

U.S. General Services Administration

Sustainability Report and Implementation Plan 2019



U.S. General Services Administration
2019 Sustainability Report and Implementation Plan

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Executive Summary

The U.S. General Services Administration (GSA) supports other Federal agencies by providing centralized procurement, real estate, technology, and other operational support services. GSA works to maximize the effectiveness of every tax dollar by supporting more than \$55 billion in annual procurement spend, while managing approximately 370 million square feet of space in over 1500 owned and 6700 leased properties across five U.S. territories, the District of Columbia (DC), and all 50 States. GSA also owns and maintains a fleet of over 218,000 vehicles used by over 75 other Federal agencies.

GSA is committed to ensuring the viability, security, responsiveness, and efficiency of the Federal Government. Our approach to sustainability focuses on our major mission areas of real estate, procurement, and fleet management, and our core role as service provider to other agencies. Our mission is to provide Federal agencies with the workspaces, services, products, and vehicles they need to carry out their missions today. Our commitment to sustainability is to carry out this mission cost-effectively, while advancing the economic, civic, and environmental well-being of the United States of today and tomorrow. We understand our responsibility to the citizens and businesses of the United States and are committed to operating in a fair, efficient, open, and transparent manner.

Sustainability at GSA is overseen by our Chief Sustainability Officer, who is also the Director of [Federal High-Performance Buildings](#) within the [Office of Government-wide Policy](#). Sustainability initiatives are driven at the agency level by our Senior Sustainability Advisory Group, which is composed of sustainability experts within each of our business lines. The Group meets monthly or as needed to coordinate implementation of activities in this Plan. Major initiatives receive approval from and are directly overseen by our Administrator, Service Commissioners, and Associate Administrators.

Sustainability priorities and notable results within our business lines include:

Real Estate: GSA's real estate organization, the [Public Buildings Service \(PBS\)](#), provides safe, healthy, and efficient workplaces for over 1.1 million Federal employees across approximately 370 million square feet of space. This centralized role in real estate management allows GSA to lead the way for other agencies in adopting and demonstrating efficient, cost-saving practices and solutions. GSA's headquarters building and regional offices provide flexible, open-plan workspaces for employees, with health-promoting features like daylighting and opportunities for movement around the buildings. Together with GSA's adoption of telework policies and technologies, these features save space and costs, facilitate collaboration, and promote employee health and satisfaction.

GSA tracks and reports on sustainability metrics such as energy and water intensity, greenhouse gases, and sustainable buildings, as applicable based on the specific metric, for applicable GSA-managed buildings occupied by GSA employees and federal agency tenants. Thus, GSA effectively manages and reports on energy and sustainability goals for a large percentage of Federal civilian workspace. To avoid double counting, sustainability metrics for GSA-managed buildings are reported only by GSA, not by tenant agencies.¹ In reporting these metrics, GSA does not distinguish between space occupied by GSA employees and space occupied by other agencies.

¹ GSA employs approximately 0.6% of Federal civilian employees, but manages approximately 32% percent of civilian agencies' square footage recorded in FRPP.

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For GSA, sustainability begins with high-performance building design, by requiring compliance with the [Guiding Principles for Sustainable Federal Buildings](#) (Guiding Principles) for all new construction and major modernization projects through its [Facilities Standards](#) (P100). GSA then works to operate buildings as efficiently and cost-effectively as possible. By striving for annual improvement in energy and water efficiency targets (as required by the Energy Independence and Security Act of 2007 and related laws), GSA is reducing energy and water costs, while conserving resources, reducing pollution, and improving tenant satisfaction and performance. GSA also works to assess and mitigate risks to critical infrastructure—both to GSA-managed buildings and supplier-managed resources such as mission-critical energy and telecommunications networks—enhancing mission surety for GSA’s tenant agencies while managing a serious and growing fiscal risk highlighted in the U.S. Government Accountability Office’s 2019 High Risk report.

Procurement: GSA’s procurement and fleet services organization, the [Federal Acquisition Service \(FAS\)](#), centralizes contracting processes for over \$55 billion in annual contract spend government-wide. As the lead agency for 6 out of 10 categories within the Federal [Category Management](#) system, GSA ensures that its Best In Class category management contracts and other government-wide acquisitions meet or exceed Federal sustainability requirements. Attention to sustainability in government-wide procurements forms the foundation of GSA’s sustainable acquisition program, as a large volume of GSA’s approximately \$10 billion in internal annual contract spend is directed through our government-wide acquisition contracts.

