



**GovEnergy**

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

The Premier Energy Training Workshop  
and Trade Show for Federal Agencies

**A River of Energy Solutions**

# Agency Perspective EISA Sec 432 CTS

GSA - PBS

# Agency Perspective



- General Services Administration (GSA)  
Public Buildings Service
  - FMSP (Facilities Mgmt and Services Program)  
Energy Division
- GSA Organization – National Office and 11 Geographic Regions
- Active participation in EISA Sec 432 Working Group

# Agenda - Managing EISA Reqmts

- GSA Organization in EISA CTS
- Roles / Responsibilities
  - Resources Available/ distribution of workload
  - Minimize confusion –Avoid Inconsistency
- Actions – Each Major Area of EISA
- How do we make use of what we already have?  
Avoid duplicative effort when feasible
- Challenges / Issues
- Agency Status / Next Area of Focus

# Power of EISA Sec 432 & CTS

- Requirements are mandated!
- Focus efforts on “Manageable” subset of our inventory ( Covered Facilities)
- Providing support to prioritize resources to better position agency to meet sustainable goals
- Public availability emphasis



# Biggest Hurdles/ Challenges

- Manpower
  - Only so many hours in the day
  - Stealing resources from other efforts
- Meeting these EISA reporting mandates does not reduce any GHG emissions, Site energy or water
- Best use of limited resources – how to divide up the workload but make it useful for GSA
- Oh no - not another system and more data entry!!!



# Initial Agency/Sub-Agency Set Up

- GSA – Agency level in System
- 11 Regions – Sub- Agencies in CTS
  - Allows for CTS provided reports to be Region specific
  - Simplifies permission issues – ability to take actions for their facilities only
  - Providing summary progress statistics at Regional level and Agency level
- Monthly Conference Calls
  - Updates from Wkg Group / Training



# GSA Existing Systems

- EUAS (Energy Usage Analysis System)
  - Tracks consumption and cost data for entire inventory that GSA pays utility bills for – includes water
  - Provides reports for status on reduction mandates
- Integrated Project Database
  - Tracks energy and water projects seeking funding
  - Provides for ranking and Reporting
- Advanced Metering System
- IRIS – Inventory Reporting Information System



# EISA Focus Areas

- Covered Facilities Identification
- Annual Footprint / Designated Energy Mgr Assign
- Evaluations
- Benchmarking
- Project Implementation and Follow Up

