



U.S. General Services Administration

High-Performance Green Buildings

Big Opportunities for Small Businesses

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U.S. General Services Administration

- Established in 1949 by President Truman
 - To streamline the administrative work of the Federal Government
- GSA's priorities today
 - **Expanding Opportunities for Small Businesses**
 - **Making a More Sustainable Government**
 - Delivering Better Value & Savings
 - Serving Our Partners
 - Leading with Innovation
 - Building a Stronger GSA

Expanding Opportunities for Small Businesses

- More than \$40 billion dollars in contracts each year
- FY14: GSA awarded 38.7% of available dollars to small businesses
 - FY15: 43.6%
 - Q1FY16: 48.6%
- GSA aids small businesses through
 - Identifying agency opportunities
 - Monitoring large businesses' subcontracting goals
 - Increase access to small business opportunities
 - Evaluate policy for small business protection
 - Provide training and resources for business development
- GSA.gov/smallbusiness
(Associate Administrator: Jerome Fletcher)

Expanding Opportunities for Small Businesses

- AbilityOne
 - GSA developed partnership with AbilityOne in 2002
 - Employs over 45,000 people with significant disabilities including 3,000 veterans
 - FY15
 - 286 projects (\$228 million obligated)
 - 97% - Custodial & Grounds Maintenance
 - 2% - Facilities Management
 - <1% - Mail Services
 - <1% - Administrative



Making a More Sustainable Government

- Buildings are a critical focus
 - 40% of Annual US Energy Use
 - 30% of CO2 Production
 - 40% of Ozone Depletion
 - 35% of Municipal Solid Waste
 - 30% of Wood And Raw Materials Use
 - 25% of Water Use
 - 30%+ of Buildings Have Poor Indoor Air Quality
 - Most People Spend About 90% Of Their Time Indoors

GSA Asset Portfolio



- 9,700 Buildings; 1.1 million people
- 370 Million Square Feet; >1/2 Leased
- Replacement Value: \$70 Billion
- Revenue: \$9.8 Billion/Year
- Typical Capital Budget: \$0-500 million
- Infrastructure Needs: \$4 Billion

The American Recovery and 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
- GSA: \$4.5 Billion = Make Existing Buildings Green
- GSA: \$1 Billion New Construction
- FIVE TIMES As Much Work Ever Before Attempted

Green Building Modernizations

\$4.5 B Focused On High-Performance Green Building Projects

\$3.2 B For Full & Partial Building Modernizations With High-Performance Features & Existing Designs

43 Projects Selected For:

- High-Performance Features Concentrating On Energy Conservation And Renewable Energy Generation
- Speed of Construction Start (Creating Jobs)
- Execution Risk
- Facility Condition
- Improving Asset Utilization
- Return on Investment
- Avoiding Lease Costs

ARRA and Small Business Opportunities

- Within GSA's Recovery Act Program, 63% of the firms we contracted with - for supplies, services, or both - were small businesses
- Each of the following three Recovery-funded projects employs at least one prime contractor that was a small business
 - GSA Headquarters (1800 F)
 - Herbert C. Hoover Building
 - Edith Green-Wendell Wyatt



1800 F

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



1800 F – Phase I

- 2,500 People → 4,400
- Eliminates 6 Leases; Saves \$24 million/year
- 50% Occupancy → 85% Occupancy
- <20% Assigned Workstations
- Lockers; Booking System
- 250% Increase in Meeting/Quiet Rooms
- Telework & Mobility
- 100% Laptops; Strict Standardization
- Reduce Private Offices 90%
- Swing Space = Practice

1800 F – Phase I

- Energy down 2/3 from Baseline
 - 100% Daylighting in Working Space
 - LED in Hallways, Stairwells & Outside
 - 100% Rainwater Capture
 - New Cisterns
 - Solar Direct to Computer Servers (DC to DC; No Inverter)
 - 100% Solar Hot Water
-
- 88 Small Businesses participated in Phase I



1800 F Workspaces





1800 F – Full Renovation Renderings



Edith Green-Wendell Wyatt (Portland, OR)

