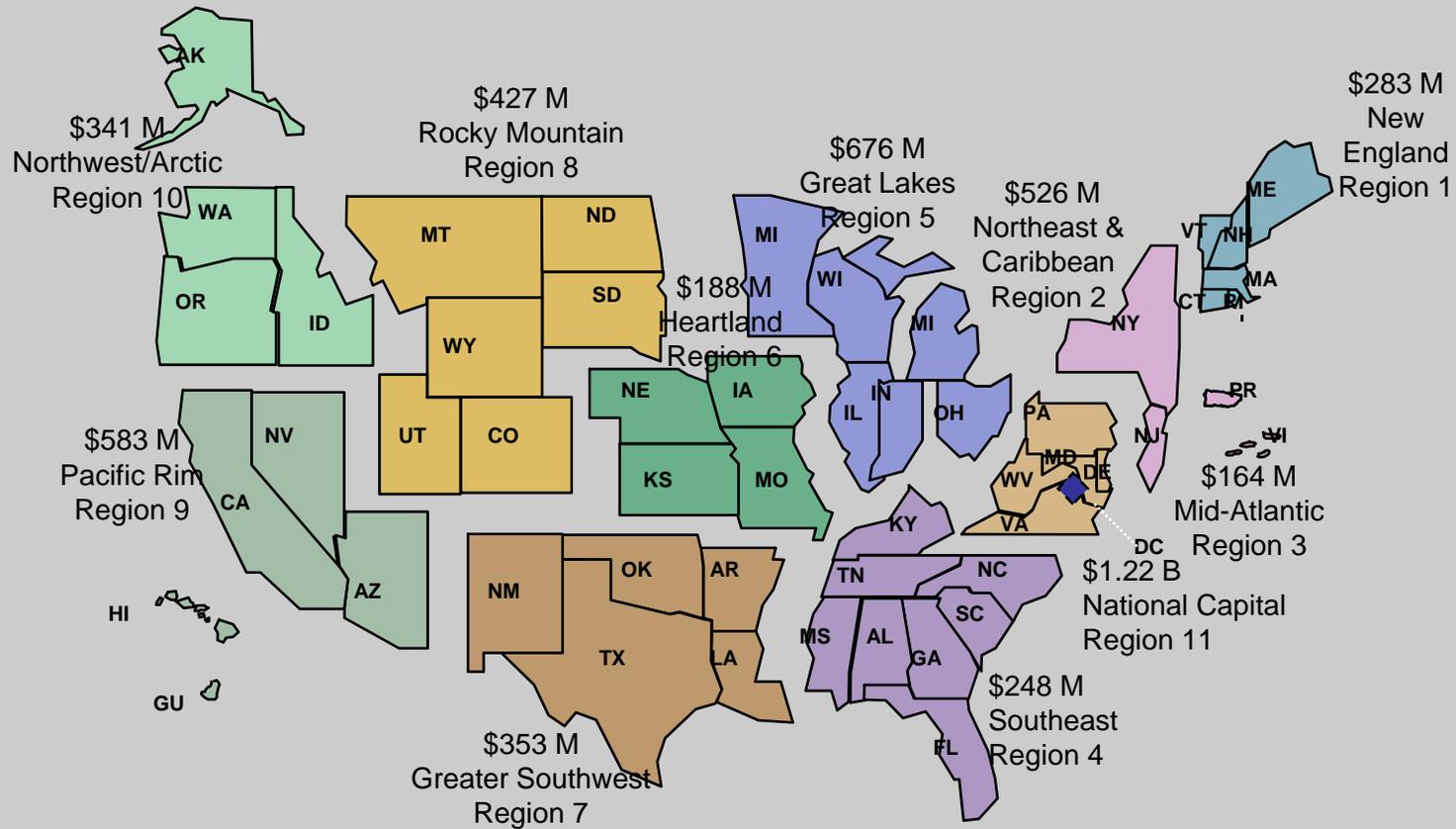


# PBS REGIONAL ORGANIZATIONS





# FUNDING BY REGION





## GREEN BUILDING MODERNIZATIONS

\$4.5 B focused on high-performance green building projects

- Includes such improvements as:
  - Renewable energy—photovoltaics and wind
  - Roofing, including green roofs
  - Windows
  - Lighting replacement
  - High-performance building systems
  - Advanced metering