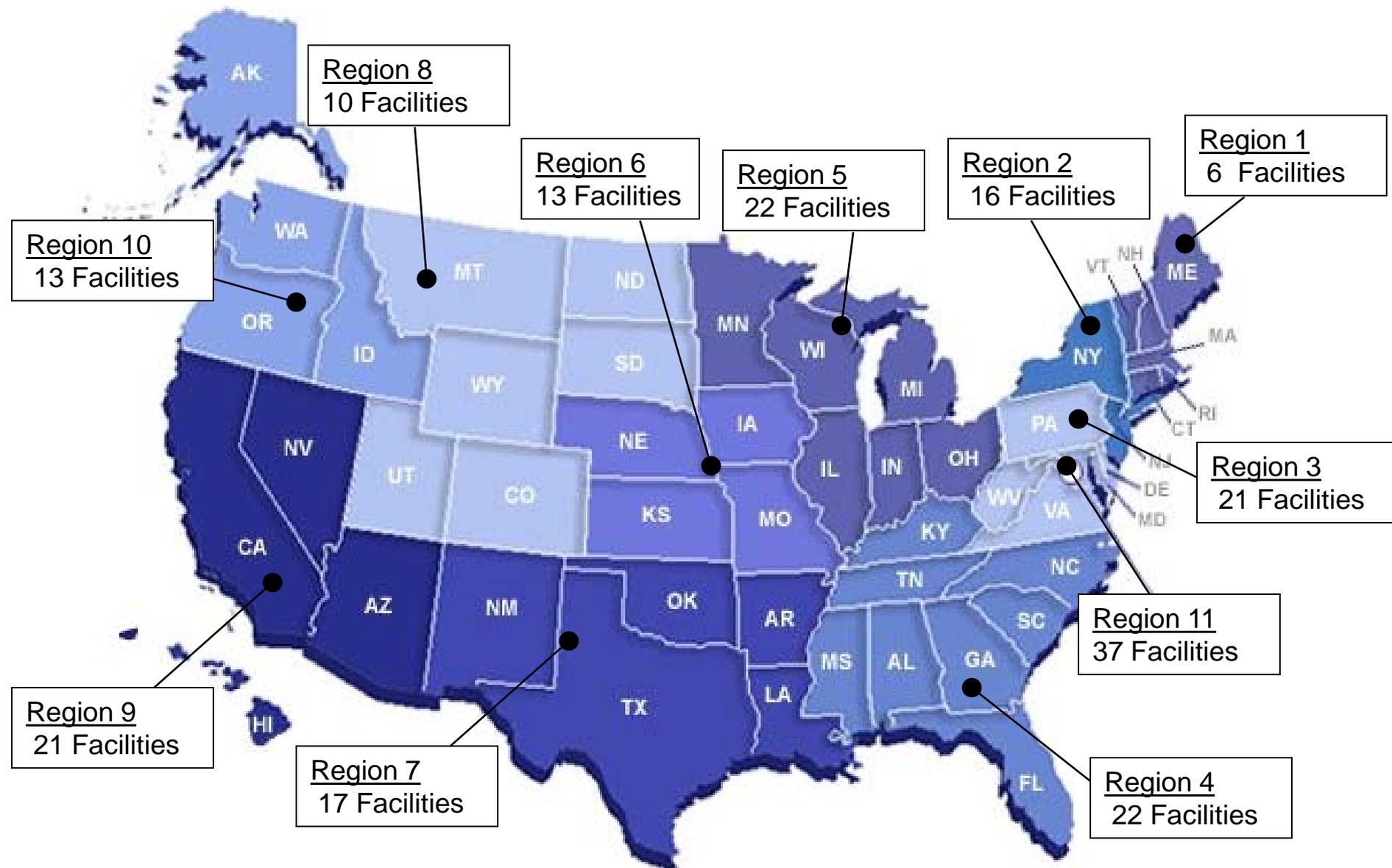


# 1<sup>st</sup> Step - Identification / Mgmt of Covered Facilities List

- EUAS – Sorted bldg report- ranked our owned inventory from largest consumer (MMBTUs) down
- Found 75% cut-off (done in 10 min)
- Vetted list with regions
- Annually - re-evaluate if any sites need to removed ( Ex. property being excessed)
- Backfill to maintain 75% level