Fleet: GSA [manages over 218,000 vehicles](#) used by other agencies, providing them access to low greenhouse gas (GHG), hybrid, electric, and alternative-fuel vehicles, vehicle charging systems, and management and maintenance services. In FY 2019, GSA established a blanket purchase agreement to make [telematics](#) standard across its managed fleet. Telematics devices will transmit data on vehicle speed, idling, fuel consumption, and other vehicle diagnostic data automatically to GSA, allowing both GSA and agencies to pursue cost-saving improvements in vehicle efficiency, maintenance, and accident prevention. As with real estate and procurement, GSA’s management of fleet vehicles on behalf of other agencies forms the foundation of our internal fleet sustainability, because GSA’s internal-use fleet comprises fewer than 1,000 vehicles (less than 0.5%) drawn from the broader GSA-managed fleet. As a fleet user, GSA has reduced its internal fleet petroleum consumption by over 62% since FY 2005, while studying and piloting initiatives to reduce fleet use further by providing GSA employees with access to commercial short-term rental and ride-hailing services.

Policy, Technology, and Shared Services: GSA takes a lead role in facilitating Federal sustainability policy and compliance through its [Office of Government-wide Policy](#) (OGP), which is designated to collect and analyze Government-wide fleet and real estate data. OGP provides [shared services](#) and systems to support cross-agency initiatives such as the [President’s Management Agenda](#) and [Executive Councils](#). OGP also develops and publishes best practices for high-performance buildings, and recommends third-party sustainable building standards for Federal use. OGP issues the [Federal Management Regulations](#) and provides agencies with access to guidance and best practices through tools like the [Sustainable Facilities Tool](#), [Green Procurement Compilation](#), and [GSA Bulletins](#).

GSA employees take pride in our stewardship of taxpayers’ dollars and of the services and workplaces we provide for agencies. We look forward to continuing to work toward a prosperous and resilient future with other Federal agencies, businesses, civic organizations, and the American people.

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Implementation Summary: Facility Management

1. FACILITY ENERGY EFFICIENCY

FY 2018 Energy Intensity Progress [Btu/gross square foot (GSF)]:

29.8% reduction from FY 2003

0.3% increase from FY 2017

FY 2019 - FY 2020 Plan:

0.25% reduction in FY 2019 from FY 2018

0.25% reduction in FY 2020 from FY 2019

Implementation Status:

In accordance with DOE FEMP guidance, GSA reports on energy performance for all buildings where GSA pays energy bills, the majority of which are occupied by tenant agencies. In FY 2018, GSA avoided over \$91 million in energy utility costs² through energy efficiency and negotiated utility contracts across both GSA-occupied space and space occupied by other Federal agencies. These efforts have benefitted Federal agencies and taxpayers by lowering utility bills, while saving enough energy in FY 2018 to power over 90,000 homes—energy that was instead available for American consumers, industry, or export.

As one of the largest public real estate organizations in the United States, GSA's Public Buildings Service owns and leases over 8,700 assets and maintains an inventory of approximately 370 million rentable square feet of workspace, including over 470 historic properties. In FY 2018, GSA completed 27 capital projects valued at \$548 million and had an additional 90 projects valued at \$3.3 billion in progress. One of GSA's major energy strategies is to require all new construction and major renovation projects for GSA-managed space (both GSA employee and tenant occupied) to use 30% less energy than required by the American National Standards Institute's ANSI/ASHRAE/IES [Standard 90.1](#) (the national commercial building code designated by Energy Policy Acts) and to be certified as [LEED](#) Gold or above. For example, last year, GSA completed renovations to the Philip Burton Federal Building and U.S. Courthouse in San Francisco. Despite increased occupancy, the upgrades to the roof and envelope resulted in a building that uses 17% less energy and saves \$200,000 per year in energy costs compared to the pre-project baseline.

GSA's energy use per square foot increased slightly between FY 2017 and FY 2018 largely as a result of more challenging weather conditions in FY 2018, which required higher energy use for both heating and cooling buildings. These weather conditions affected GSA broadly over most of the country. Compared to FY 2017, the number of heating degree days in FY 2018 was 10.4% higher on a national average basis, and the number of cooling degree days was 10.0% higher.

Priority Strategies & Planned Actions

GSA has initiated a strategic priority around optimization of the Federal footprint and reduction of our leased portfolio, which will reduce GSA's absolute energy consumption and energy, water, and lease costs. A key component is optimizing utilization rates of our buildings, enabling agencies to do more work in less space. In FY 2018, GSA reduced its owned and leased inventory by 3 million square feet. GSA expects to report further progress on this priority in our FY 2020 sustainability plan.

