



The Solutions Network



Greening and Growing Your Own
Service Contracts

GSA Building Inventory



Largest civilian landlord in the U.S. Government

- Over 1.1 million Federal employees housed in PBS space

PBS Inventory

- Over 1,600 owned buildings/properties: 180 million sq.ft.
- Over 7,100 leased buildings/properties: 159 million sq. ft.
339 million sq. ft.



Background



- EO 13101 – include environmental and recycling provisions in the acquisition of leased space
- EO 13123 – incorporate lease provisions that encourage sustainable design and energy efficiency



Background



- Internal directives
- PBS mission
- Energy efficiency, recycling & use of environ. products make good business sense
- Tenant agencies are asking for healthy work environments



Challenge



Finding “artful compromises”

- Sustainable design
- Aesthetic considerations
- Economics/cost
- Functionality
- Other program initiatives



New SFO Paragraphs



- Construction Waste Management
- Salvaged or Re-used Building Material
- Recycled Content Products
- Indoor Air Quality During Construction
- Environmentally Preferable Products





- Environmentally preferable products
 - products that have a lesser or reduced effect on human health and the environment when compared to other products and services that serve the same purpose.





- Comprehensive Procurement Guidelines
 - Agencies are required to procure and use items with recovered content which meet or exceed the EPA guidelines



Modified SFO Paragraphs



- Landscaping
- Floor Coverings
- Ceilings
- Painting
- Energy Cost Savings
- Lighting
- Janitorial Services



EPA Regional Headquarters

Philadelphia, PA



- Cost no more than similar type space
- Rental rate is better than standard Class A space in Philadelphia
- 1st qtr. 2000 Class A rental rates in Philadelphia averaged \$26.62/sf
- This building's composite rates never exceed \$23.55/sf





EPA Regional Office, Philadelphia, PA



EPA Regional Office, Philadelphia, PA

EPA Regional Headquarters

Kansas City, KS



- No additional cost to build
- Off the shelf solutions
- High tenant satisfaction
- Rental rate for Class A space in Kansas City, KS
~ \$ 22.00/SF
- Rental rate for this building is \$19.57/SF





EPA Regional Headquarters, Kansas City, KS



EPA Regional Headquarters, Kansas City, KS



EPA Regional Headquarters, Kansas City, KS

EPA Northeast Regional Laboratory

Chelmsford, MA



- LEED™ Gold v.1.0
- Commitment to “Walk the Talk”
- Active solar power and lighting
- Efficient heating and cooling systems
- Xeriscape landscape design
- Blasted rock outcroppings used on site





EPA Laboratory, Chelmsford,MA



EPA Laboratory, Chelmsford, MA



EPA Laboratory, Chelmsford,MA



EPA Laboratory, Chelmsford, MA

GSA Mid-Atlantic Regional Office

Philadelphia, PA



- 1931 historic department store
- 165,000 sf, 8th – 10th floors
- 11' ceiling height
- Raised floor for wiring, flexible furniture
- Integrated Workplace Pilot

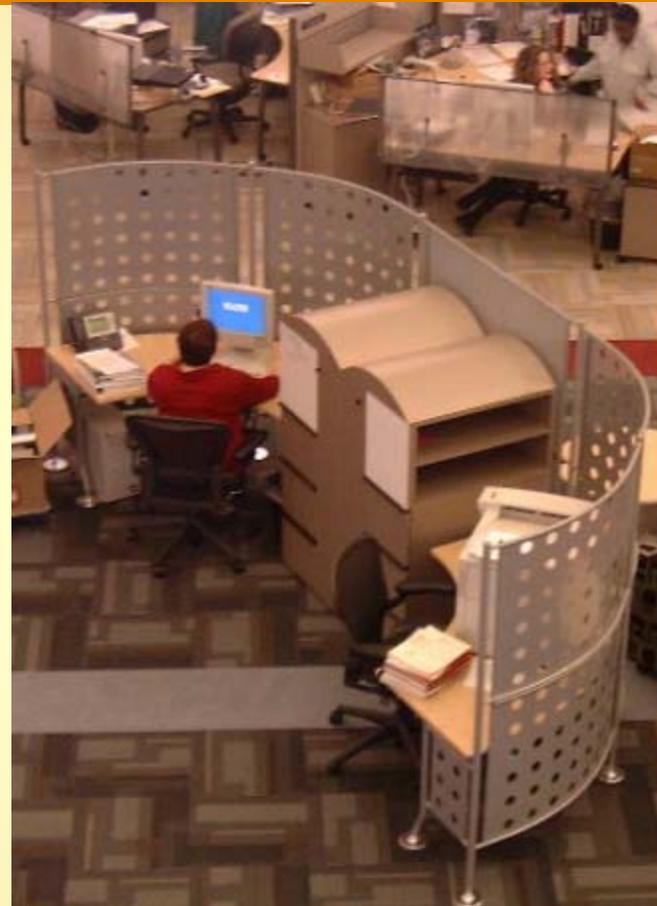




GSA Regional Office, Philadelphia, PA



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Other Green Leases



- EPA, Kansas City, KS
- EPA, Arlington, VA
- EPA, Denver, CO
- NPS, Omaha, NE
- NPS, Anchorage, AK
- DOT, Washington, DC
- IRS, Ogden, UT
- CIS/ICE, Omaha, NE



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