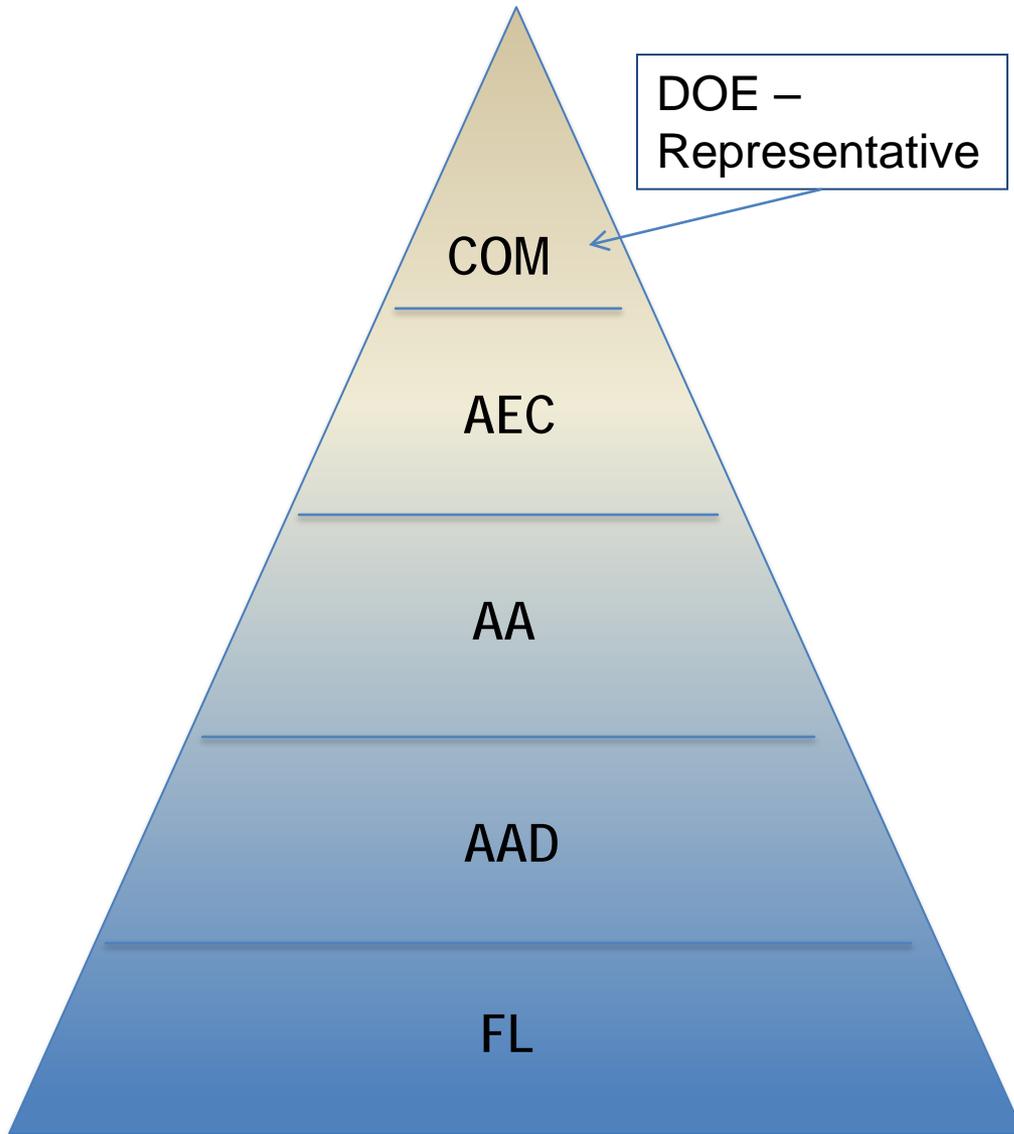


# GSA Covered Facilities (EISA Sec. 432)



GSA's "covered facilities" under EISA 2007 are the **198** facilities that represent 75% of GSA's total energy usage.

# User Role Hierarchy



DOE –  
Representative

COM

AEC

AA

AAD

FL

## **Compliance Oversight Manager (COM)**

- Government wide authority over all data and user rights in CTS

## **Agency Energy Coordinator (AEC)**

- Top-tier energy coordinator for an entire agency
- Agency-wide data edit and user approval rights within CTS
- May assign/ remove agency administrator(s) for all sub-agencies

## **Agency Administrator (AA)**

- CTS administrator for sub-agency
- May add/edit/de-activate facilities and users within sub-agency or component
- May assign delegate(s) with same facility add/edit rights

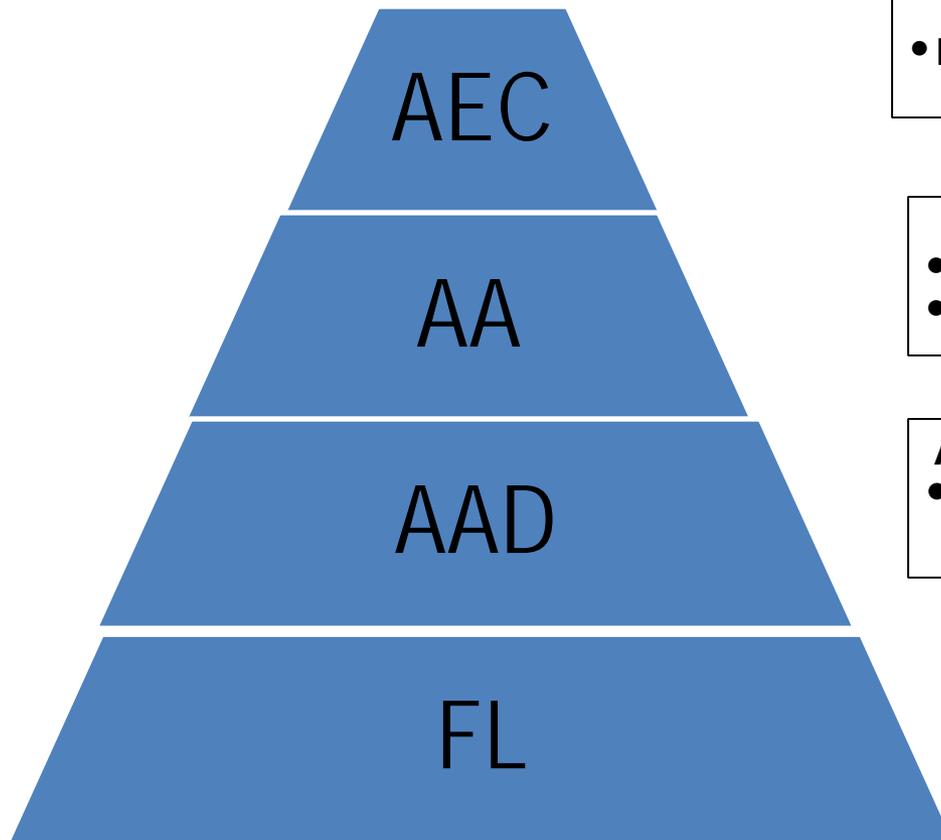
## **Agency Administrator Delegate (AAD)**

