



GSA Public Buildings Service

Client Enrichment Series

Green Leasing Requirements

Thursday, March 21, 2024

Welcome

Green Leasing Requirements

March 21, 2024

*The presentation will start
at 2:00 pm EDT*

Note: Phones are automatically muted during the presentation. You can send questions to our presentation team via your Q&A pane and team will answer as many questions as possible during the presentation.

All questions will be responded to in writing in a formal Q&A document, posted along with the slide deck and session recording, on our website, <http://www.gsa.gov/ces>



Welcome.

Our Presenters

Alexandra Kosmides

Management & Program Analyst

Center for Lease Policy, Technology,
and Innovation

GSA PBS National Office of Leasing



Susannah Gilmore

Leasing Analyst

Center for Lease Policy, Technology,
and Innovation

GSA PBS National Office of Leasing



Agenda

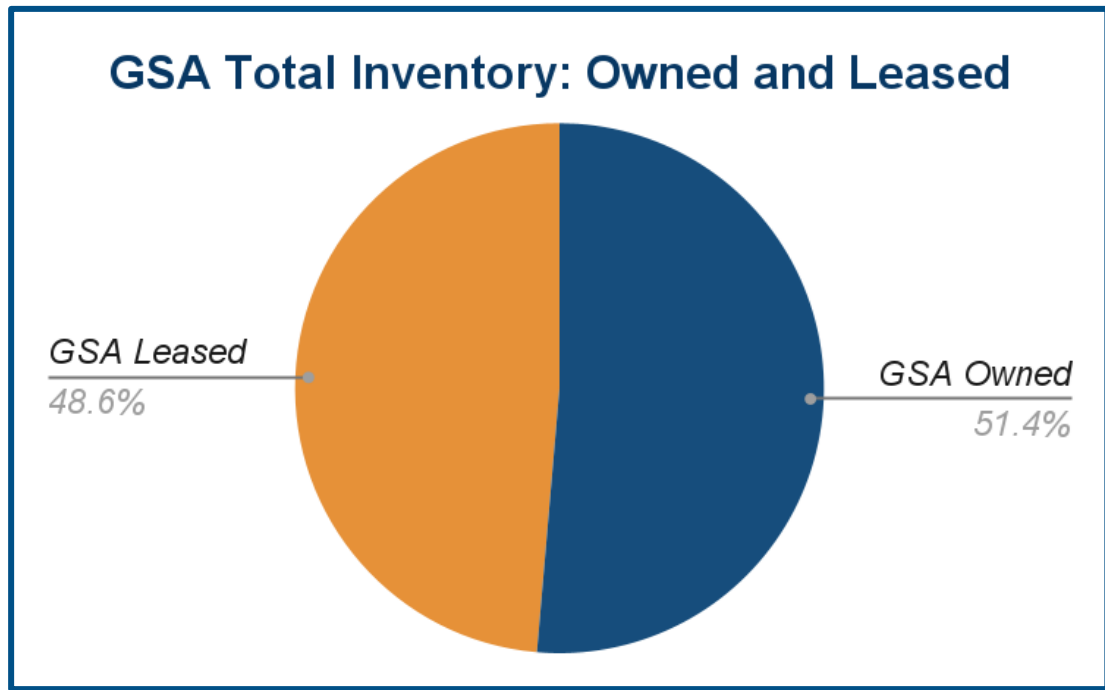
- 1 GSA Leased Inventory**
- 2 Current Green Leasing Requirements**
- 3 Executive Order 14057 (Dec 2021)**
- 4 Green Leasing Standards + Guidelines**
- 5 Net Zero Lease Requirement (Oct 2030)**
- 6 Electric Vehicle Service Equipment**
- 7 Green Leasing Resources**



1 GSA Leased Inventory

GSA Inventory: Owned and Leased Space

**Leased
Space**
makes up
49%
of GSA's
Total
Inventory



December 2023 REXUS data

GSA Leased Inventory

**7,600
Leases**

**6,400
Buildings**

**177 Million
RSF**

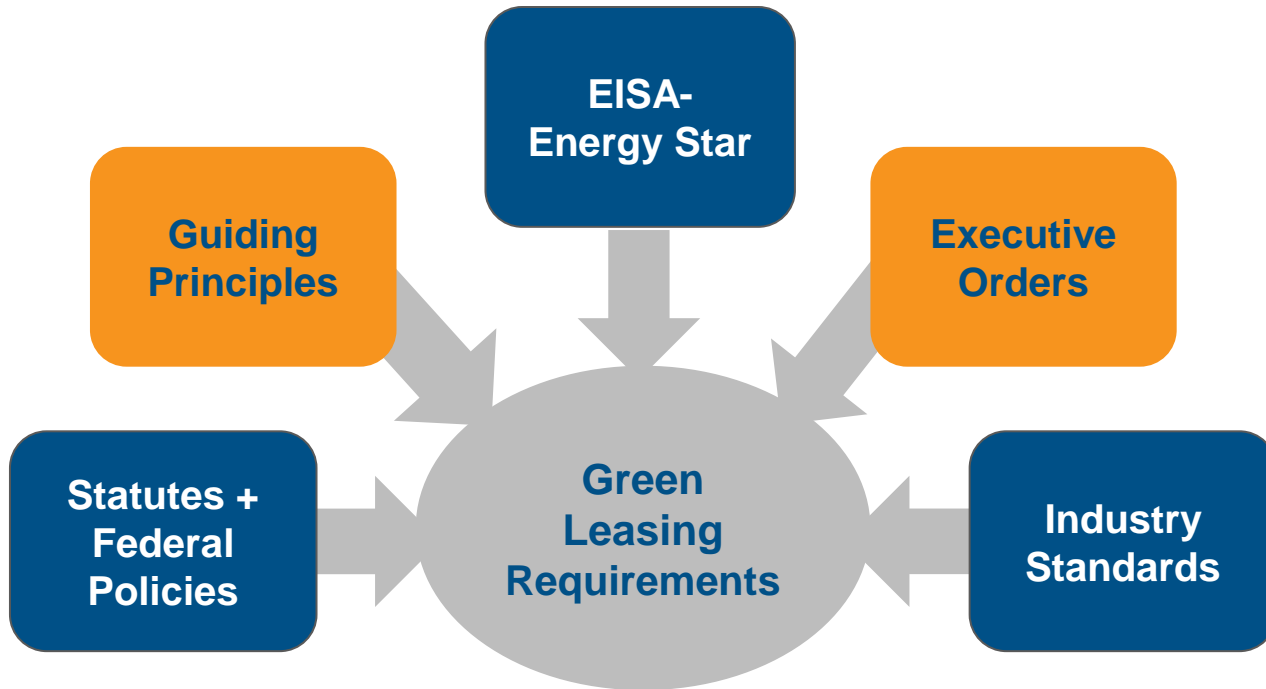
**Leases are
Located in
2,100 Markets**

**48% in
Major Metros**

**52% in Small + Mid-
size Cities**

2 Current Green Leasing Requirements

GSA Green Leasing Requirements: Key Drivers



– GSA’s Green Leasing Requirements are based on **Statutes, Federal Policies, Executive Orders, the Guiding Principles, and Industry Standards**