GSA uses a wide variety of cost-effective strategies to reduce energy consumption per square foot, including:

² Based on the reduction in GSA's Btu/GSF since FY 2003, applied to GSA's FY 2018 portfolio at FY 2018 energy prices.

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- No-cost strategies, like paying close attention to temperature settings, operating schedules, and routine maintenance;
- Low-cost / high payback strategies, like installing LED lights and low-flow water fixtures as part of smaller renovations and utilizing our utility billing system (Energy Usage Analysis System), advanced metering, and energy management analytical systems such as GSA Link to optimize facility operations;
- Disposal and congressionally funded renovation of older buildings and construction of more efficient new buildings, as directed by Congress; and
- Major renovations funded through public-private partnerships [such as Energy Savings Performance Contracts (ESPC) or Utility Energy Savings Contracts (UESC)].

Increasing GSA's proportion of high-performance buildings, as discussed in section 5 below, continues to be a strategy for improving facility energy efficiency. GSA's 2018 study, [The Impact of High-Performance Buildings](#), compared the actual performance over 3 years of 100 GSA high-performance buildings (as measured by Guiding Principles compliance) to 100 GSA legacy stock buildings. The study found that high-performance buildings used 23% less energy per square foot than typical buildings. They also used 28% less water, produced 9% less landfilled waste, and cost 23% less overall to operate. In FY 2019 and FY 2020, GSA is building on this research by investigating improvements to our accounting and project tracking systems that can help us better understand the actual cost savings associated with specific types of building improvements, and we are incorporating proven tactics and technologies into our existing buildings with below-average performance.

2. EFFICIENCY MEASURES, INVESTMENT, AND PERFORMANCE CONTRACTING

FY 2018 Performance Contracting – Investment value and number of new projects awarded:

\$27.5 million / 4 projects in FY 2018

FY 2019 - FY 2020 Plan:

\$13 million / 2 to 3 projects in FY 2019

\$10 million / 2 to 3 projects in FY 2020

Implementation Status:

To reduce energy and water use via building upgrades that are cost-effective over their service life—but beyond currently limited capital budgets—GSA uses performance contracts, including ESPCs and UESCs. These contracts leverage private-sector financing for immediate upgrades and repay this investment over time using funds that are made available by the reductions in utility costs achieved by the project. GSA pays for performance contracts from its existing utilities budget and works to structure new contracts to be budget-neutral and to require no up-front expenditures where possible.

Each GSA ESPC and UESC “project” can cover multiple buildings. As with other metrics, GSA reports on ESPC and UESC projects across GSA's managed building portfolio, including a large majority of tenant-occupied buildings. In FY 2019, GSA is planning for 2 ESPC projects and 1 UESC project, covering a total of 28 buildings with over 5 million total GSF. Planning of these large ESPC and UESC projects is complex and highly uncertain, and it is common for plans and totals to change while in development. From FY 2012 to FY 2018, GSA awarded over \$572 million in performance contracts—an aggressive, Government-leading rate that has made highly cost-effective projects more difficult to find and develop in FY 2019 and FY 2020.

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Priority Strategies & Planned Actions

GSA continues to pursue ESPCs and UESCs where the Government will receive the most benefit based on existing infrastructure needs and energy and water usage. GSA continues to refine its portfolio project development approach with an enhanced facility and opportunity analysis that considers energy and water use, utility costs, mechanical operations and maintenance, and location-related factors. GSA expects that continuing these actions will allow us to meet our ESPC targets in FY 2019 and FY 2020.

3. RENEWABLE ENERGY

FY 2018 Renewable Electricity Use:

10.8% of total electricity in FY 2018

FY 2019 - FY 2020 Plan:

At least 7.5% of total electricity in FY 2019

At least 7.5% of total electricity in FY 2020

Implementation Status:

As with other metrics, GSA reports on renewable energy use across GSA's managed building portfolio, including a large majority of tenant-occupied buildings. While GSA's target for FY 2019 and FY 2020 is 7.5% consistent with the Energy Policy Act (EPA) of 2005, GSA anticipates exceeding the target based on current energy supply contracts and onsite resources. GSA's use of renewable energy, required by EPA, supports American jobs, increases the diversification and security of U.S. energy supplies, and provides GSA with energy at competitive rates. Other forms of clean energy, such as our modern, gas-fired combined heat and power system in White Oak, Maryland, contribute further cost savings and add resilience to GSA's energy supply, while reducing air pollution in our local communities.