## RECOVERY ACT: MAJOR PROJECTS

- \$750 M Federal Courthouses, Federal Buildings and Modernizations (\$450 M for DHS Headquarters)
- \$300 M Land Ports of Entry (Border Stations)

Other Agencies' Recovery Act \$\$ Potentially to GSA:

- \$2.0 B Potential Other Agencies' RWA Work



## HOW PROJECTS WERE SELECTED

### Energy savings and speed of delivery

- Projects that have been designed or are in design with a focus on energy
- Projects that can be developed and awarded quickly, getting people back to work



## SPEED COUNTS

- Take advantage of full funding
- Compress our processes
- Eliminate wasteful/unnecessary steps
- Carefully track all deliverables
- Standardize advertisements and contract requirements to align with industry standards



## EXAMPLE: ARRA PROJECT

Broad Range of Opportunities and Challenges

- 1975 Federal Building
- Never Upgraded

Plan:

- Updating Cutting Edge 'Green' Design
- \$133 M from Recovery Act
- Full Building Modernization
- High Aims for Sustainability and Curb Appeal
- Construction procurement underway





# EXAMPLES: "SHOVEL READY" PROJECTS

Broad Range of Opportunities and Challenges

- Historic 1917 Building
- Last Upgraded in 1935

Plan:

- Modernization with Infill
- \$161 M from Recovery Act, as Phase I
- Must Redesign for Energy Goals
- Future Funding Needed for Phase II





As of this week...

Total obligations as of 7/3/09:

\$318,343,058



## As of this week...

Total obligations as of 7/3/09: \$318,343,058

Examples include:

- DC, Washington Mary Switzer Federal Building (Phase I) - \$34,914,000 - Construction
- DC, Washington, St Elizabeth's West Campus Infrastructure - \$4,738,868 - Design
- MN, Fort Snelling, Whipple Federal Building - \$8,668,174 - HVAC Optimization and Improvement Energy Project
- OR, Portland, Edith Green – Wyndell Wyatt Federal Building - \$500,000 - Design
- NE, Omaha, Edward Zorinski Federal Building - \$20,811 – Design
- MO, St. Louis, Robert Young Federal Building - \$26,252 - Design



As of this week...

Total obligations as of 7/31/09:

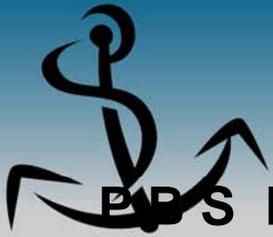
\$1,088,067,754



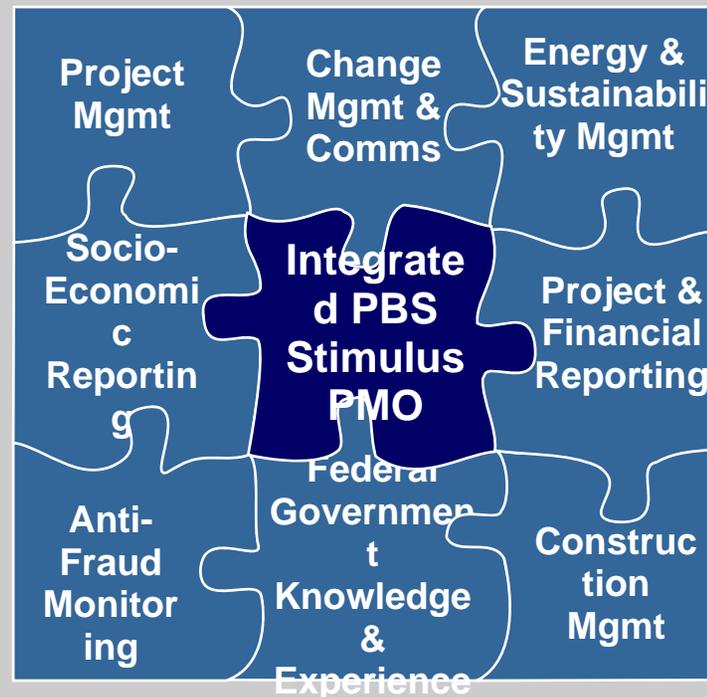
## Our First Billion

We expect to award \$1 Billion by August 1, 2009:

- 20 major construction projects
- 216 projects total



# PBS RECOVERY ACT PROJECT MANAGEMENT



The Project Management Office (PMO) is the national center for managing Recovery Act projects, resources and reporting.

The PMO is a fully integrated organization with national and local elements to deliver expertise when and where it is needed.



## STAFFING PLAN – P M O

Recovery Executive  
Chief of Staff  
Program Analyst

Bill Guerin  
Mary Walsh  
Kari Hahn

### Program Management

Zone Executive A	TBD
Zone Manager A	Laura Stagner
Zone Executive B	Mary Gibert
Zone Manager B	Bill Sonenberg
Zone Executive C	Dan Brown
Zone Manager C	Curtis Berg

### Communications

Director	Debra Yap
Program Specialist	Matt Watt

### Construction Management Support

Director	K. Lamonte John
----------	-----------------

Zone A – Region 1,2, 3 and NCR    Zone B – Region 4. 5. 6 and 7

### Acquisition

Director	Arnetha ‘Nita’ Wiggs
----------	----------------------

### Subject Matter Experts

Director	Martin Weiland
Sustainable Design	Ann Kosmal
Energy	Mitchell Sullivan
Preservation	Kristi Tunstall

### Reporting/Tracking

Director	Robert Yevoli
----------	---------------

Zone C – Region 8. 9 & 10



## HOW TO FIND THE WORK

- GSA advertises all contracting opportunities on:

[www.FedBizOpps.gov](http://www.FedBizOpps.gov)

- Information re GSA's Recovery Act activities can be found on:

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

- Recovery Act questions (not found on the above sites) can be directed to:

[IndustryRelations@gsa.gov](mailto:IndustryRelations@gsa.gov)

- The government's Recovery Act-related work is tracked on:

[www.recovery.gov](http://www.recovery.gov)



## CONTRACTING

Existing procurement process provisions remain in place for Recovery Act contracts

Existing security requirements are remain applicable to Recovery Act contracts

Contracting options include:

- Full and open competition
- MAS schedules
- Indefinite Delivery, Indefinite Quantity (IDIQ) contracts
- New or existing Blanket Purchase Agreements (BPAs)
- Small business set asides



## A COMMITMENT TO SMALL BUSINESSES

- Recovery Act mandates the maximum number of practicable small business opportunities
- In 2008, PBS awarded 50% (\$1.2 B) of all eligible contract dollars to small business
- For projects awarded to large businesses, a substantial portion of the work went to small business subcontractors
- To maximize opportunities, small businesses not already part of the GSA contracting system are encouraged to partner with firms that are



## ARE YOU READY?

Register with these websites:

- Dun and Bradstreet (D&B)—[www.fedgov.dnb.com](http://www.fedgov.dnb.com)
- Central Contractor Registry (CCR)—[www.ccr.gov](http://www.ccr.gov)
- Online Representations and Certifications Application (ORCA)—[www.bpn.gov](http://www.bpn.gov)
- Federal Business Opportunities (FBO)—  
[www.fedbizopps.gov](http://www.fedbizopps.gov)



# Office of Facilities Management and Services - GSA Energy Division

- FY08 Energy Accomplishments
- July 2009 OMB Scorecard
- Initiatives



*The Energy Division provides resources to GSA associates to effectively manage energy usage and costs enterprise-wide.*