– GSA Requirements Include **up to 65** green leasing provisions
– Some are **situational/conditional**

Timeline of Green Leasing Requirements

Recycled Content
Salvaged Materials
Env. Preferable Products
Construction Waste
Mgmt
Wood Products
Adhesives
Lighting
Energy Cost Savings
Ceilings / Insulation
HVAC
Recycling
IAQ During Construction
Paint / Carpet
Janitorial Services
Landscaping
Indoor Air Quality

2000

2007/2008

2010/2011

2015

2016/2017

2021-2023

Future - 2024 +

Wall Finishes
Green Lease Submittals
Toilet Rooms
LEED-Silver: New Ls Construction
Mold

EISA - Energy Star
Vestibules
Systems Commissioning
Floor Coverings
Cleaning/Paper Products

Partitions
Floor and Floor Load

Utility Consumption Reporting
Green Building Rating
Certification - Green Globes

Green Ls Guidelines v1.00
Env.Prod.Declarations
Updated Refrigerant Std.
ASHRAE 2019 for NLC
EVSE Guidance
PFAS Standards

Green Leasing Guidelines v2.0

Additional Low Embodied Carbon Standards (EPDs)

Net Zero Emissions Standards

DOE Clean Energy Rule- EISA 433

GSA Green Leasing Requirements

Key Sustainability Categories

Site Conditions	Green Building Rating	HVAC, Electrical, Plumbing	Green Products + Practices	Hazardous Materials	Lessor Reporting Requirements
Floodplains NEPA Seismic Historic Preservation	Energy Star LEED Green Globes Living Building Challenge	ASHRAE 62,90 Systems Commissioning Indoor Air Quality Lighting EPA Watersense	Carpet Partitions Ceiling Tile Painting Recycling Cleaning Products	Radon Asbestos Mold PCBs Lead PFAS	Energy Consumption GHG Emissions Water Usage

GSA Green Leasing Requirements:

Different Requirements for Different Lease Situations

GLOBAL LEASE (Oct. 2023)		WAREHOUSE LEASE (Oct. 2023)		AAPA LEASE (Oct. 2023)		SLAT LEASE (Oct. 2023)		
Construction Standards and Shell Components - SECTION 3		Construction Standards and Shell Components - SECTION 3		Construction Standards and Shell Components - SECTION 3		Construction Standards and Shell Components - SECTION 3		
#	Paragraph Title	Date	#	Paragraph Title	Date	#	Paragraph Title	Date
3.03	Existing Fit-Out, Salvaged, or Reused Building Material	Oct.	3.03	Existing Fit-Out, Salvaged, or Reused Building Material	Oct.	3.03	Existing Fit-Out, Salvaged, or Reused Building Material	Oct.
3.04	Construction Waste Management	Oct.	3.04	Construction Waste Management	Oct.	3.04	Construction Waste Management	Oct.
3.05	Wood Products	Oct.	3.05	Wood Products	Oct.	3.05	Wood Products	Oct.
3.06	Adhesives and Sealants	Oct.	3.06	Adhesives and Sealants	Oct.	3.06	Adhesives and Sealants	Oct.
3.10	Vestibules	Oct.	3.10	Vestibules	Oct.	3.10	Vestibules	Oct.
3.14	Energy Independence and Security Act	Mar.	3.14	Energy Independence and Security Act	Mar.	3.14	Energy Independence and Security Act	Mar.
3.20	Ceilings	Oct.	3.20	Ceilings (AAPA Variation)	Oct.	3.20	Ceilings (AAPA Variation)	Oct.
3.23	Windows	Oct.	3.23	Windows	Oct.	3.23	Windows	Oct.
3.24	Partitions: General	Oct.	3.24	Partitions: General	Oct.	3.24	Partitions: General	Oct.
3.25	Partitions: Permanent	Oct.	3.25	Partitions: Permanent	Oct.	3.25	Partitions: Permanent	Oct.
3.26	Insulation: Thermal, Acoustic, and HVAC	Oct.	3.26	Insulation: Thermal, Acoustic, and HVAC	Oct.	3.26	Insulation: Thermal, Acoustic, and HVAC	Oct.
3.28	Painting - Shell	Oct.	3.28	Painting - Shell	Oct.	3.28	Painting - Shell	Oct.
3.30	Floor Covering and Perimeters - SHELL	Oct.	3.30	Floor Covering and Perimeters - SHELL (Warehouse)	Oct.	3.30	Floor Covering and Perimeters - SHELL	Oct.
3.36	Drinking Fountains	Oct.	3.36	Drinking Fountains (Warehouse)	Oct.	3.36	Drinking Fountains	Oct.
3.37	Restrooms	Oct.	3.37	Restrooms (Warehouse)	Oct.	3.37	Restrooms (AAPA Variation)	Oct.
3.38	Plumbing Fixtures: Water Conservation	Oct.	3.38	Plumbing Fixtures: Water Conservation	Oct.	3.38	Plumbing Fixtures: Water Conservation	Oct.
3.40	Heating, Ventilation, and Air Conditioning - SHELL	Oct.	3.40	Heating and Ventilation - SHELL (Warehouse)	Oct.	3.39	Heating, Ventilation, and Air Conditioning - SHELL	Oct.
3.43	Lighting: Interior and Parking - SHELL	Oct.	3.43	Lighting: Interior and Parking - SHELL (Warehouse)	Oct.	3.42	Lighting: Interior and Parking - SHELL (AAPA Variation)	Oct.
3.44	Acoustical Requirements	Oct.	3.44	Acoustical Requirements	Oct.	3.43	Acoustical Requirements	Oct.
3.48	Green Building Rating Certification for New Construction	Oct.	3.53	Green Building Rating Cert. for New Construction	Oct.			
3.49	Green Building Rating Certification for Tenant Interiors	Oct.	3.46	Indoor Air Quality During Construction	Oct.	3.44	Indoor Air Quality During Construction	Oct.
3.50	Indoor Air Quality During Construction	Oct.	3.47	Systems Commissioning	Oct.	3.45	Systems Commissioning	Oct.
3.51	Systems Commissioning	Oct.	3.48	Loading Docks - SHELL (Warehouse)	May			
3.52	Due Diligence and NEPA Requirements - Lease	Sep.	3.51	Due Diligence and NEPA Requirements - Lease	Sep.	3.46	Due Diligence and NEPA Requirements - Lease	Oct.
3.53	National Historic Preservation Act Reqmts - Lease	Sep.	3.52	National Historic Preservation Act Requirements - Lease	Sep.	3.47	National Historic Preservation Act Reqmts - Lease (AAPA)	Sep.
Design, Construction, and Post Award Activities - SECTION 4		Design, Construction, and Post Award Activities - SECTION 4		Design, Construction, and Post Award Activities - SECTION 4		Design, Construction, and Post Award Activities - SECTION 4		
4.05	Green Lease Submittals	Oct.	4.05	Green Lease Submittals (Warehouse)	Oct.	4.05	Green Lease Submittals (SLAT)	Oct.
4.14	Seismic Retrofit	Sep.	4.14	Seismic Retrofit	Oct.	4.13	Seismic Retrofit	Oct.
Tenant Improvement Components - SECTION 5		Tenant Improvement Components - SECTION 5		Tenant Improvement Components - SECTION 5		Tenant Improvement Components - SECTION 5		
5.04	Window Coverings	Oct.	5.03	Window Coverings (Warehouse)	Jun.	5.03	Window Coverings (Small)	Oct.
5.05	Doors: Suite Entry	Oct.	5.04	Doors: Suite Entry	Oct.	5.04	Doors: Suite Entry (Small)	Oct.
5.06	Doors: Interior	Oct.	5.05	Doors: Interior	Oct.	5.05	Doors: Interior (SLAT)	Oct.
5.07	Doors: Hardware	Sep.	5.06	Doors: Hardware	Sep.	5.06	Doors: Hardware	Sep.
5.08	Partitions: Subdividing	Oct.	5.08	Partitions: Subdividing	Oct.	5.08	Partitions: Subdividing (SLAT)	Oct.
5.09	Ceilings - TI (Warehouse)	Oct.	5.09	Ceilings - TI (Warehouse)	Oct.			
5.10	Wall Finishes	Oct.	5.10	Wall Finishes	Oct.	5.09	Wall Finishes	Oct.
5.11	Painting - TI	Oct.	5.11	Painting - TI	Oct.	5.10	Painting - TI	Oct.
5.12	Floor Coverings and Perimeters	Oct.	5.12	Floor Coverings and Perimeters - TI (Warehouse)	Oct.	5.11	Floor Coverings and Perimeters	Oct.
5.13	Heating and Air Conditioning - TI (Warehouse)	Jun.	5.13	Heating and Air Conditioning - TI (Warehouse)	May	5.12	Heating and Air Conditioning	Jun.
5.19	Lighting: Interior and Parking - TI	Sep.	5.19	Lighting: Interior and Parking - TI (Warehouse)	May	5.18	Lighting: Interior and Parking - TI (SLAT)	Oct.
Utilities, Services, and Obligations During the Lease Term - SECTION 6		Utilities, Services, and Obligations During the Lease Term - SECTION 6		Utilities, Services, and Obligations During the Lease Term - SECTION 6		Utilities, Services, and Obligations During the Lease Term - SECTION 6		
6.02	Utilities	Oct.	6.02	Utilities	Oct.			
6.04	GSAR 552.270-99 Lessor Reporting of Green Building	Sep.	6.04	GSAR 552.270-99 Lessor Reporting of Green Building	Sep.	6.03	GSAR 552.270-99 Lessor Reporting of Green Building	Sep.
6.05	Heating and Air Conditioning	Oct.	6.05	Heating and Air Conditioning (Warehouse)	Oct.	6.04	Heating and Air Conditioning (AAPA Variation)	Oct.
6.07	Janitorial Services	Oct.	6.07	Janitorial Services (Warehouse)	Oct.	6.06	Janitorial Services	Oct.
6.08	Selection of Cleaning Products	Oct.	6.08	Selection of Cleaning Products	Oct.	6.07	Selection of Cleaning Products	Oct.
6.09	Selection of Paper Products	Oct.	6.09	Selection of Paper Products	Oct.	6.08	Selection of Paper Products	Oct.
6.13	Asbestos Abatement	Oct.	6.13	Asbestos Abatement	Oct.	6.12	Asbestos Abatement	Oct.
6.17	Landscaping	Oct.	6.17	Landscaping	Oct.	6.16	Landscaping	Oct.
6.19	Recycling and Composting	Oct.	6.19	Recycling - Warehouse	Oct.	6.18	Recycling and Composting	Oct.
6.22	Indoor Air Quality	Oct.	6.22	Indoor Air Quality	Oct.	6.21	Indoor Air Quality	Oct.

