



Client Enrichment Series – Q & A



Topic: Striving For Net Zero

Presenters: Kevin Kampschroer and Jeremey Alcorn

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Striving For Net Zero Class Resources/Links:

[4-20-23 CES Session Recording \(YouTube\)](#)

[2020 GSA Guiding Principles for Sustainable Federal Buildings](#)

[GSA's Sustainable Facilities Tool](#)

[GSA Climate and Sustainability Plans](#)

[Future Facility Info Graphic](#)

[Climate Terms](#)

[Climate Risk and Leases](#) - GIS Map

[GSA-DHS MOU](#) - a partnership to promote sustainability

[Byron Rogers FOB - a Case Study](#)- Rocky Mountain Institute

Q1. How will GSA square electrification of the fleet, which will require EV chargers at GSA facilities, with reducing electricity use in those same facilities?

A. While we are electrifying the fleet and we're installing EV charges in GSA facilities, we are also looking at systematic reduction in energy consumption in those facilities. The best way to reduce energy consumption is to reduce demand - so conservation measures and behaviors are always the best place to start. The second best way is by achieving energy efficiencies. In this particular case, we also have the opportunity to look at how we can integrate EV chargers and their batteries as a part of the building system - where the vehicles are being integrated with energy resilience and the timing of the energy use in the building with the timing of vehicle charging. Thirdly, we are using strategies like deep energy retrofits. It really gets down to how we put this all together.



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Our focus is how we can work together to really minimize the cost, maximize the benefits, and meet the mission requirements.

Q2. How can agencies tap into funds allocated to support Net Zero goals?

- A. The Department of Energy sponsors a funding program—[Assisting Federal Facilities with Energy Conservation Technologies \(AFFECT\)](#)—as part of the Administration’s Investing in America initiative to address the climate crisis while creating jobs and growing the economy. The AFFECT program, managed by DOE’s Federal Energy Management Program, provides funding to federal agencies to help meet energy- and water-related goals.

Q3. Does GSA have any plans or programs for Adaptive-reuse of underutilized facilities especially now with a majority of the federal staff teleworking? Is there a possibility the federal government will work under joint agreement with the local government in exchange of assets agreements?

- A. At a high level, yes. We have programs and experience in adaptive reuse of historic buildings. We have over 500 historic buildings currently in use in our inventory. The specific plans are being developed with extensive consultation with GSA's customers so we can best understand how to re-deploy and re-use existing buildings to meet agency mission needs. A very evolving area...

Q4. What elements/factors are included in the Wayne Aspinall Federal Building and Courthouse in Grand Junction, CO being Net Zero?

- A. The number one thing is to eliminate the energy load. We do a lot of work on the envelope to eliminate load, to reduce the amount of heat gain, and layer it throughout the historic building. So everything was insulated on the inside of the building, and the windows were upgraded. Then, the mechanical systems were sized with a much reduced load and, then, we are working with the agencies in the building to reduce that load. We optimized using ground source and made an agreement with the city to use their parking lot - we tore it up, installed wells underneath and, then gave the city a brand new parking back. If you look at the building from the street in front, you can't even see the solar panels, but they do provide almost 18% of the electric power for the building. It's nice and sunny 320 days a year in that location, and we are so fortunate for that. There's a really nice [case study on GSA's website](#) on that building as well as with Byron Rogers, too. Byron Rodgers was also on the Rocky Mountain Institute's website because we worked with them on that project.



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Q5. Does GSA provide unutilized or under-utilized assets to the local government for accommodating homeless people under inter-government agreement?

- A.** When there is no Federal need of an excess property and it is determined to be surplus, homeless needs/uses under [Title V of the McKinney-Vento Homeless Assistance Act](#) have priority over all other public benefit uses of surplus real property. The property information is submitted to the Department of Housing and Urban Development (HUD). HUD then determines if the property is suitable for homeless assistance use.

Q6. How/when is GSA coordinating with lessors regarding sustainability actions in existing leases?

- A.** GSA conducts regular outreach to communicate new sustainability requirements to the real estate community. These include GSA Industry Day events, participation on various commercial real estate panels (BOMA, Federal Real Property Association (FRPA), National Federal Development Assoc (NFDA), etc.). It is critical for lessors to use current RLP and lease documents that incorporate new sustainability provisions.