- Same rights as AA except: cannot create/remove other agency administrators or delegates
- May add facility level users and assign to specific facilities

## **Facility Level (FL)**

- Read-only access to all facilities w/ in sub-agency
- Edit rights of data for assigned facilities

# Within GSA - PBS



## **Agency Energy Coordinator (AEC)**

- FMSP - Energy Div Director – Mark Ewing

## **Agency Administrator (AA)**

- Karen Curran
- I.E. - Lead on EISA Reporting for Agency

## **Agency Administrator Delegate (AAD)**

- Regional Lead – Energy Coordinator or delegated staff

## **Facility Level (FL)**

- Designated Energy Mgrs - Assign appropriate facilities
- Regionally determined workload
- Read Only - Stakeholders

# Covered Facilities

- National Office (AA)
  - Annually update footprint data ( annual MMBTU / Gallons/ GSF)- export from EUAS – use upload feature
  - Verify 75% threshold still met, if not nominate next candidates
  - Maintain master list of Designated Energy Managers
- Regional Offices (AAD)
  - Update Designated Energy Mgrs – if necessary
  - Confirm candidates for new Covered Facilities

# Evaluations



- Energy Division Network
  - Sharing scopes and approaches – accessible to all via Sharepoint site
- Regional Office (AAD or FL )
  - Accomplish Audits / Cxg and Input findings
- National Office (AA)
  - Run error report and follow up to fix issues ( common errors)
  - Help input findings during crunch time

# Evaluations – Getting It Done...Or not Quite...

- First round – made use of ARRA efforts
  - Supplemented as needed
- Acquisition Approaches
  - Utility Company offerings
  - GSA FAS schedules
  - Existing inventory evaluation schedules (BER – cycle)  
Part of existing process –enhance typical scope
  - Looking at ESPC/UESC
  - In – House Evaluations



# EISA 432 Compliance Tracking System

Logged in as: Karen Curran (GSA-AA)

## Welcome to EISA 432 CTS Homepage

The **Compliance Tracking System (CTS)** is a Web-based data collection and reporting system for Federal facilities mandated by Section 432 of the Energy Independence and Security Act of 2007 (EISA). The EISA Section 432 CTS accepts required Federal agency reporting on:

- Designation and locations of covered facilities;
- Annual footprint data for covered facilities;
- Assigned energy managers;
- Findings of comprehensive evaluations completed at covered facilities;
- Estimated cost and savings for identified energy and water efficiency measures (ECMs);
- Implementation of ECMs in covered facilities;
- Follow-up status on implemented ECMs including measured savings and persistence of savings; and
- Benchmarking information of metered covered facilities.

### Guidance Documents

[Building Energy Use Benchmarking Guidance \(15 April 2010\)](#)

[Draft Implementation Guidance](#)

[Facility Energy Management Guidelines and Criteria for Energy and Water Evaluations in Covered Facilities \(25 November 2008\)](#)

### User Notifications

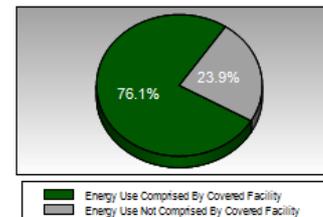
Your password will be expired in 170 day(s).