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
- Reoccupied 2014



Edith Green-Wendell Wyatt

- Integrated Design
- Reduced Load from Envelope
- Radiant Heating & Cooling
- Raised Ceiling (Water vs. Air: No Ducts)
- 100% Rainwater Capture & Re-use
- 70 % ↓ Water Consumption
 - Collect All Rainwater
 - Create Cistern from Firing Range
 - No Potable Water for Chillers, Flushing or Landscape
- Lighting ↓ 50%: Daylighting & Controls
- PV = 20% Electricity
- Floor Space Re-capture: Equivalent to Adding One Full Floor





Edith Green-Wendell Wyatt Small Business Opportunities

- Owner reviewed bidders' mailing lists to ensure socio-economic firms were sourced
- Small Business Manager was hired to help small businesses prepare bid documents
- Small business goals were renegotiated quarterly, improving as new opportunities surfaced

About 20% of total contract value awarded to small businesses (significantly exceeded original goals)

Extensive number of Disadvantaged, HUBZone, Women-Owned, Veteran-Owned, Minority-Owned, and Emerging Small Business vendors involved in nearly every stage of the renovation

- Small Business successes were recognized and company profiles were shared with other GSA prime contractors

Herbert C. Hoover Building

- Historic 1932 Building
- 8-Phase renovation began in FY 2005
- Phases I-III modernized roughly 238,000 usf
 - Phase I: New infill space and recaptured basement space; cooling tower replacement
 - Phase II: Significant building systems replacement (chiller and heating plants, transformers, switchgear), installation (emergency generators and exterior security system), and restoration (exterior windows)
 - Phase III: south end (Constitution Ave) interior renovation
- Phase IV-VIII (FY15-?): Complete interior renovation and extensive exterior repairs

Herbert C. Hoover- Phase 4 Small Business

- Currently 18* small business contractors involved
 - Includes Women-Owned, Veteran-Owned, Disabled-Veteran, and Small Disadvantaged vendors
- Broad scope of work including:
 - Cleaning, paint, glass, floors, drywall and plaster, historic doors and stone, restoration, and industrial hygiene



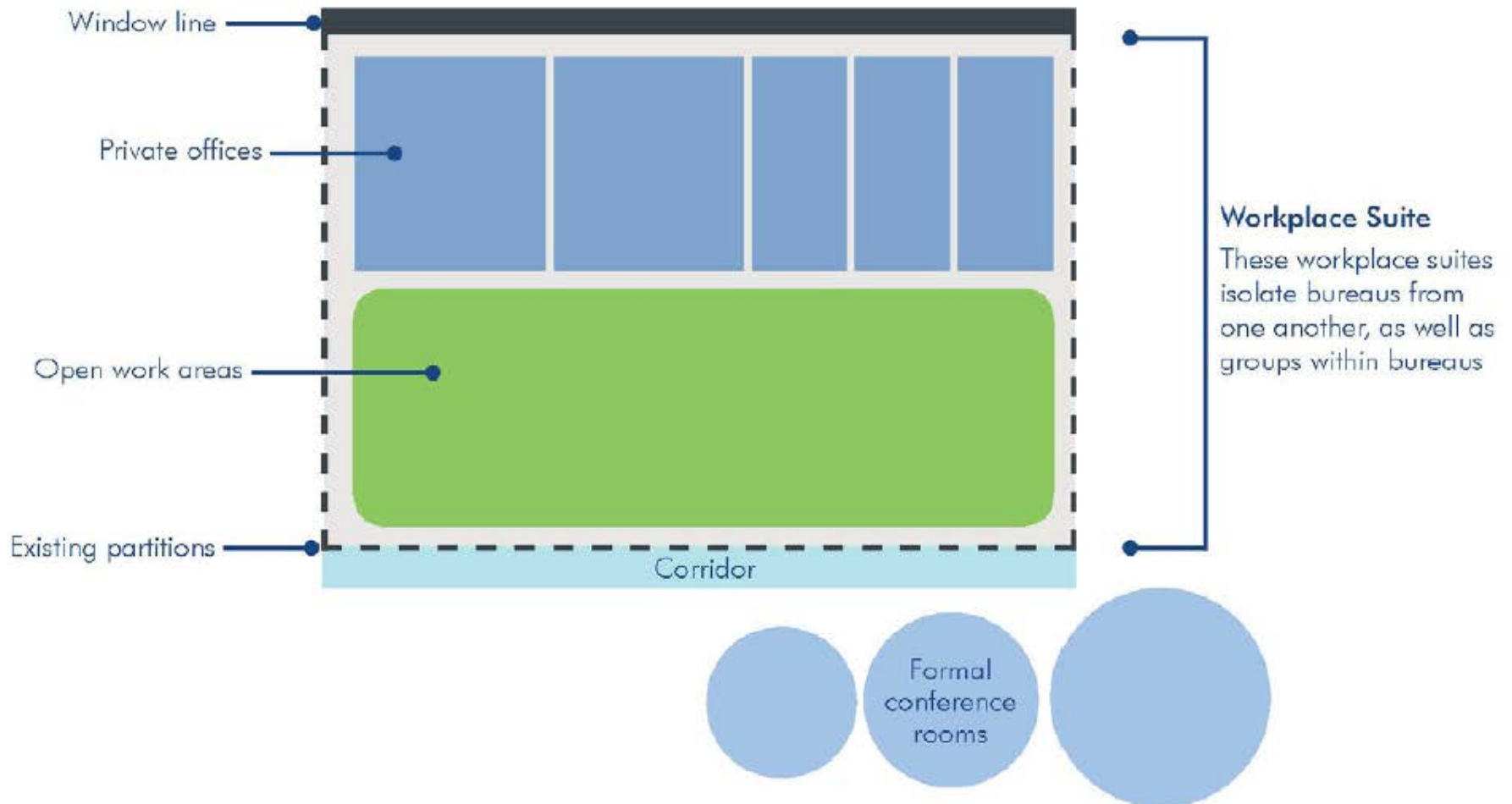
*Number reflects vendors with submitted small business plans. Other vendors to be added once plan is submitted.

