

Strategically Incorporating Sustainability, Resilience, and Footprint Consolidation in Portfolio Planning

PORTFOLIO PRIORITIZATION TASK GROUP
GREEN BUILDING ADVISORY COMMITTEE

APRIL 28, 2016



Task Group Focus

- **Strategic integration** of sustainability, resilience, and effective space utilization into all stages of management of the portfolio of Federal real property assets
- Coordinating action to capitalize on the synergistic and complementary nature of strategies to simultaneously address sustainability, resilience, and footprint consolidation objectives



Expected Benefits

- Significant economic and resource efficiencies
- Improve consistency across projects and agencies
- Accelerate Federal progress in achieving goals
- Streamline project delivery
- Reduce risks of adopting approaches with counterproductive unintended consequences



State of Knowledge and Practice: Two GBAC/FFC Workshops

- Over 250 registrants (in person and via WebEx)
- Over 20 Federal agencies represented
- National Academies Press **Workshop Proceedings** (2016 expected)
- Speakers from:
 - US General Services Administration
 - US Department of Defense
 - US Air Force
 - US Department of State
 - US Army
 - US General Accountability Office
 - NASA
 - US Department of Veterans Affairs
 - Lawrence Livermore Labs
 - US Architect of the Capitol
 - Arizona State University
 - IBM
 - Tishman Speyer

Task Group Recommendations

Addressed to:

- General Services Administration (GSA)
- Federal Real Property Council (FRPC)
- All other Federal agencies that own and manage Federal real property assets

Portfolio Prioritization Task Group Recommends that GSA:

1. Establish Integrative Portfolio Management Pilot Program
2. Incorporate Critical Criteria in the Federal Real Property Policy, Guidance, and Databases
3. Compile Integrative Portfolio Management Tools, Methods, and Solutions



Recommendation 1: Integrative Portfolio Management Pilot Program

That GSA establish a pilot program

- One or more of its GSA Regions (and other Federal agencies)
- To develop, demonstrate, test, evaluate, and document
- Opportunities to integrate sustainability, resilience, and space utilization objectives into all processes associated with portfolio management

Rec 1: Pilot Program Concepts

- Institutionalize integration into all organizational processes associated with Federal real property assets
- Develop and implement screening process to better integrate objectives into planning and management processes
- Establish geographic regional prioritization of potential integrative solutions

Rec 1: Pilot Program Concepts (cont'd)

- Target specific real property assets for further integrative study and work
- Implement integrative solutions that take advantage of the complementarity of sustainability, space utilization, and resilience objectives
- Fund integrative approaches and solutions through multiple sources
- Develop training modules on integrative approaches and solutions for all professionals associated with Federal real property assets

Recommendation 2: Critical Criteria in the Federal Real Property Policy, Guidance, and Databases

That GSA Office of Federal High-Performance Green Buildings work with the GSA Real Property Division and the Federal Real Property Council to

- Identify and incorporate key criteria (EO 13693 and EO 13653) into the Federal Real Property Profile
- Track the sustainability, resilience, and space utilization performance of each asset

Rec 2: Federal Real Property Profile Criteria

- Incorporate key criteria into Federal Real Property Profile (FRPP) elements that track the sustainability, resilience, and space utilization performance of each asset over at least 3 years
- Incorporate key criteria into FRPC Guidance for Asset Management Plans, including incorporating lessons learned from proposed Pilot Projects and a portfolio prioritization template
- Incorporate key criteria into the Federal Management Regulation (FMR) 41 CFR Chapter 102, Subchapter C - Real Property, and Bulletins

Recommendation 3: Compilation of Integrative Portfolio Management Tools, Methods, and Solutions

GSA Office of Federal High-Performance Green Buildings work with the GSA regions, other Federal agencies, US national labs, and other partners to:

- Identify and compile sets of solutions, processes, tools, and approaches
- Advance “integrative portfolio management” for sustainability, space utilization, and resilience

Rec 3: Examples of Tools to Aid Integrative Portfolio Management

NASA

- Handbook for Master Planning

US Dept. of Defense

- DoD Master Planning Institute
- Unified Facilities Criteria (UFC-100-01 Installation Master Planning)
- DoD Installation Sustainability Management System

US Dept. of Veterans Affairs

- Technical Information Library
- VA Sustainable Design Manual
- VA eROI Analysis Tool

US GSA

- GSA Asset Business Plan
- GSA PBS Decision Lens
- GSA OEA Real Property Management Tool
- GSA Carbon Footprint Tool
- GSA Sustainable Facilities Tool

US Green Building Council

- LEED v4 Impact Category and Point Allocation Development Process

Facility Guidelines Institute
(healthcare planning, design, and construction)

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