General Services Administration (GSA) 2022 Sustainability Plan

1. GSA Sustainability Plan Summary

The U.S. General Services Administration (GSA) supports other Federal agencies by providing centralized procurement, real estate, technology, and operational support services. GSA's strategies to reduce Scope 1, 2, and 3 greenhouse gas (GHG) emissions and advance other goals of the Federal Sustainability Plan are driven by our mission to support customer agencies. As a provider of real estate and related services, GSA is working to rapidly decarbonize our building portfolio through energy efficiency, electrification, carbon pollution-free electricity, and lower embodied carbon materials. As a provider of fleet vehicles and services, GSA is working to make electric vehicles and charging equipment as convenient and cost effective as possible. And as a procurement services provider, GSA is building sustainability into our contract vehicles to increase resiliency in the Federal supply chain, while minimizing carbon and other environmental impacts.

2. Priority Actions Towards Goals

A. 100 Percent Carbon Pollution-Free Electricity

GSA is working to increase our use of carbon pollution-free electricity (CFE) to 100% by 2030, with 50% on a 24/7 basis. Priority actions in FY 2022 include the following:

- *Increasing Renewable Electricity Requirements* — GSA increased the renewable electricity requirements in long-term electric supply procurements, from a 50% renewable (bundled off-site renewable energy purchases) requirement in all new awards in FY 2021 to up to 100% in applicable new solicitations in FY 2022, depending on market conditions.
- *Developing CFE and Renewable Energy Roadmap/Strategic Plan*: In FY 2022, GSA will develop a CFE Roadmap for achieving 100% CFE by 2030, including 50% 24/7 CFE.

B. 100 Percent Zero-Emission Vehicle (ZEV) Fleet

In FY 2022, GSA's Internal Motor Vehicle Management Program will pursue GHG reduction by continuing to reduce vehicle fleet size and usage and increasing the percentage of low-GHG and zero-emission vehicles. This program is working with the Public Buildings Service (PBS) EV Infrastructure Office to place charging infrastructure in support of GSA's Internal Fleet ZEVs.

In FY22, PBS is updating its policy regarding agency requests for electric vehicle supply equipment (EVSE) in spaces under GSA's jurisdiction, custody, or control. For GSA's Fleet acquisition, leasing and vehicle service activities (in support of customer agencies), FY 2022 priority actions include:

- Continuing to provide as many ZEV makes/models as possible.
- Directing EVSE hardware, software and service needs through GSA's BPAs for EV infrastructure,
- Awarding Governmentwide indefinite-delivery indefinite-quantity (IDIQ) contracts for construction and design-build services for installation of EVSE and related infrastructure improvements.
- Assisting customer agencies with EVSE and planning to deploy zero-emission vehicles.

C. Net-Zero Emissions Buildings, Campuses, and Installations

i. Design and Construction for Net-Zero Emissions

GSA is taking priority actions to reach a net-zero emissions building portfolio by 2045 by building on strategies that achieved a 51% reduction in building-related emissions (from FY 2008 baseline) in FY 2021. GSA expects to achieve 52% reduction in FY 2022 while returning to facilities. FY 2022 priority actions include:

- Updating its P100 Facilities Standards to require that all new construction greater than 5,000 gross square feet be designed to achieve net zero energy, and set goals to achieve net zero energy performance in 40% of designs by FY 2025.
- Pursuing electrification to eliminate 90% of on-site fossil fuel consumption in prospectus projects by FY 2025, and 100% by FY 2030 where life-cycle cost-effective.

ii. Increasing Energy Efficiency

GSA is taking priority actions to increase energy efficiency and expects to achieve 2.6% annual reduction in energy per square foot, on average, from FY20 through FY 2022. Priority actions in FY 2022 include:

- Requiring new and modernized building energy performance that is 30% better than ANSI/ASHRAE/IES Standard 90.1-2019, and certification as LEED Gold or above.
- Increasing existing building performance by expanding auditing programs, upgrading equipment, retuning buildings, and improving energy performance metrics.
- Increasing grid interactivity of buildings as part of our comprehensive portfolio prioritization analysis and sustainability strategic plan, and integration of interactive features in new construction and modernization projects and energy-savings performance contracts.

iii. Increasing Water Efficiency

GSA is taking priority actions to reduce facility water use. GSA expects to achieve 3.1% annual reduction, on average, from FY20 through FY 2022. Strategies for water efficiency include:

- Evaluating and encouraging new building technologies to reduce scale build-up on cooling towers, reduce water disposal, and flush waste without harsh chemicals.
- Continuing to install drought-tolerant and native landscaping, efficient irrigation, and non-potable irrigation.
- Using its Energy Usage Analysis System to validate water usage data, identify target areas for maintenance, and ensure cost-effective measures are being pursued.