Herbert C. Hoover Building

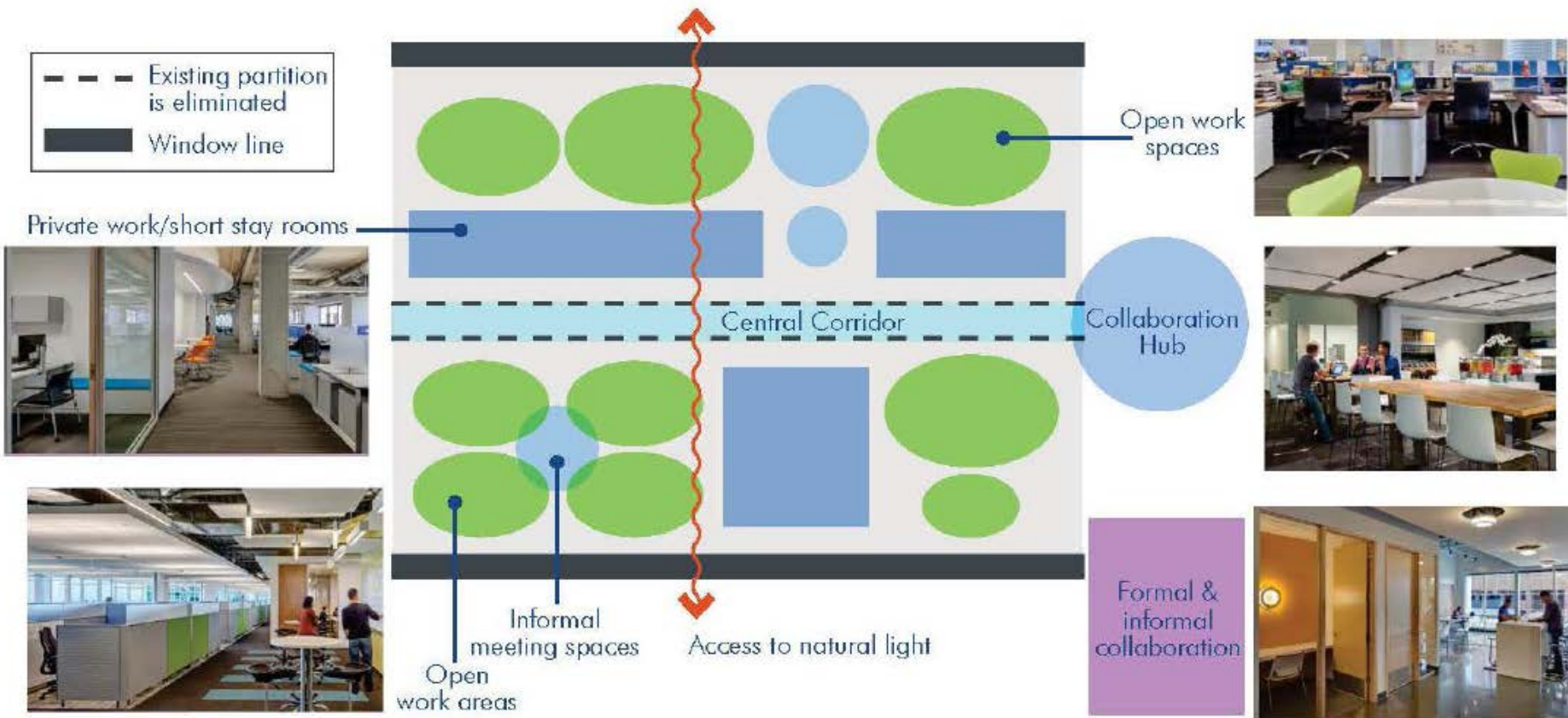
“21st Century Workplace”