In FY 2018, GSA purchased approximately 80% of its renewable electricity from off-site generators via long-term supply contracts at extremely competitive rates in deregulated markets. For example, one new supply contract [will provide 100% clean power for 99 GSA accounts while saving approximately \\$8.23 million over the next 5 years](#). GSA's remaining renewable energy in FY 2018 resulted from continued production of GSA-owned, on-site generation at our facilities.

Priority Strategies & Planned Actions

GSA expects to continue purchasing the majority of renewable electricity in FY 2019 and FY 2020 via existing, long-term energy supply contracts (bundled off-site renewable energy purchases). To improve the cost-effectiveness of our energy strategy, GSA sells renewable energy credits generated by our on-site power systems in certain high-value markets, such as Washington, DC. These sales reduce our reportable renewable energy use by small increments that are not needed to meet our targets, while generating significant revenue. GSA continues to install new on-site renewable energy generation as part of new construction and major modernization projects, where cost effective. In accordance with Section 433 of the Energy Independence and Security Act of 2007 (EISA), GSA requires that designs for such projects designate on-site renewables for future installation sufficient to make all projects Energy Net-Zero ready on a source energy basis.

4. WATER EFFICIENCY

FY 2018 Water Intensity Progress (Gal/GSF):

27.9% reduction from FY 2007

1.0% increase from FY 2017

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FY 2019 - FY 2020 Plan:

- 0.1% reduction in FY 2019 from FY 2018
- 0.1% reduction in FY 2020 from FY 2019

Implementation Status:

Since FY 2007, GSA has reduced water use intensity (gallons per GSF) by nearly 28%. In FY 2018 alone, GSA avoided over \$14.6 million in water utility costs through water efficiency and monitoring efforts.³

Priority Strategies & Planned Actions

As discussed above under Energy, optimizing the Federal footprint, including reducing the size of our owned and leased portfolios, is a strategic priority for GSA and will reduce our total water consumption and costs.

GSA's primary strategies for increasing water efficiency per square foot are:

- Aggressive monitoring and detection to find repair and upgrade opportunities. GSA will review percentage variances in water bills by site using GSA's Energy Usage Analysis System to validate data and identify target areas for repairs and cost-effective upgrade opportunities, and will ensure all cost-effective measures are being pursued subject to funding availability.
- Use of the U.S. Environmental Protection Agency (EPA) [EPA WaterSense](#) and low-flow fixtures.
- Use of chemical- and electrostatic-based alternative technologies to reduce cooling tower scale build-up with reduced water disposal/flushing. Up to 28% of water use in typical commercial buildings is used by cooling towers or other heating and cooling systems. GSA has [evaluated](#) (and approved for ongoing use in our portfolio) several alternative technologies that reduce cooling tower water use by at least 25%, with payback in as little as 2 years.
- Installation of drought-tolerant and native landscaping, efficient irrigation, and non-potable irrigation, as appropriate.

GSA expects that these strategies will be sufficient to meet our targets in FY 2019 and FY 2020.

5. HIGH PERFORMANCE SUSTAINABLE BUILDINGS

FY 2018 Sustainable Buildings Progress:

- 226 sustainable Federal buildings
- 23.5% of buildings / 34.5% of gross square footage

FY 2019 - FY 2020 Plan:

- 24.1% of buildings (≥10,000 GSF) in FY 2019
- 24.6% of buildings (≥10,000 GSF) in FY 2020

Implementation Status:

As with other metrics, GSA reports on sustainable buildings achievement across GSA's managed building portfolio, including a large majority of tenant-occupied buildings. GSA-managed buildings are reported as sustainable only by GSA, not by the tenant agencies. GSA centrally tracks sustainable buildings at the national level, and each GSA region commits to its own target for increasing sustainable buildings. In addition to requiring that all new buildings be sustainable (if practicable), GSA upgrades existing buildings to be sustainable where possible and seeks to increase its overall sustainable building percentage annually.

GSA's sustainable building strategies, initiatives, and actions include:

³ Based on the reduction in GSA's Gal/GSF since FY 2007, applied to GSA's FY 2018 portfolio at FY 2018 water prices.