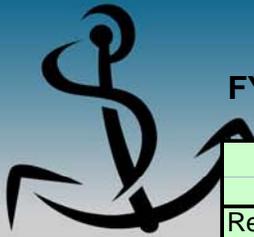
- We assist in asset management through our administration of the BA55 energy and water conservation program and via the Integrated Project Management database.
- We purchase utilities in deregulated markets, aggregating loads to achieve the best value using our reverse auction platform and contracting expertise in this volatile industry.
- We are a source of centralized energy data to Regional and National management via our Energy and Usage Analysis System.
- We promote renewable energy through our Renewable Energy Certificate contracts and on-site power generation funding.
- We monitor energy regulatory environment and intervene on behalf of the government's interest as well as issue contracts for regulated energy services as well as award regulated energy contracts.
- We direct the implementation of a comprehensive Advanced Metering program.



# More Energy Initiatives

- EUAS (Energy Usage Analysis System)
  - + Added cooling degree and heating degree day data to energy performance graph report
  - + Added Bldg designation option to reports for ARRA projects and Covered Facilities to allow analysis of subset of bldgs
- Advanced Metering Program
  - + Initiated advanced meters covering more than 23.5% of electricity appropriate facilities
  - + Distributed \$7 Mill in metering funds to regions
  - + Worked through IT Issues





## FY2008 GSA Goal Performance

<b>Energy Management Requirement</b>	FY 2003 Btu/GSF	FY 2008 Btu/GSF	Percent Change 2003 - 2008	FY 2008 Goal Target
Reduction in energy intensity in facilities subject to the EPACK and E.O. 13423 goals	76,848	67,502	<b>-12.2%</b>	-9.0%

<b>Renewable Energy Requirement</b>	Renewable Electricity Use (MWH)	Total Electricity Use (MWH)	Percentage	FY 2008 Goal Target
Eligible renewable electricity use as a percentage of total electricity use	190,919.5	2,874,919.5	<b>6.6%</b>	3.0%

<b>Water Intensity Reduction Goal</b>	FY 2007 Gallon/GSF	FY 2008 Gallon/GSF	Percent Change 2007 - 2008	FY 2008 Goal Target
Reduction in potable water consumption intensity	16	15.0	<b>-3.6%</b>	-2.0%