- Pilot Floors 1, 3, 5 & 6 (ITA, NOAA, CFO & CIO)
- Intent: create balance in the space between focus work and collaborative work
 - Allow choice in where and how to work
 - Create social space to break down barriers within departments and across bureaus
- Cultural and logistical barriers
 - Belief in Mission
 - HQ Culture (private offices)
 - Multiple tenants and multiple generations
 - Space ownership (me vs. we space)
 - IT support is critical (hoteling, telework)
 - 21st Century workplace in a 19th Century building
- This is a step towards what is possible, not the end state

Current Utilization Model



Activity-Based Work Setting Model



Resources

- Green Procurement Compilation
 - Comprehensive source for green purchasing
 - <https://sftool.gov/greenprocurement>
- GSA Vendor Support Center
 - <https://vsc.gsa.gov/>
- GSA Sustainability
 - <http://www.gsa.gov/sustainability/>

The screenshot shows the homepage of the Green Procurement Compilation (GPC) website. At the top, there is a navigation bar with the 'SF TOOL' logo and the title 'Green Procurement Compilation'. The navigation menu includes links for LEARN, PLAN, EXPLORE, PROCURE (which is highlighted), PRACTICE, ASSESS, SHARE, and a search icon. Below the navigation bar is a search bar with the placeholder text 'Search the GPC for green products and services...' and a green 'Search' button. The main content area features a large green banner with the title 'Green Procurement Compilation' and a description: 'The Green Procurement Compilation (GPC) is a comprehensive green purchasing resource designed for federal contracting personnel and program managers.' A 'Learn More' button is positioned at the bottom of the banner. To the right of the banner, there is a section titled 'Green Purchasing Made Easy' with a video player and the text 'Watch the video (2min)'. Below this is a 'Download GPC Data' section with buttons for 'Excel', 'CSV', and 'Text'. Further down is a section titled 'Find out about Environmental Programs' with icons for various environmental themes. At the bottom of the page, there is a footer with links for 'Federal', 'Department of Defense', 'DOE Priority Products', 'GSA Public Buildings Service', and 'Workspaces'.

Green Procurement Compilation

LEARN PLAN EXPLORE **PROCURE** PRACTICE ASSESS SHARE Q

Search the GPC for green products and services... Search

Green Procurement Compilation

The Green Procurement Compilation (GPC) is a comprehensive green purchasing resource designed for federal contracting personnel and program managers.

Learn More

Green Purchasing Made Easy
GSA's Green Procurement Compilation

Watch the video (2min)

Download GPC Data

Excel CSV Text

Find out about Environmental Programs

Federal Department of Defense DOE Priority Products GSA Public Buildings Service Workspaces

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