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- **Tracking tools and certifications:** GSA tracks owned building performance using multiple Federal and third-party tools, including the [Guiding Principles](#), [Fitwel](#), [Smart Location Calculator](#), and [LEED](#). As of FY 2018, GSA owned 226 Guiding Principles compliant buildings, 159 LEED certified buildings, and 106 Fitwel certified buildings. Of GSA's owned buildings, 23.5% (or 34.5% of gross square feet [GSF]) are compliant with the Guiding Principles for Sustainable Federal Buildings. GSA has instituted a robust Guiding Principles program to identify, review, and track buildings for initial Guiding Principles compliance and to revalidate these buildings' continued high-performance and Guiding Principles compliance.
- **Sustainable leases:** GSA's leased inventory in FY 2018 encompassed 182 million rentable square feet. GSA's standard lease template incorporates up to three dozen clauses (depending on the lease size) for sustainable products and practices, in alignment with the Guiding Principles. GSA continues to monitor compliance with the Guiding Principles and counts leases as Guiding Principles compliant when they are located in a third-party green certified building or include all mandatory GSA green lease clauses. Guiding Principles compliance in GSA leases more than doubled from 10.6% of leases in FY 2012 to 22.3% in FY 2018, with 1,268 leases in 1,053 leased buildings now meeting the Guiding Principles. Within GSA's total leased inventory, 4.6% of leases were third-party LEED or [Green Globes](#) rated, and 10.7% were [Energy Star](#) labeled.
- **Resilience and Risk Management:** Per the [Government Accountability Office's 2019 "high risk" list](#), "Disaster costs are projected to increase as extreme weather events become more frequent and intense," and these risks to federally owned infrastructure "represent a significant Federal fiscal exposure." Per 31 U.S.C. § 3512(c)(1)(B), agencies must safeguard Federal assets against waste, loss, and misappropriation. GSA is therefore responsible for designing and protecting Federal assets to withstand the observed and expected changes in environmental conditions for their expected service life of 50 to 100 years. To manage these risks, GSA implements tailored risk management and collaboration methods, shares lessons learned inside and outside of GSA, builds capacity in our real estate and supply chain risk management programs, and refines our activities based on the knowledge gained from these experiences.
- **Advanced Technologies:** GSA invests in next-generation building technologies based on their actual performance and recommends such technologies for broad deployment only after they have demonstrated good financial payback, cybersecurity, and claimed performance factors via actual installation and operation in the real world of our portfolio of buildings. Technologies that GSA has recently recommended for broader deployment in Federal facilities include variable-speed maglev and direct-drive screw chillers, alternative water treatment technologies for cooling towers, low-e window retrofits, and LED lighting upgrades. Over the past 5 years, GSA has deployed these and other advanced technologies in over 200 GSA-owned Federal buildings, resulting in annual savings of \$7 million.
- **Sustainable Locations and Sites:** To inform its sustainable siting decisions, in accordance with the Guiding Principles, GSA has developed a [Smart Location Calculator](#), which displays a Smart Location Index (SLI) for any U.S. address. SLI is a 0-100 score combining transit usage, transit walkability, and vehicle miles traveled for typical commutes to a given location. SLI represents the relative pollution and traffic impacts of commuting to different locations within a region. GSA is working to update this tool in 2019 based on the latest available data. To promote sustainable site development, GSA also requires Silver certification through the [Sustainable SITES Initiative](#) for new construction and major renovation of GSA-managed buildings, where feasible and not in conflict with other siting requirements. SITES-certified landscapes

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help reduce water demand, filter and reduce stormwater runoff, provide wildlife habitat, reduce energy consumption, improve air quality, improve human health, and increase outdoor recreation opportunities.

- **Sharing Best Practices:** GSA's [Sustainable Facilities Tool](#) (SFTool) consolidates high-performance building and product information to help building professionals inside and outside of GSA reduce operating costs and conserve resources through strategies such as Cost Effective Upgrades, Solid Waste Management, and Facility Management Best Practices. SFTool helps Federal users understand these detailed topics in the context of broader Federal requirements by linking them directly to the relevant sections of Executive Order 13834 and the Guiding Principles.

Priority Strategies & Planned Actions

GSA plans to increase its percentage of Guiding Principles compliant buildings by 0.5% in FY 2019 and another 0.5% in FY 2020 by reviewing and bringing additional owned, existing buildings into Guiding Principles compliance. GSA's Guiding Principles program centrally tracks Guiding Principles buildings and supports regional planning for both building revalidation and initial Guiding Principles compliance reviews for existing buildings. Regional plans for initial compliance for additional existing buildings are based on portfolio reviews of key performance metrics, no-cost and low-cost areas for performance improvement, and coordination with efforts to meet statutory requirements—e.g., energy audits required by section 432 of the Energy Independence and Security Act of 2007.