Different mix of green requirements apply to different lease situations:

- Global
- Warehouse
- AAPA
- SLAT
- Small
- On-Airport
- FEMA

Can be found on [GSA's leasing sustainability page](#)

GSA Green Leasing Requirements:

Partitions: Permanent

3.25 PARTITIONS: PERMANENT (OCT 2023)

A. Permanent partitions shall extend from the structural floor slab to the structural ceiling slab. They shall be provided by the Lessor as part of shell rent as necessary to surround the Space, stairs, corridors, elevator shafts, restrooms, all columns, and janitor closets. They shall have a flame spread rating of 25 or less and a smoke development rating of 450 or less (ASTM E-84).


ACTION REQUIRED: ONLY USE SUB-PARAGRAPH B FOR ACTIONS EXPECTED TO TOTAL 10,000 RSF OR GREATER AND WHERE THE LEASE REFLECTS 100% OCCUPANCY OF THE BUILDING. OTHERWISE, DELETE.

B. For leases 10,000 RSF or greater where the Government is a sole tenant of the Building, the Lessor shall use materials for newly installed gypsum board meeting the applicable environmentally preferable criteria that are recommended in the Green Procurement Compilation at <https://sftool.gov/greenprocurement/>. The Lessor shall use products with Environmental Product Declarations (EPDs) to the maximum extent practicable.

- Blue/Instructional Text only applies to subparagraph B
- Size + Occupancy Thresholds
- Reference to the Green Procurement Compilation
- Green provision is highlighted in yellow

Leasing Desk Guide Chapter 18:

Sustainability and Environmental Considerations ([Link](#))

	
CHAPTER 18	
Sustainability and Environmental Considerations	
Sustainability and Environmental Considerations	1
1. Overview	1
a. Sustainability Practices	1
b. Resilience and Climate Change Adaptation	1
c. Applicability	2
2. Energy and Sustainable Business Practice Requirements	2
a. Sustainable Location Policy for Leases	2
b. Environmental Due Diligence	3
c. Importance of Request for Lease Proposal and Lease Paragraphs	3
d. Net of Utilities Lease Structure	3
e. Lessor Disclosures for Energy Consumption, Greenhouse Gas Emissions, and Water Usage.	4
f. Energy Star Score Reporting	4
g. Net Zero Emissions Leases	4
3. Energy Independence and Security Act (EISA) Requirements	5
a. The ENERGY STAR® Label for Lease Acquisition	5
b. Energy Star® Terminology	5
c. ENERGY STAR® Label Requirement	5
d. How to Earn the Label	6
e. Allowed Exceptions to an ENERGY STAR® Building Label	6
g. Time of Submission of Proof of ENERGY STAR® Label	8
h. Extensions, Expansions, and Renewal Options	8
i. Succeeding/Superseding Leases	9
j. ENERGY STAR® Tools and Resources	9
k. Hydrology Requirements	10
4. Third-Party Green Rating Certification Requirements	10
a. New Construction	10
b. Tenant Interiors	11
5. Green Lease Audit to Assess Guiding Principle Alignment	12
<small>PBS Leasing Desk Guide This page last revised: 10/2023</small>	<small>18-1</small>