D. Reducing Waste and Pollution

GSA has consistently held an annual 50% waste diversion target and will continue to implement strategies to surpass this target. GSA's waste diversion strategy seeks to further reduce the percentage of municipal solid waste (MSW) and construction and demolition (C&D) waste entering landfills and incinerators via recycling and composting. The FY 2022 strategy is built on the following integrated initiatives:

- Established and tracked national targets (above 50%) for the diversion of non-hazardous MSW and C&D waste from landfills and incineration.
- Identified recycling and organics composting best practices at GSA, to develop and deliver guidance and training for GSA employees to implement these practices.

E. Sustainable Procurement and Supply Chains

GSA expanded its sustainable procurement and supply chain activities in FY 2021 and FY 2022 and will continue to do so in FY 2023. Priority actions in FY 2022 include:

- Made process and policy changes to advance climate and sustainability in acquisitions, including adding GSA's Chief Sustainability Officer or designee to acquisition reviews as appropriate, encouraging new sustainability requirements, requiring greater detail in acquisition plans, and establishing a new Acquisition Policy Federal Advisory Committee.
- Issued national standards for asphalt and low embodied carbon concrete.
- Expanded collection of contractor climate risk disclosures via CDP Supply Chain.
- Created a sustainable acquisition innovation initiative in which the agency is tracking submitted projects to identify best practices in achieving sustainable results through federal procurement.

F. Climate- and Sustainability-Focused Federal Workforce

GSA is taking priority actions to invest in human capital to rebuild and retain a diverse federal workforce with expertise in climate and sustainability. In FY 2022, GSA's actions include:

- Began addressing critical hires by reviewing and refining staffing plans and position descriptions, and advertising and onboarding new staff subject to funding availability.
- Developed, supplemented and launched targeted training on climate literacy, sustainable acquisition, environmental and climate justice, and facilities management.

G. Incorporating Environmental Justice (EJ)

GSA is taking priority actions to reestablish its EJ and equity (EJ&E) capabilities. In FY 2022, GSA's priorities include:

- Improving EJ literacy across GSA via communications and quarterly EJ training.
- Establishing EJ strategic objectives within GSA's FY 2022-26 Strategic Plan and reconvening its EJ Working Group (EJWG) to coordinate, better integrate, and operationalize EJ principles throughout GSA through the development of a new internal EJ strategy, monitoring approach, and stakeholder engagement toolkit.
- Incorporating the recommendations of GSA's Green Building Advisory Committee's (GBAC) EJ&E Task Group.

H. Accelerating Progress through Partnerships

GSA is rapidly accelerating its progress to meet Administration goals through partnerships in FY 2022 and beyond. Priority actions in FY 2022 include the following:

- GSA engages with private-sector landlords to increase the sustainability of our leased spaces, including by updating our green leasing requirements. GSA improved the proportion of our leases that comply with the Guiding Principles for Sustainable Federal Buildings (appropriate in leased settings) from 31.8% in FY 2020 to 32.5% in FY 2021.
- GSA plans to continue engaging with occupant agencies' leadership on their workspace requirements and climate, energy, and sustainability duties.
- GSA's Sustainable Facilities Tool (SFTool) is used by GSA internally, and available to other agencies, to reduce operating costs using best practices for cost effective upgrades, solid waste management, and facility management.

3. Progress Examples

Net-Zero Emissions Building: Electrification and Carbon Pollution-Free Electricity

GSA is currently building a new U.S. Courthouse in Des Moines, Iowa, which will run on 100 percent electricity on all but the coldest winter days. Running on electricity instead of fossil fuels will help achieve a net-zero emissions federal building portfolio by 2045— and capitalize on the region's supply of clean and inexpensive wind power. To achieve LEED Gold certification, the project will include a highly reflective cool roof, insulated window glazing, LED lighting, occupancy sensors, dimmable light fixtures, and daylight harvesting.