In FY 2019 and FY 2020, GSA will also improve and streamline the following high performance buildings strategies:

- **Sustainable Materials:** In FY 2018, GSA revised its [P100 Facilities Standards](#) to apply to smaller construction projects. In FY 2019 and FY 2020, GSA will continue working to fully integrate the use of sustainable building materials into these projects, including by bringing P100 product standards into alignment with the [Green Procurement Compilation](#) (see Cross-Cutting Operations, below).
- **Simplifying Leasing Compliance with Guiding Principles:** GSA will increase its facility size threshold for monitoring Guiding Principles compliance from 5,000 to 10,000 square feet across the leased portfolio to align with the threshold for tracking owned buildings. GSA will also set a full-building occupancy threshold for some green lease requirements and replace certain detailed green product language in leases with broader and more flexible references to the Green Procurement Compilation.
- **Design and Construction Excellence:** Design and Construction Excellence Policy and Procedures will be released in FY 2019 and will include integrated reviews to better integrate sustainability into the design and construction of projects while integrating operational excellence. This review will provide long-term savings in energy, water, and operation costs of GSA's owned assets.

6. WASTE MANAGEMENT AND DIVERSION

FY 2018 Non-hazardous Waste Management and Diversion:

46,650 tons of non-hazardous solid waste generated*

36% sent to treatment and disposal facilities

*not including construction and demolition waste

Implementation Status:

GSA tracks diversion of municipal solid waste from GSA-owned buildings, the majority of which are occupied by tenant agencies. GSA does not track waste hauling or diversion from leased buildings, where waste hauling is handled by the lessor. Reducing and diverting solid waste (through reuse, recycling, and composting) conserves landfill space, avoids pollution, and reduces the costs of waste hauling and disposal.

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GSA implements solid waste diversion and recycling programs through contract specifications for the cleaning and maintenance of owned buildings, and maintains a solid waste diversion tracking system. GSA has consistently held an annual 50% waste diversion target and will continue to implement strategies to surpass this target.

In FY 2018, GSA diverted 64% of the non-hazardous municipal solid waste generated in our owned buildings. GSA's target is to divert a minimum of 50% of non-hazardous municipal solid waste each year. Through sales of recycled materials in FY 2018, GSA collected and distributed over \$170,000 to Federal tenant agencies and GSA's Child Care Tuition Assistance Program.

In addition to municipal solid waste, GSA real estate operations generate a significant volume of construction and demolition waste. GSA tracks diversion of this waste stream for all construction or modernization projects \$25,000 and larger. In FY 2018, GSA diverted 78% of construction and demolition debris.

GSA's [GSAXcess](#)® program facilitates reuse of excess and surplus Federal personal property like furniture, motor vehicles, computers, and other equipment by transferring it to other Federal agencies or State Agencies for Surplus Property for subsequent donation to eligible non-Federal entities. In FY 2018 alone, GSAXcess® enabled the reuse of over \$1.6 billion worth of such items from dozens of agencies, keeping these items out of the solid waste stream while stretching taxpayer dollars.

Priority Strategies & Planned Actions

In FY 2019 and FY 2020, GSA will continue to implement the above strategies to ensure that the amount of non-hazardous solid waste sent to treatment and disposal facilities is less than 50% of the total waste generated.

Implementation Summary: Fleet Management

1. TRANSPORTATION / FLEET MANAGEMENT

FY 2018 Petroleum Reduction Progress (Gal):

62.8% reduction in petroleum fuel since FY 2005

0.5% increase in petroleum fuel since FY 2017

FY 2019 - FY 2020 Plan:

1.0% reduction in FY 2019 from FY 2018

1.0% reduction in FY 2020 from FY 2019

Implementation Status:

As required by statute, the metrics and targets above refer to GSA's internal-use vehicle fleet, which is a small sub-component of the fleet of over 218,000 vehicles which GSA manages for government-wide use. GSA has significantly reduced its internal fleet use in recent years via increased use of virtual meetings and telework, short-term rentals, and other cost-saving strategies. GSA reduced its internal vehicle usage from 1,217 vehicles in FY 2012 to 975 in FY 2018, while replacing eligible vehicles with zero-emission, low-GHG, and alternative fuel vehicles. As of FY 2018, GSA's internal-use vehicles included 22 battery electric vehicles (2.2%), 327 hybrid electric vehicles (33.5%), 124 low-GHG gasoline vehicles (12.7%), and 363 E-85 vehicles (37.2%). These actions have shown results, allowing us to reduce petroleum fuel use by 62.8% since FY 2005. As of FY 2018, GSA's alternative fuel use as a percentage of total covered fleet fuel use was 2.2%, and our percentage of covered AFV acquisitions (with bonus credits) was 76.7%.