- Updated Oct. 1st, 2023
- Contains updates on:
 - E.O. 14057 requirements
 - Technical updates made to the Global Lease and RLP templates since 2012, including 2023's updates;
 - Organizational edits to EISA for clarity
 - Other edits to reflect new and updated statutory requirements, Executive Orders, and Leasing Alerts.
 - Formatting and structure edits throughout

3

Executive Order 14057 on Federal Sustainability - 2021


Executive Order 14057:

Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability

E.O. 14057- Signed 12/8/21

70933	
Federal Register Vol. 86, No. 236 Monday, December 13, 2021	Presidential Documents
Title 3—	Executive Order 14057 of December 8, 2021
The President	Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability
<p>By the authority vested in me as President by the Constitution and the laws of the United States of America, and in order to reestablish the Federal Government as a leader in sustainability, it is hereby ordered as follows:</p> <p>Section 101. Policy. The Federal Government faces broad exposure to the mounting risks and costs already posed by the climate crisis. In responding to this crisis, we have a once-in-a-generation economic opportunity to create and sustain jobs, including well-paying union jobs; support a just transition to a more sustainable economy for American workers; strengthen America's communities; protect public health; and advance environmental justice. As the single largest land owner, energy consumer, and employer in the Nation, the Federal Government can catalyze private sector investment and expand the economy and American industry by transforming how we build, buy, and manage electricity, vehicles, buildings, and other operations to be clean and sustainable.</p> <p>We also must build on past progress and pursue new strategies to improve the Nation's preparedness and resilience to the effects of a changing climate, including advancing the Federal Government's strategic planning, governance, financial management, and procurement to ensure climate resilient operations.</p> <p>It is therefore the policy of my Administration for the Federal Government to lead by example in order to achieve a carbon pollution-free electricity sector by 2035 and net-zero emissions economy-wide by no later than 2050. Through a whole-of-government approach, we will demonstrate how innovation and environmental stewardship can protect our planet, safeguard Federal</p>	

Implementing Instructions- 8/31/22

	
<p>Implementing Instructions for Executive Order 14057 Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability</p>	
<p>The White House Council on Environmental Quality</p>	
<p>August 2022</p>	

E.O. 14057 - Issued on 12/8/21:

Executive Order 14057; OMB Memorandum to Departments and Ag;

Imp. Instructions - Issued 8/31/22:EO 14057 Imp Instruc

Executive Order 14057 on Federal Sustainability

All new lease solicitations for at least 25,000 RSF and where the Federal Govt occupies at least 75% of a building, issued beginning...

10/1/2023:

- Must Contain all Required Green Lease Standards and Guidelines
- Must Include Lessor Reporting of Energy, GHGs, Water, and Waste*

10/1/2030:

- Must be Located in Net Zero Emissions Buildings

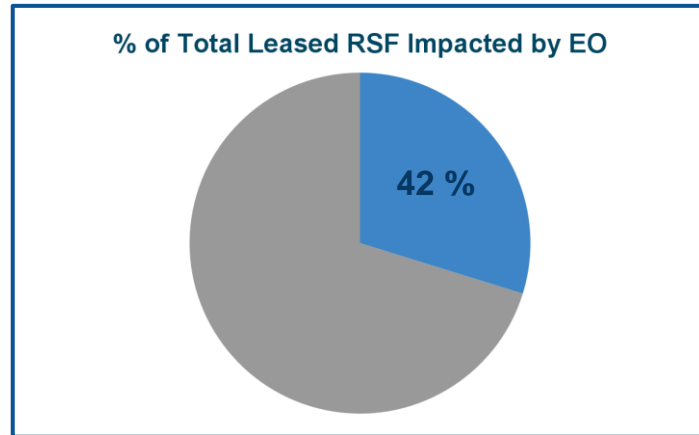
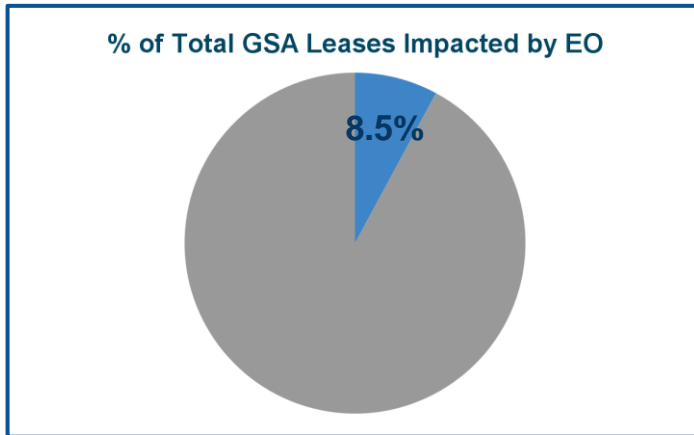
** Waste Reporting on hold until FY24/25*

Executive Order 14057 - Impact on GSA Portfolio

Leased Space Inventory: $\geq 25,000$ RSF and $\geq 75\%$ Govt. Occupancy:

Impacts 652 Leases, or 8.5% of All GSA Leases

Impacts 74.8 Million RSF, or 42% of GSA's Total Leased RSF



Based on Dec 2023 REXUS Inventory

Green Leasing Requirements: Varied Size and Occupancy Thresholds

≥ 10,000 RSF	≥ 25,000 RSF and ≥ 75% govt occupancy (EO 14057)
EISA- Energy Star	Green Lease Standards and Guidelines
3rd-Party Green Bldg Rating	
Multiple Green Products/Services: Carpet; Ceiling Tile; Partitions; Paint; IAQ; Plumbing; Cleaning + Paper Products; Recycling; etc.	
Utility Consumption Reporting (2016-9/2023)	Lessor Reporting- Energy/GHG/Water (FY24+)
	Net Zero Emissions Requirement (>9/30/2030)

- Different size and occupancy thresholds are applicable to different green leasing requirements
- New **EO 14057** requirements (right column) apply at the **≥25K size and ≥75% occupancy** levels
- Many green leasing requirements still apply at the **10,000 RSF level** (left column)

