



Energy Efficiency

at

National Capitol Region

U.S. General Services Administration

Rick Khan, P.E
Principal Deputy Regional Commissioner
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GSA Public Buildings Service

- Owns 1,600 buildings, 178 million square feet (50%)
- Leases 7,100 buildings, 177 million square feet (50%)
- Total of 354 million square feet

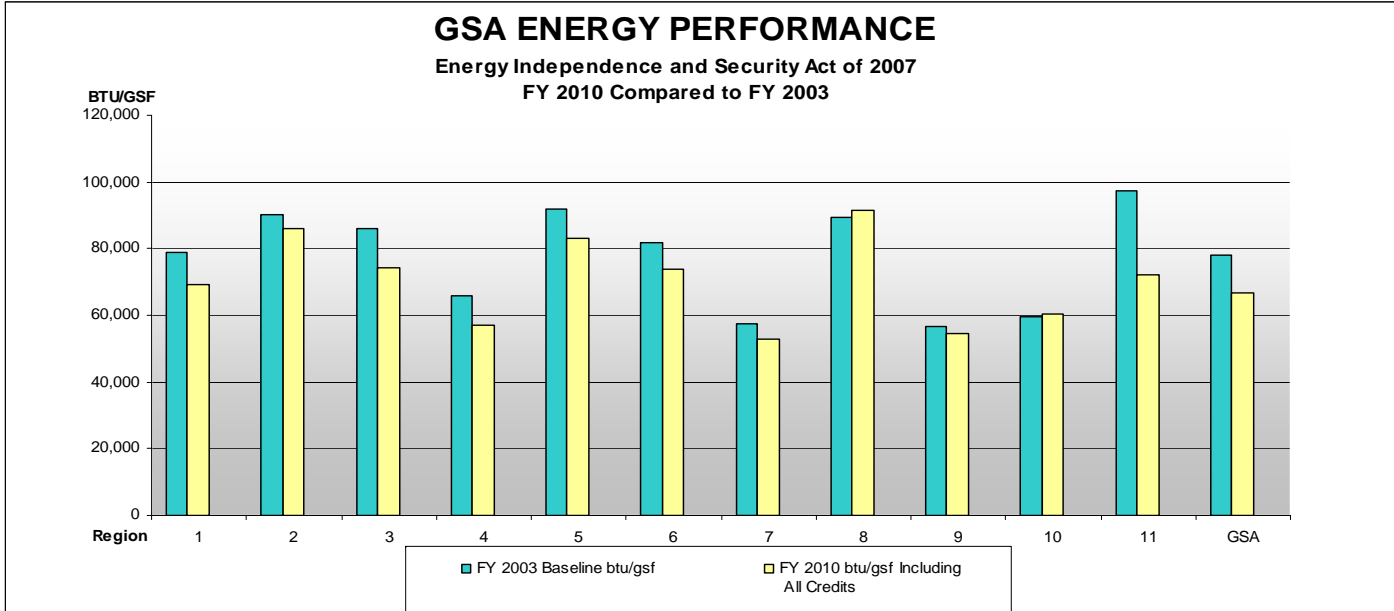
GSA/NCR Public Buildings Service

- Owns 195 buildings, 53 million square feet (56%)
- Leases 493 buildings, 41 million square feet (44%)
- Total of 94 million square feet



GSA/NCR “Goal Tracked” Inventory

- 42 Federally Owned Buildings (24.6M SqFt)
- 30 Leased Buildings (4.2M SqFt)
- 28.8M Total Square Feet of Space
- \$92.4M Average Annual Utility Budget



Region	11	GSA
*FY 2010 btu/gsf	91,202	72,211
FY 2003 Baseline btu/gsf	97,148	78,070
% Change	-6.12%	-7.50%
FY 2010 GSF	28,995,769	182,776,288
FY 2003 GSF	27,700,660	182,236,356
FY 2010 btu/gsf Including All Credits	72,057	66,718
% change from baseline	-25.83%	-14.54%



How Is NCR Meeting Its Energy Goals?

- **Planning**
 - Strategic Plan
 - Energy Audits
- **Funding**
 - Appropriations
 - Private Sector Financing
 - Recovery Act Funding
- **Implementation**
 - O&M Measures
 - Recommissioning
 - Small/Medium Retrofit projects
 - Large Modernization Projects
 - Renewable energy use/on-site generation

Energy Savings Performance Contracts Completed and/or Awarded

Building	ESCO	Project Amount	Date Awarded	Scope
Ellipse	Noresco	\$1.7M	2002	Steam Pipe Insulation
National Records Center	Ameresco	\$14.8M	2003	Chiller Plant, Lighting Improvements
FDA/White Oak	Honeywell	\$96.2M	2002-2009	Central Utility Plant
FBI (Delegated)	Noresco	\$15.8M	2003	Chiller and Lighting Replacements
HUD (Delegated)	Honeywell	\$37M	2009	Conversion to VAV, enhanced lighting, windows, water conservation
State (Delegated)	Honeywell	\$6.6M	2009	Lighting, bathroom fixtures, controls, steam traps
DOE (Delegated)	Noresco	\$26.2M	2009	Lighting, VAV boxes, Chiller Replacement



Energy Savings Performance Contracts **In Progress**

Building	ESCO	Project Amount	Scope
FDA/White Oak #3	Honeywell	\$150M	Central Utility Plant Expansion
State (Delegated)	Honeywell	TBD	TBD



Energy Savings Performance Contracts
Recommendations for ESCOs

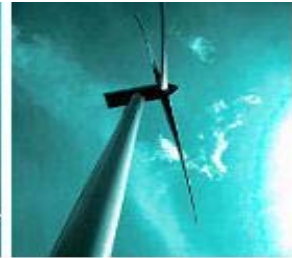
- More Cutting Edge ECM vs. Traditional & Low Hanging Fruits
- Focus on long term vs. short term goals >>> build trust & relationship;
 - Realistic calculations & forecast
 - Audit-proof process & documents >>> Educate Feds, if necessary
 - Financing Rate
 - Measurement & Verification
 - Other confidence building initiatives >>> the old-fashioned approach
- Must be clearly a good deal for both Govt. & ESCO >>> win-win scenario



Energy Savings Performance Contracts

Opportunities

- Remains a tool for GSA/NCR to achieve our energy reduction goals both in owned and operated buildings as well as in delegated buildings
 - Anticipate more in delegated buildings
 - Owned and operated buildings have benefitted from the ARRA funds + manpower/contracting officers issue
- New PBS Commissioner is a “Man in Green”
- The NCR Principal Deputy Regional Commissioner has a passion for energy



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