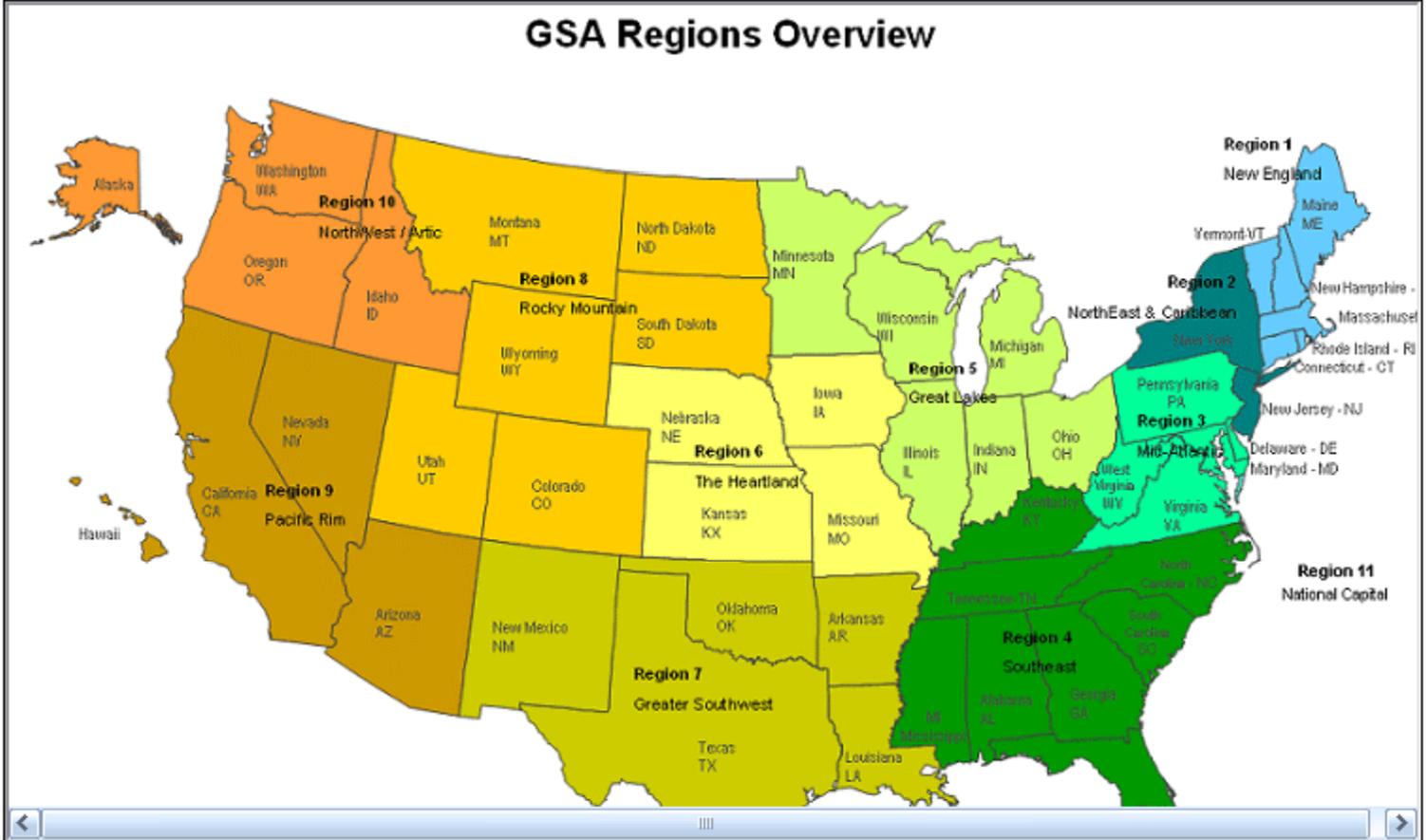
<b>Metering of Electricity Use</b>	Cumulative # of Buildings Metered	Cumulative % of Electricity Metered	Cumulative % of Appropriate Buildings Metered	FY 2012 Goal Target
Standard Electricity Meters in FY 2008	1,201	68.3%	79.6%	100%
Advanced Electricity Meters in FY 2008	134	23.5%	8.9%	Maximum Extent Practicable
Total Electricity Meters in FY 2008	1,335	91.8%	88.5%	

Pages

- Nationwide
- Karen Main
- Dem Trends
- Reg1\_IONEnterpr
- Reg1\_WalthamPV
- Region8
- CO\_UsageTrend
- Ex-OffHrs\_Wkend
- Aggregation
- Today vs Yester
- This Wk vs Last
- PFLag
- July4th Week
- StartUpComparis

Nation\_Regional Breakout

NCR\_WebReach\_Enterprise



### Energy Status Report

HELP

#### Summary Type :

- Select Summary Type -

Region : -- Select --

State : -- Select --

District : -- Select --

Select

-- Select --

#### Scope by Building Categories :

- ALL
- A-STANDARD OWNED INVENTO
- B-EXEMPT OWNED INVENTORY
- C-STANDARD ACTIVE LEASES
- D-EXEMPT LEASES
- E-REIMBURSABLE BUILDINGS
- F-NOT USED

Hold Ctrl key for selecting multiple categories. For category descriptions, please see help

#### Optional Building Designations:

- Select --
- All Designations
- W-EISA 2007 Covered Facility
- X-Recovery Act Project

Hold Ctrl key for selecting multiple Designations.