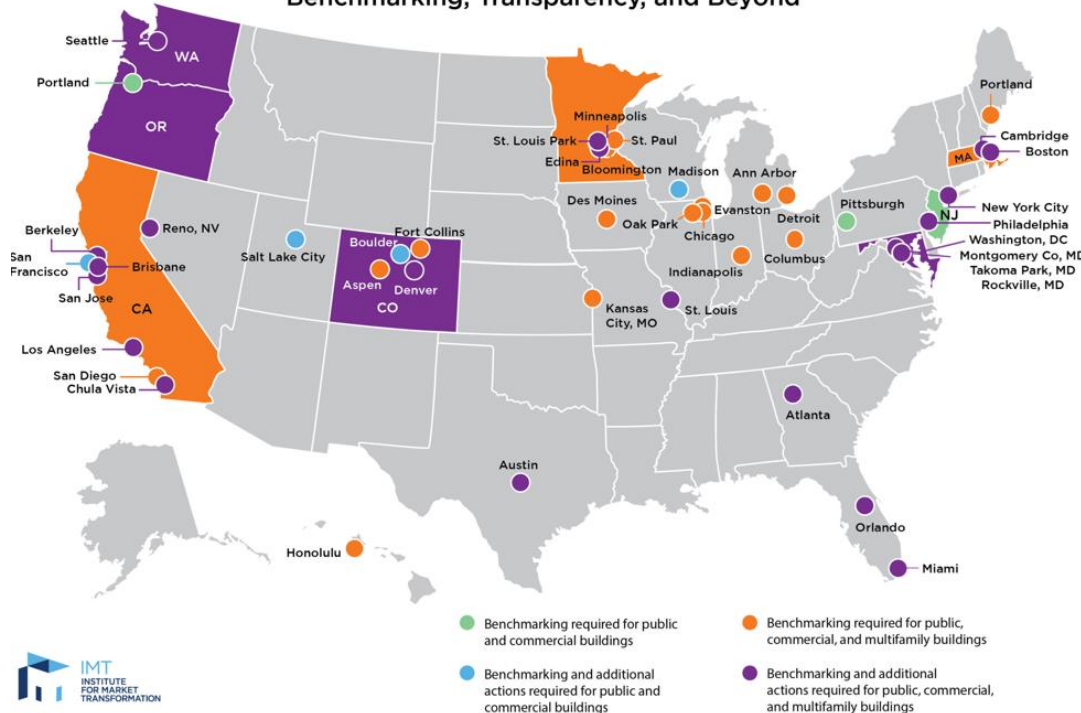
OCT 2023- Lease: Lessor Reporting Requirements

Feature	2016	2023
Key Driver	EO 13693	EO 14057
Required Disclosures	Energy + Water	Energy, GHGs , Water, Waste *
Size/Occupancy Threshold	Lease size >= 10,000 RSF	Lease >=25K and Govt Occup. >=75%
Reporting Platform	EPA Portfolio Manager	EPA Portfolio Manager
Check/ Follow-up	Lease Admin.Mgr. (LAM) Annual Inspection	LAM Ann. Insp. + Port.Mgr. Data Quality Checker
Portfolio Manager Enhancement	N / A	New GSA Lease # data field

- New **size & occupancy threshold** based on EO 14057
- New lessor reporting requirement related to **Greenhouse Gas Emissions (GHGs)**
- Lessor Reporting requirement was memorialized as a **GSAR clause**
- EO includes a requirement for Lessors to report on **Waste Generation** (MSW + C&D debris); on hold for now

Benchmarking/Transparency Requirements in U.S.

U.S. City, County, and State Policies for Existing Buildings:
Benchmarking, Transparency, and Beyond



Energy Benchmarking/ Transparency Requirements:

- Involves assessing and analyzing the energy and water use of a building and then **comparing** it to the building's past performance, similar buildings, or modeled simulations of a reference building at a certain standard
- Many **major metros** have benchmarking/transparency and sustainability reporting requirements in place

[Source](#)

4 Green Leasing Standards and Guidelines (v1.0 and v2.0) - FY 2023+

Green Lease Standards & Guidelines- Version 1.0

EO 14057 Implementing Instructions - 4.4.13:

“GSA must issue **green lease standards and guidelines** to be applied to Federal leases, including provisions that promote a standard framework for **lessor reporting of emissions, energy, water, and waste** associated with the leased space.”

[Applies to leases \geq 25K RSF and where the federal govt occupies \geq 75% of a building]

GLSG are Comprised of:

- 8 Key **Criteria**
- Broad Sustainability **Guidelines**
- Required, Specific **Standards**
- Encouraged **Recommendations**

GSA Issued the GLSG v1.0 on **9/29/23**
Link: [Green Lease Standards and Guidelines](#)

Green Lease Standards & Guidelines - Mandatory for GSA Leases



- GSA's OCT 2023 RLP/Lease Contain ALL of the **REQUIRED** GLSG:
- GLSG are **Mandatory** for leases that GSA directly procures and for GSA Delegated leases
 - GLSG are **Recommended** for Independent Agencies

Green Lease Standards and Guidelines - Version 1.0:

Required Green Lease Standards & Guidelines

REQUIRED GLSG are:

- Mandated by Statute and Regulation
- Common Industry Practices
- Must be in place for a lease to be considered a “Green Lease”

Improve Energy Efficiency and Reduce Emissions:

- EISA- Energy Star Label
- HVAC Efficiency- ASHRAE 62.1
- Energy Efficient Lighting

Improve Water Efficiency:

- Efficient Water Fixtures- EPA WaterSense or Equivalent
- Landscape Management Best Practices
- Restore Pre-development Hydrology Conditions

Reduce Resource Use and Emissions:

- Refrigerant Management- EPA SNAP Guidance

Improve Indoor Environmental Quality:

- Ventilation/Filtration Standards- ASHRAE 62.1
- IAQ Best Practices During Construction
- Mold Prevention/Abatement

Hazardous Waste:

- Radon and Asbestos Standards

Sustainable Products:

- Environmentally Preferable Criteria- Green Procurement Compilation

Waste Management + Reuse of Materials:

- Recycling Program
- Construction Waste Management

Occupant Comfort:

- Thermal Comfort Standards- ASHRAE 55

Tracking & Reporting- Tenant Space:

- Lessor Reporting of Energy, Emissions, and Water
- Reporting of Energy Star Score

Recommended Green Lease Standards + Guidelines- V 2.0

Recommended GLSG:

- Electrification of Building Equipment
 - Energy Efficient Equipment - Energy Star Labeled or FEMP-designated
 - Periodic Recommissioning
 - Track/Report Energy for Govt. Tenants Independent from Other Tenants
 - Lessor Reporting of Waste Generation (MSW and C&D debris)
-
- **Recommended** GLSG reflect Progressive Steps to Move → NZE
 - **Not** currently part of GSA leasing requirements
 - Gathering **Targeted Feedback** on these in FY2024
 - Evaluating appropriate **language, cost impacts, and feasibility** of these items
 - Leasing to draft/develop **GLSG v 2.0 in FY 24**; Some could become p/o RLP/Ls