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Sustainability improvements to GSA's managed fleet of over 218,000 vehicles form the foundation of our internal fleet management strategy, since vehicles used by GSA are drawn from the managed fleet. These broader strategies include:

- **Efficient and alternative fuel vehicles:** GSA maintains an open contract solicitation in order to acquire the latest [hybrid electric, alternative fuel, low-GHG](#), and other emerging technologies as soon as they become available. From FY 2017 to FY 2018, GSA increased its fleet of fully electric and plug-in hybrid vehicles by 36%, to 1,205 vehicles, and increased its fleet of gasoline hybrid vehicles by 9.5%, to 22,575 (or 10.7% of the overall fleet). On average, the published MPG of new light-duty vehicles added to the fleet in FY 2018 was 11.5% higher than the vehicles they replaced.
- **Electric Vehicles and Charging Stations:** GSA has developed a cost-effective, streamlined [solution](#) to acquire charging infrastructure and used it in FY 2018 to acquire 24 charging stations, worth over \$168,000, which were installed in both GSA-managed buildings and those managed by other agencies. In FY 2018, GSA also integrated vehicle charging into its P100 Facilities Standards applicable to GSA-managed buildings, which now require 2 charging stations for parking lots with up to 50 personally owned vehicle (POV) spaces; 5 stations for lots with 50 to 100 POV spaces; and chargers equal to 6% of spaces for larger lots.

Priority Strategies & Planned Actions

In FY 2019 and FY 2020, GSA will pursue additional fuel savings by continuing to reduce vehicle usage and by using more low-GHG and zero emission vehicles. We will also continue our focus on cost-effective procurement of low-emission vehicles and fleet support systems. An additional priority in FY 2019 and FY 2020 is [telematics](#). GSA Fleet awarded a Blanket Purchase Agreement in FY 2019 to leverage telematics technology at competitive prices. To assist in meeting sustainability mandates and improving fleet management practices, GSA will standardize this offering in all vehicles by equipping a percentage of new replacement vehicles with telematics (as well as some retrofits) in FY 2019 and continuing to phase in replacement-eligible vehicles each year. This large-scale telematics deployment will help improve fleet data availability and integrity and automate manual processes across the GSA fleet.

Implementation Summary: Cross-Cutting Operations

1. SUSTAINABLE ACQUISITION / PROCUREMENT

FY 2018 Sustainable Acquisition Progress:

18.40% of contract actions and 19.01% of obligations (in dollars), for a total of \$2.523 billion in contract actions with statutory environmental requirements.

Implementation Status:

GSA requires all mandatory environmental clauses within every applicable product and service acquisition, evaluates its achievement annually, and provides regular training for its acquisition workforce. GSA's internal acquisition spend volume, reflected in the progress statistics above, represents only a fraction of the approximately \$55 billion in annual acquisition spend GSA manages government-wide. As such, GSA's sustainability strategies for government-wide acquisitions form the foundation of our internal performance reflected above. These strategies include:

- **Product and Services Contracts:** GSA screens all contracts for compliance with Federal sustainable acquisition requirements. Many larger contracts are also reviewed for potential additional value-

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added sustainability features, such as requirements for contractor energy and GHG reporting and environmental risk management.

- **The Green Procurement Compilation (GPC)**, a comprehensive resource for GSA and other Federal purchasers, organizes information from Federal environmental programs in one place, allowing easy identification of statutory and recommended Federal green purchasing requirements for a given product or service.
- **Supply Chain Engagement:** GSA encourages major Federal suppliers to adopt cost-saving sustainability and risk management practices, and tracks their progress via the [Federal Supplier Energy & Risk Management Tool](#). This tool displays contractor practices in the context of Federal contract spending, allowing GSA to quickly assess their progress and tailor strategies for encouraging further cost and risk reductions. As of FY 2018, this supplier engagement program covered 197 companies representing over 64% of GSA's addressable⁴ internal contract spending, and over 56% (over \$242 billion) of all addressable Federal contract spending). Of these companies, 56 (representing 38% of addressable Federal spending) reported active programs to manage energy and climate related risks, while 53 (representing 41% of addressable Federal spending) disclosed over \$1.1 billion in annual savings from energy efficiency projects in FY 2018.
- **Sustainable Acquisition Training:** GSA offers several sustainable acquisition training courses for the Federal acquisition workforce. Two courses, entitled "GSA Schedules and Sustainable Acquisition" and "How to Integrate Green into Acquisitions," are available online as part of the Defense Acquisition University. GSA employees completed these two courses a combined 687 times in FY 2018, resulting in issuance of 1,207 continuous learning points (CLPs).