There are 0 request(s) awaiting for your approval/renewal

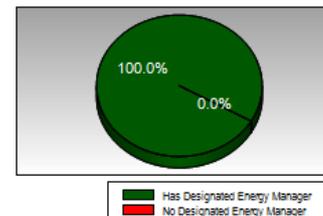
### Summary Graphs 2010

#### GSA

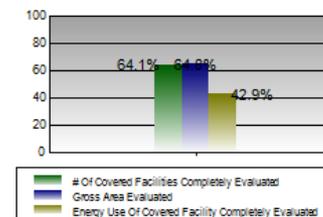
Energy Use Comprised By Covered Facility



Covered Facilities with Designated Energy Manager



Comprehensive Covered Facility Evaluation Progress



# Evaluations – Just short of Goal – WHY?

- SIMPLE -- Can't do it all!!
  - Reporting mandates – tremendous increase in workload
  - GHG emissions reporting
  - ARRA work – took priority and resources!!!
  - Funding Cycle – doesn't match with June 30<sup>th</sup> reporting cycle ( CR did not help....)
  - Lack of funding
- Hopeful it will get easier!!
  - Lessons learned / Experienced the issues



# Benchmarking



- GSA EUAS system allows comparison (ie benchmarking) of inventory, goes back to 1985 and mirrors BTU/GSF calculation – Energy and Water reduction mandate
- Provides sorted reports, % variance reports and straight comparison reports – very useful in identifying focus areas for conservation efforts
- Guidance recommended EnergySTAR PM – GSA using EnergySTAR PM for guiding principles checklist so will comply with EISA Benchmarking this way.

# Benchmarking



- GSA already has our entire owned inventory in EnergySTAR Portfolio Manager
- National Office -Energy Division
  - Updated necessary fields for Covered Facilities to facilitate automatic feed of benchmark statistics into CTS
  - Helped pilot the process with DOE
- Regional Offices
  - Maintain data in EnergySTAR PM

# Next Up – Project Implementation

- GSA already has system to track project submissions
  - CTS does not meet same functionality
- National Office -Energy Division
  - Work with system developers to use the CTS Schema for this module
  - Need to tap into multiple systems – populate about 60-70% of project fields, not sure how it will work yet
- Regional Offices
  - Keep GSA systems current for data to be pulled from
  - Still decent amount of manual entry

# Project Implementation Issues

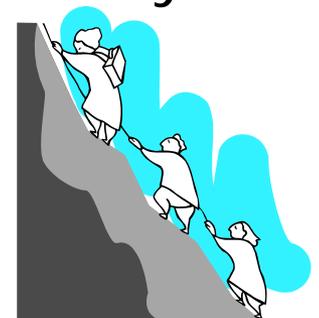
- Small projects – not worth data entry workload
- Dealing with projects that cross covered facilities
- Fields don't exactly match with our systems, is it worth paying to modify our system – complications with rolling out a new enhancement

# Benefits from Agency Perspective

- Provides tool to assist tracking compliance
- Upper Mgmt Reports – Agency performance compared to other agencies
- Ability to report internally by sub-agencies ( Regions)
- Working Group still recommending enhancements
  - Opportunity to enhance benefits to agencies – fulfill need that current agency systems can't meet
  - GSA focused on being part of making it better - through ideas and feedback

# Challenges / Issues

- Continue working with developers to find ways to lesson the reporting burdens
- Competing mandates – Where to prioritize efforts?
  - Does it make sense to ensure we Evaluate all these sites if we don't have funds to execute and NOT ALL are candidates for financing ( even when bundled....)
- Reporting Timing – doesn't make sense.... Asked in early June to provide status on Agency SSPP yet cutoff is June 30th



# GSA's Plan Moving Forward

- Evaluations
  - Continue sharing between regions of SOWs and Approaches to expedite efforts
  - Each Region identifying plan to meet 100% by next June 30<sup>th</sup> – Hopeful we will make it....
- Project Implementation
  - Each Designated Energy Manager will need to validate all projects for their Covered Facilities made it correctly into CTS

# GSA - CTS Training

- Regional Energy Teams and Designated Energy Managers
- Overview of Reports available – how to filter
- Roles/ Responsibilities
- User Types
- Review which info will be pre-populated for them in the Project Module
- Feedback / Suggestions



# Kudos to DOE and Development Team

- Work hard to meet the needs of all agencies - of very unique situations and dynamics
- Listen to our Feedback / Accomodate when feasible
- Patience – Sometimes we come full circle with our requests



# Contact Info

- Karen Curran  
[karen.curran@gsa.gov](mailto:karen.curran@gsa.gov)