Recommended Green Lease Standards + Guidelines - V 2.0 con't

Activity Area	Actions
Electrification of Building Equipment	<ul style="list-style-type: none">- Electrify key building systems (heating, cooling, ventilation, domestic hot water)- Applies at equipment replacement or end-of-life; Non fossil-fuel sources
Energy Efficient Equipment- ES/FEMP	<ul style="list-style-type: none">- Use Energy Efficient equipment/components for major building systems that are Energy Star labeled or Federal Energy Mgmt Program-designated- Applies at equipment replacement or end-of-life
Periodic Recommissioning	<ul style="list-style-type: none">- Recommission building to Optimize systems and maintain/enhance energy efficiency (beyond GSA reqmt to re-cx when systems are impacted by an alteration or exercising a renewal option)- Industry recommendations include recommissioning every 3-5 years
Lessor Tracking / Reporting of Govt Tenant Energy Use	<ul style="list-style-type: none">- Lessor to track/report the government's energy use independent from other tenants- Track through tenant level Submeters or Estimate based on prorata SF share
Lessor Reporting of Waste Generation	<ul style="list-style-type: none">- Lessor Reporting of Waste Generation (MSW + C&D debris) on hold- GSA Lease "encourages" this for now (Ls. 6.04)

Outreach/Engagement: GSA Regions/ National CRE/ Agencies

- **Inform stakeholders** about GSA's current + upcoming sustainable leasing requirements
- Gather **structured feedback** on viability/burdens/cost estimates of upcoming requirements
- **Federal Register Notice-** Gather structured feedback/input from a broad audience

GSA Regions

- Local Public Sector + CRE Stakeholders
- 2 Markets / Region

National CRE

BOMA IMT
ULI
RER NFDA
NAREIT FRPA
NAIOP
Appraisal Institute

Tenant Agencies

- GSA-Controlled
- Delegated
- Independent
- Federal Real Property Council

Federal Register Notice - Stakeholder Feedback



The screenshot shows the top of a Federal Register notice page. At the top left is the National Archives logo. To its right is the text "FEDERAL REGISTER" in large blue letters, with "The Daily Journal of the United States Government" underneath. Further right is the seal of the Archives and Records Administration. Below this is a blue navigation bar with a white "N" icon and the word "Notice". The main title of the notice is "Business Standards Council Review of Real Property Management Federal Integrated Business Framework Draft Business Data Elements: Request for Public Comment". Below the title is a line of text: "A Notice by the General Services Administration on 12/23/2022". The main content area is divided into two columns. The left column is titled "PUBLISHED DOCUMENT" and contains sections for "AGENCY:", "ACTION:", "SUMMARY:", and "DATES:". The right column is titled "DOCUMENT DETAILS" and contains sections for "Printed version:", "Publication Date:", "Agency:", "Dates:", "Document Type:", and "Document Citation:". The "AGENCY:" section identifies the Office of Government-wide Policy, General Services Administration, (GSA). The "ACTION:" section states "Request for public comment." The "SUMMARY:" section explains that the notice informs the public of the opportunity to provide input on proposed real property management business data elements. The "DATES:" section indicates that comments are due before January 23, 2023. The "Document Type:" is listed as "Notice".

FEDERAL REGISTER
The Daily Journal of the United States Government

Archives and Records Administration

Notice

Business Standards Council Review of Real Property Management Federal Integrated Business Framework Draft Business Data Elements: Request for Public Comment

A Notice by the [General Services Administration](#) on 12/23/2022

PUBLISHED DOCUMENT

AGENCY:
Office of Government-wide Policy, General Services Administration, (GSA).

ACTION:
Request for public comment.

SUMMARY:
This notice informs the public of the opportunity to provide input on the proposed real property management business data elements that have been created in support of Federal shared services. This input will be used in the formulation of business standards for Federal real property management.

DATES:

DOCUMENT DETAILS

Printed version:
[PDF](#)

Publication Date:
12/23/2022

Agency:
[General Services Administration](#)

Dates:
Comments due: Interested parties should submit comments by the method outlined in the ADDRESSES section immediately below on or before January 23, 2023.

Document Type:
Notice

Document Citation:

- Federal Register Notice to be issued soon
- Formally gathers stakeholder feedback on GSA's upcoming green leasing provisions:
 - Feasibility/ Implementation/ Challenges/ Opportunities
 - Cost Estimates

5 Net Zero Lease Requirement- 10/1/2030

Executive Order 14057 – Net Zero by 2030

All new lease solicitations for at least 25,000 RSF and where the Federal Govt occupies at least 75% of a building, issued beginning...

10/1/2023:

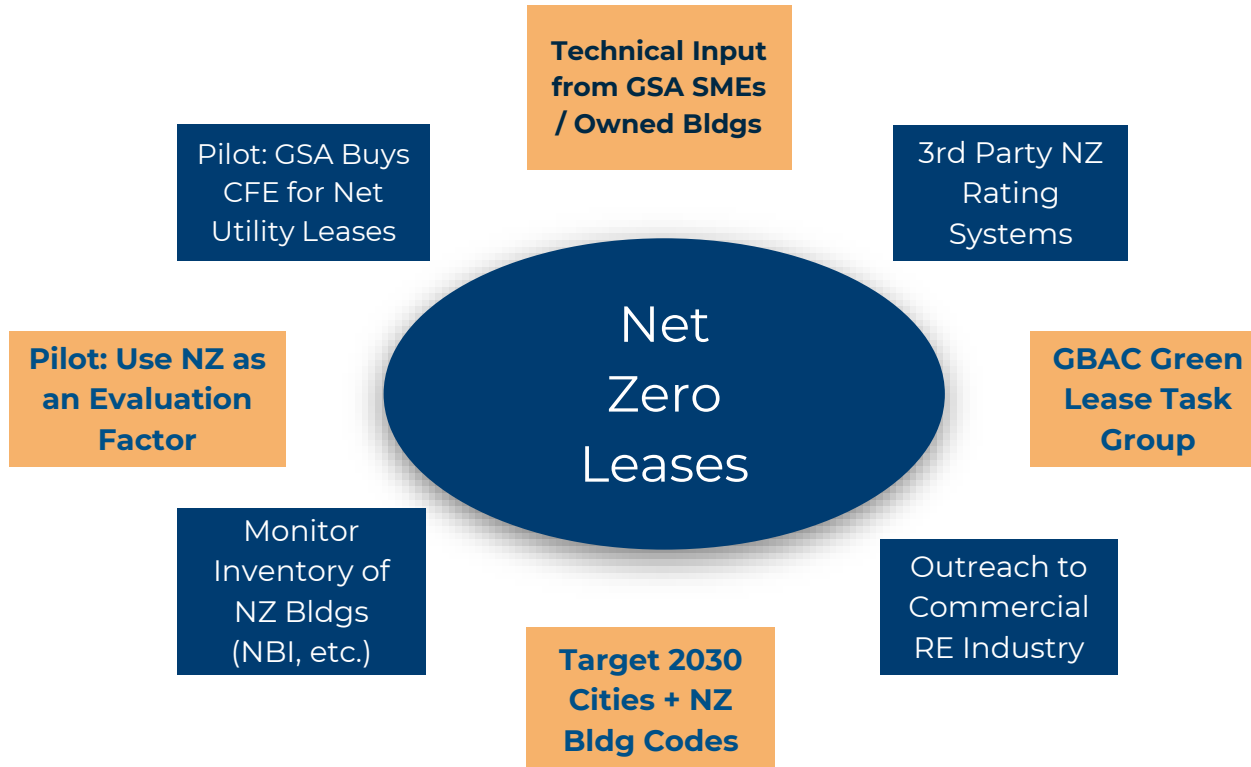
- Must Contain all Required Green Lease Standards and Guidelines
- Must Include Lessor Reporting of Energy, GHGs, Water, and Waste*