#### Current Reporting Period :

##### Reporting Period :

Floating 12 Months

Month : -- Select --

Fiscal Year : -- Select --

Show Detail : Totals Only

#### Comparison Reporting Period :

##### Reporting Period :

Floating 12 Months

Month : -- Select --

Fiscal Year : -- Select --

Conversion Detail : Site

- Actual Data - Energy
- Actual Data - Water
- Comparison Report
- Energy Status
- Vendor Accounts
- Facility History
- Building History
- Building Address
- Sorted Building
- % Variance
- Comparison Graph
- Energy Performance (with weather data)

Desired Printer Setting : Portrait

\* For details on calculations please see help

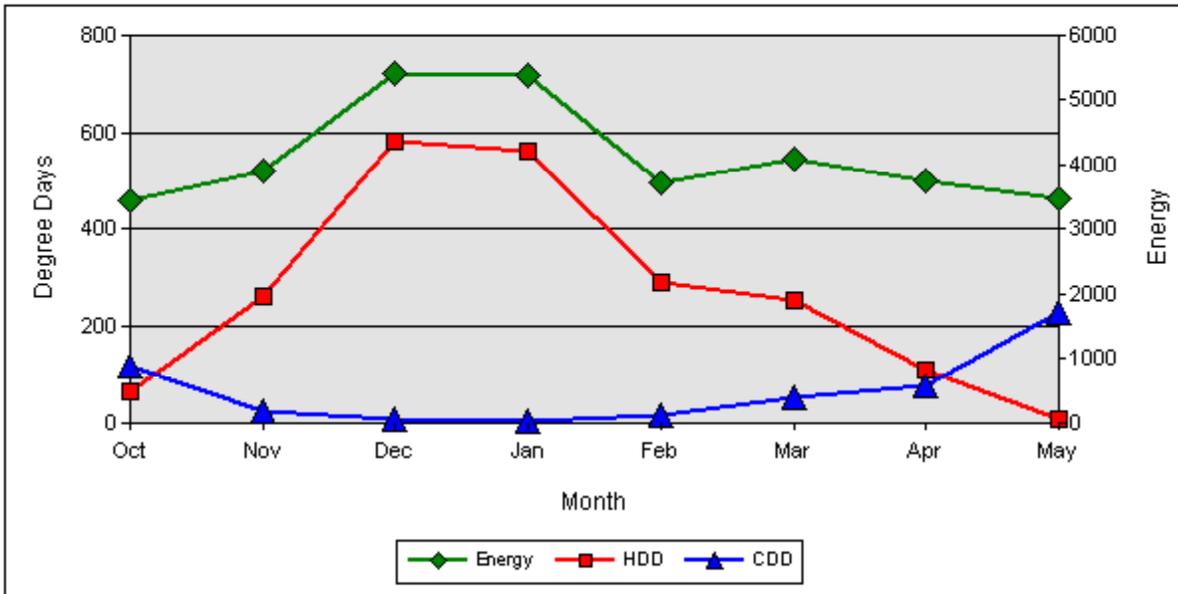
### Energy Performance (with weather data)

Building Summary for building categories : ALL

Region : 07 State : TX Building : TX0224ZZ

Date : 8/10/2009 Report for the period of Fiscal Year to Date, Fiscal Year : 2009 Month : May  
Time : 11:22:07 PM

<b>Region :</b>	07	<b>Building Name :</b>	FRITZ G LANHAM FB
<b>Building :</b>	TX0224ZZ	<b>City :</b>	FORT WORTH
<b>Field Office :</b>	W0F1 FORT WORTH SERVICE CENTER	<b>Gross Space :</b>	767,042
<b>District :</b>	WESTERN SERVICE CENTER	<b>Category :</b>	A



Note: The weather data is imported into EUAS on a monthly basis for the closest NOAA weather station based on the site's zip code. The HDD (Heating Degree Days) and CDD (Cooling Degree Days) are collected for each day of the month, and the value represents a monthly summation of the official NOAA



# Questions

Mark Ewing – [mark.ewing@gsa.gov](mailto:mark.ewing@gsa.gov)

Director

Energy Division

Office of Facilities Management and Service  
Programs

Public Building Service

U.S. General Services Administration