Priority Strategies & Planned Actions

In FY 2019 and FY 2020, GSA is working to analyze our areas of strength and weakness in sustainable procurement in order to better isolate areas for improvement and develop internal milestones, targets, and strategies. To improve data accuracy, in FY 2018, GSA partnered with EPA to implement an enhanced process to increase the accuracy of products designated as ENERGY STAR certified on GSA Advantage!® to above 95%. GSA and EPA maintained the 95% accuracy rate in FY 2019. GSA is continuing to collaborate with EPA to implement enhanced processes for other EPA Environmental programs, with a focus on WaterSense in FY 2019. In FY 2019 and FY 2020, GSA will also continue to implement and refine the strategies discussed under Implementation Status above.

2. ELECTRONICS STEWARDSHIP

FY 2018 Electronics Stewardship Progress:

- 100% of newly purchased or leased equipment met energy efficiency requirements
- 100% of equipment with power management enabled*
- 100% of electronic equipment disposed using environmentally sound methods

**excluding exempted equipment*

Implementation Status:

Unlike many other metrics in this plan, GSA's electronics stewardship metrics above refer only to GSA's internal purchases and use of equipment. Although GSA also makes sustainable electronics, IT services, and

⁴ Because GSA's Federal Supplier Energy and Risk Management program focuses on "other than small" businesses, the percentages in this paragraph do not include the approximately 29% of GSA spending and 23% of all Federal spending that is awarded to small business contractors.

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electronics stewardship guidance available to other agencies, they are responsible for tracking and reporting their own electronics stewardship metrics.

Information Technology products and data centers contribute significantly to GSA's energy and waste footprints. Since FY 2007, and continuing in FY 2018 and FY 2019, 100 percent of GSA's computers were power-management enabled. GSA has eliminated nearly all use of personal printers, and shared printers are set to print double-sided and black-and-white by default. In FY 2018, all GSA e-waste was disposed of using Blue Earth, [UNICOR](#), or an [R2](#) or [E-stewards](#) certified private recycler. In FY 2019, GSA was awarded the highest [EPEAT Purchaser Award](#) (5-star award) from the Green Electronics Council, recognizing our purchases of five categories of sustainable electronic products and resulting energy and cost savings.

Priority Strategies & Planned Actions

GSA's internal policy is to purchase only electronic products that are [Federal Energy Management Program](#) designated, Energy Star qualified, and/or meet the [Electronic Product Environmental Assessment Tool](#) Silver or Gold standard. GSA plans to maintain this strategy, along with the actions under Implementation Status above, in FY 2019 and FY 2020.

3. GREENHOUSE GAS EMISSIONS

FY 2018 Scope 1 & 2 Greenhouse Gas (GHG) Emissions:

- 40.7% reduction from FY 2008
- 2.8% reduction from FY 2017

Implementation Status:

Reducing GHG emissions helps reduce physical infrastructure risks while increasing GSA's operational efficiency and lowering energy and water costs. Perhaps more importantly, it is an integrative measure of performance for GSA as an organization. In FY 2018 and FY 2019, GSA:

- Worked to consolidate and improve the efficiency of our buildings and vehicle fleet, as discussed above.
- Avoided over 78,000 metric tons CO2 equivalent of GHG emissions in FY 2018 by purchasing renewable electricity.
- Continued working with lessors, including requiring energy reporting, to reduce our Scope 3 emissions from leased office space.
- Continued working via the CDP (formerly Carbon Disclosure Project) to encourage cost-effective energy efficiency, risk reduction, and GHG mitigation investments by our suppliers and contractors.

Priority Strategies & Planned Actions

GSA's largest sources of Scope 1 and 2 GHG emissions are workspaces GSA manages on behalf of other agencies, with internal fleet vehicle use a negligible factor (less than 0.2% of total Scope 1 and 2 emissions). Our largest sources of Scope 3 emissions are workspaces leased from the private sector, and contractor emissions related to purchased products and services. In FY 2019 and FY 2020, GSA will continue to cost-effectively implement the energy efficiency and renewable energy related actions discussed above. GSA expects these actions to continue to reduce GHG emissions from GSA's internal operations, those of other Federal agencies who work with GSA, and our shared suppliers and contractors.