10/1/2030:

- Must be Located in Net Zero Emissions Buildings

** Waste Reporting on hold for now*

Net Zero Emissions: Overall Leasing Strategy



Zero Emissions: National Definition

- White House Climate Office developed a draft National definition of a **Zero Emissions Building (version 1.0)**
 - Applies to **Non-federally** owned buildings
 - **Standardized, Consistent, Measurable, Verifiable**
 - Focuses on **Operational Emissions**
- **Zero Emissions Building- 3 Pillars:**
 - **Highly Energy Efficient:** Energy Star score of 75 or above
 - **No On-site Emissions from Energy Use:** Direct Greenhouse Gas emissions equal zero (no FF)
 - **100% of Building's Energy is from Renewable Sources:** Can include Onsite generation, and Carbon Free Electricity with RECs

ENERGY.GOV

Office of
ENERGY EFFICIENCY &
RENEWABLE ENERGY

BUILDING TECHNOLOGIES OFFICE

January 3, 2024

**Biden-Harris Administration Releases
Request for Information on Developing a
National Definition for a Zero Emissions
Building**

Net Zero Emissions Requirement: Leasing Pilots

- **Net Zero Emissions Lease Pilots:**
 - GSA is Identifying **2 pilots in each region** that pursue advanced sustainability/NZ measures – in advance of the 2030 requirement
 - Renewable energy technology
 - Electrification of building equipment
 - Low embodied carbon standards/ Added EPDs
 - LEED/Green Globes Zero energy/carbon rating
- **Outreach:**
 - Regional/Agency/Industry outreach + engagement will include **informing** stakeholders on GSA's NZE requirements



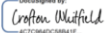
6 Electric Vehicle Supply Equipment

EVSE in Leases

GSA GSA Public Buildings Service

Dec. 20th, 2023

MEMORANDUM FOR: REGIONAL COMMISSIONERS, PBS
REGIONAL LEASING DIRECTORS
REGIONAL LEASE ACQUISITION OFFICERS

FROM: CROFTON WHITFIELD 
ASSISTANT COMMISSIONER FOR OFFICE OF LEASING
- PR

SUBJECT: LEASING ALERT (LA-23-08) – Electric Vehicle Supply
Equipment

- Purpose.** This Leasing Alert issues policy and guidance for incorporating electric vehicle supply equipment (EVSE) requirements into leases and Requests for Lease Proposals (RLPs).
- Background.** Per [Executive Order 14057, Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability](#), all agency light-duty vehicle acquisitions must be zero-emission vehicles by the end of FY 2027. This requirement may necessitate the installation of EVSE as part of an agency's mission for normal operations.

In October 2022, the Office of Leasing released preliminary internal guidance regarding EVSE and Leases.

This Leasing Alert memorializes existing guidance, recommendations, and best practices surrounding the addition of EVSE into new and existing leases.

3. **Effective Date.** This Leasing Alert and attachments are effective immediately.

4. **Applicability.** This Leasing Alert applies to all General Services Administration (GSA) real property leasing activities that include requirements for Government-Owned Vehicles (GOVs), and to all those leasing activities delegated by GSA to other Federal agencies that include requirements for

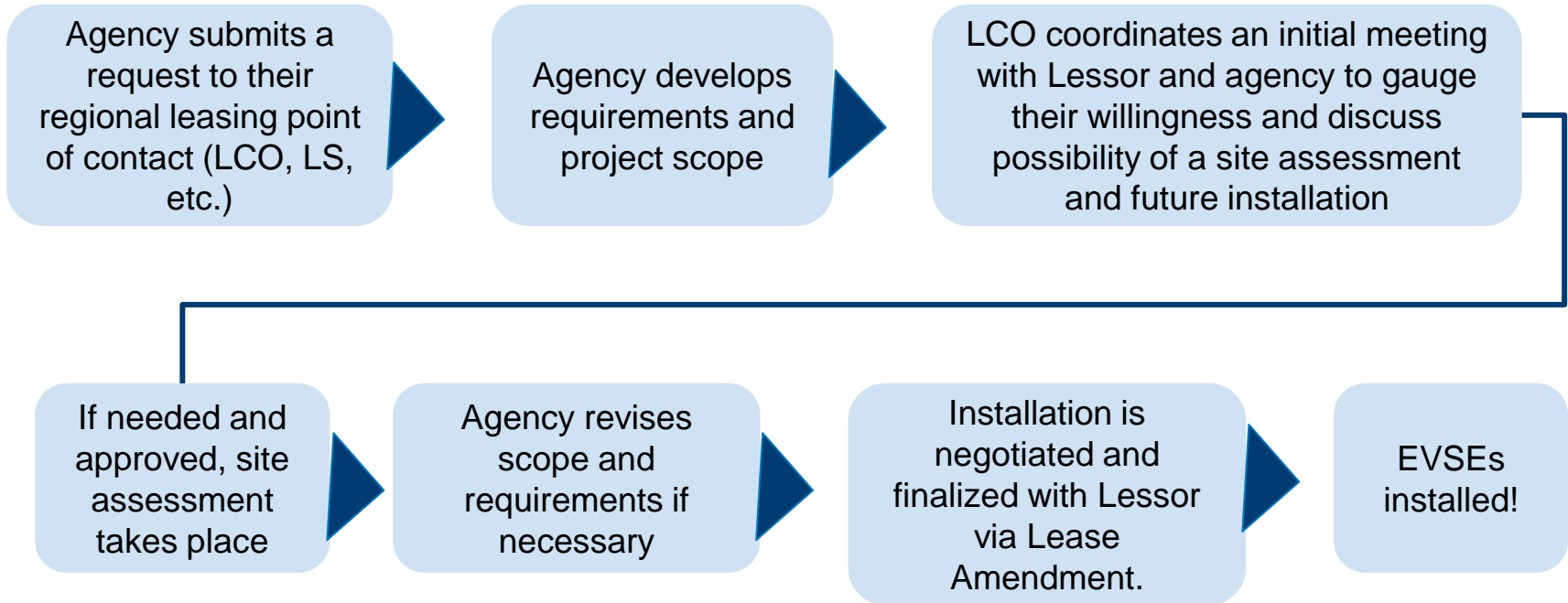
U.S. General Services Administration
1800 F Street, NW
Washington, DC 20405-0002
www.gsa.gov

1

Leasing Alert LA-23-08

- [Published](#) Dec. 20th, 2023
- Memorializes existing guidance, recommendations, and best practices on the addition of EVSE into new and existing leases.
- Includes a lease amendment template, statement of work template for EVSE site assessments, and sample letter to approve lessor use of the FAS schedule BPA.

EVSE in Leases – *The Process*



EVSE in Leases – TI, Alterations & Equipment

Adding EVSE to New or Existing Leases

Tenant Improvements

- When the scope of the EVSE is associated with the procurement of a new lease
- Added via the Special Requirements section of the Lease

Alterations

- When an EVSE is requested during the term of an existing lease
- Added via a Lease Amendment

Agency Equipment

- Agency equipment if GSA or the agency purchases an EVSE that does not need electricity, installation, or permanent attachment to the building.
- E.g., a BEAM solar powered

VEHICLE CHARGING STATION

The Government will require **two (2)** electrical vehicle charging stations within **730 days** of full occupancy for Official Government Vehicles. The Lessor, at its cost, will furnish, install and maintain the electrical vehicle charging stations and software systems for remote management to monitor, maintain, and allow access. The Lessor, at its sole cost, will install conduit and any other base-building electrical infrastructure necessary to support metered **120/208 V, 3-phase, 4-wire with bond, 60 hertz** electric service to the Government's charging stations. The Lessor shall provide electricity to the Government's charging stations.

The Government reserves the right to install additional electrical vehicle charging stations.

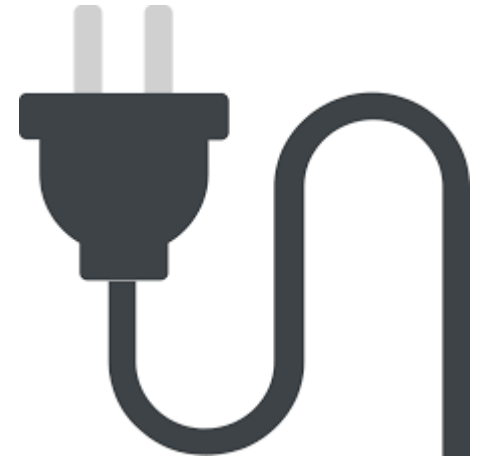
Electric Vehicle Supply Equipment Lease Amendment Template	
GENERAL SERVICES ADMINISTRATION PUBLIC BUSINESS SERVICE	
LEASE AMENDMENT	LEASE AMENDMENT No. _____
	TO LEASE NO. GS-_____-
ADDRESS OF PRELEASE <small>(Building Name) (Building Address) (City, State and Zip (or code))</small>	PGN Number: INSERT PGN NUMBER
THIS AMENDMENT is made and entered into between (LESSOR'S NAME) whose address is (LESSOR'S ADDRESS) hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.	
WHEREAS , the parties hereto desire to amend the above Lease to provide, operate and maintain Electrical Vehicle Service Equipment (EVSE); This Lease Amendment contains insert # pages.	
All other terms and conditions of the lease shall remain in force and effect.	
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.	
FOR THE LESSOR:	FOR THE GOVERNMENT:
Name: _____	Name: _____
Title: _____	Title: Lease Contracting Officer
Entity: _____	Entity: General Services Administration, Public Building Service
Date: _____	Date: _____
WITNESSED FOR THE LESSOR BY:	



EVSE in Leases - TI, Alterations & Equipment con't

Adding EVSE to New or Existing Leases

- Agencies submit requests to their **regional leasing point of contact**.
- **Delegated agencies** follow their own lease procurement or alteration processes
- EVSEs must have **point of sale capacity, access control** and **WEX card capacity**.
- **Usage tracking** recommended.



EVSE in Leases – Site Assessments

Adding EVSE to New or Existing Leases



- Site assessments are **strongly recommended** for larger installation projects
- Site assessment costs are **agency reimbursable**
- Must be completed through a **lease amendment**.
- **Lessor** should ideally complete the site assessment, but GSA may complete it through the BPA if the lessor is unwilling.

EVSE in Leases – Things to Consider

Adding EVSE to New or Existing Leases

Site Assessments – Things to Consider

Agency Preferences

- Charger types
- Quantity (Fleet size, usage)
- Location (NHPA, ABAAS)
- # of ports
- Budget
- Time remaining in lease
- Cybersecurity requirements

Building Capacity

- Building electrical capacity
 - Electrical capacity from the utility connection to electrical panel
 - Electrical capacity at the panel
 - Dedicated circuit for each EVSE unit on electrical panel (usually)
- Alternative energy sources
- Weight capacity
- Utility provider & grid capacity
- Utility and EVSE company incentives

EVSE in Leases – Policies and Resources

Policies

- LA-23-08 - Electric Vehicle Supply Equipment ([Link](#))
- LDG Alterations Chapter ([Link](#)) ([SME2U Training](#))
- LDG Parking Acquisition ([Link](#))
- LA-18-07 Payment for Extended, Multi-Shift, or Continuous Mission-Related Services in Leases ([Link](#))
- PBS 5605.1 EVSE Infrastructure Management ([Link](#)) (Under review)

Public Resources

- GSA External EVSE Page ([Link](#))
- GSA Fleet Training ([Link](#))
- DOE Utility Finder Tool ([Link](#))
- DOT Rural Electric Vehicle Infrastructure Toolkit ([Link](#))
- FEMP EVSE Electricity Charging Fee Calculator ([Link](#))
- GSA FedFleet 2024 Presentation Slide Decks ([Link](#))

GSA Internal Resources

- EVSE FAS PMO ([Link](#)) (GSA-internal, Direct technical requests here)
- PMO Request Checklist ([Link](#))

7 Green Leasing Resources

Green Leasing Resources

- **Leasing Sustainability Page** ([Link](#))
 - Current Green Leasing Requirements: Highlighted RLP/Lease and Summary Matrix
 - Green Lease Standards and Guidelines
 - Energy Star Requirement
 - Relevant Leasing Alerts
 - EVSE Guidance
 - Miscellaneous Resources
- **Leasing Desk Guide Chapter 18** ([Link](#))
- **Sustainable Facilities Tool** ([SF Tool](#))
- **Sustainability.Gov** ([Link](#)) Executive Orders and other Federal mandates



Q&A

Alexandra Kosmides

Management & Program Analyst

Center for Lease Policy, Technology,
and Innovation

GSA PBS National Office of Leasing



Susannah Gilmore

Leasing Analyst

Center for Lease Policy, Technology,
and Innovation

GSA PBS National Office of Leasing





Thank You

Join us for these upcoming
Client Enrichment Series
events...

PBS OASIS - Update and Information Session

Thursday, April 11th

1pm-2:30pm EDT

[Register](#)

Safeguarding Assets - Risk Management for Federal Real Property

Thursday, April 18th

1pm-2:30pm EDT

[Register](#)

Watch CES sessions on  YouTube

[Bookmark and binge watch all your favorites!](#)

visit us at www.gsa.gov/ces

email us at clientenrichmentseries@gsa.gov