Net-Zero Emissions Building, with Reduced Embodied Carbon via Adaptive Reuse

GSA is modernizing a 150,000 square foot warehouse in Denver, Colorado, that will allow the Department of the Interior to shed three large private market leases, and consolidate into a single federally owned asset, saving taxpayers nearly $6 million annually. Reactivating this building will minimize embodied carbon emissions compared to constructing a new building, and the new facility will be designed and operated for Net Zero Energy and Net Zero Carbon, helping achieve a net-zero emissions federal building portfolio by 2045. To achieve LEED Gold and SITES Silver certification, the project will introduce plenty of natural daylight into the creation of a highly efficient, modern work environment, saving energy while promoting healthy circadian (daily sleep-wake) rhythms for occupants.

Reducing Embodied Carbon and Other Environmental Impacts:
New Concrete and Asphalt Standards

GSA received over 130 responses to its February 2022 requests for information on the availability, cost, and workability of low embodied carbon concrete and environmentally preferable asphalt. These responses came from both small and large firms, and were used to shape GSA's recent issuance of the Nation's first concrete and asphalt sustainability standards to apply beyond a single state or county. So far the new standards have been used at six job sites in upstate New York, a remote part of the Arizona-Mexico border, and in Denver, Colorado. Environmentally preferable paving has been cost neutral at these initial projects.

Zero Emission Vehicle Procurement

As the mandatory source for executive agencies purchasing non-tactical vehicles in the United States, GSA's Fleet Program is accelerating federal agency progress toward acquiring 100 percent zero-emission vehicles by 2035 and 100 percent light-duty ZEVs by 2027 by offering as many ZEV options for purchase as possible. Current market conditions limit short- and near-term ZEV sales, but despite these challenges, in FY 2022 GSA offers 62 different ZEV models and options in varying vehicle classes, up from just 13 at the beginning of FY 2021. These include the highly in-demand electric work trucks and plug-in electric SUVs, as well as turnkey non-pursuit rated law enforcement upfit packages. GSA supports these offerings with unique financing opportunities, live training, and working group presentations. As a result, GSA facilitated over 2,800 ZEV orders in the first three quarters of FY 2022, more than quadrupling the quantity purchased in all of FY 2021.

ZEV Charging Infrastructure

To support federal ZEV acquisition and operation, GSA is also creating a complete solution for agencies to acquire and install supporting ZEV infrastructure. GSA established EVSE blanket purchase agreements (BPAs) with 16 companies including 9 small businesses. Together, these BPAs offer over 1,165 products across 30 brands and include hardware, software and services. PBS is in the process of awarding complementary contracts for EVSE-related design, construction, and installation projects, which will provide a process for contract holders to access products via

the EVSE BPAs. GSA will also be launching a demonstration project, called an Applied Innovation Learning Laboratory, at the Denver Federal Center. Other potential locations around the country are also being assessed for this purpose. At these sites, GSA will work with federal partners, industry and local utilities to test innovative clean energy technologies and practices, including for ZEV charging infrastructure.

Simplifying Sustainable Procurement

GSA's Federal Acquisition Service is simplifying sustainable procurement by reducing the GHG footprint of its Governmentwide acquisition vehicles. For most major new contract awards, FAS requires the contractor(s) to disclose their GHG emissions, set reduction targets and report on progress during contract performance. For the Multiple Award Schedules, GSA has invited contractors with high sales to disclose their GHG emissions and climate risks to CDP (formerly the Carbon Disclosure Project). Taking action at the master contract level makes it easy for agencies purchasing through GSA contracts to reduce scope 3 GHG emissions and is an important step towards achieving net-zero emissions from Federal procurement.

Planning for GHG Reductions at the Regional Level

For over a decade, PBS has tracked and managed portfolio GHG emissions as an integrative performance metric and indicator of strategic resource efficiency. To realize these benefits at the regional level and make progress on EO requirements, PBS established an FY22 reduction measure which requires each GSA region to develop a plan to reduce its regional Scope 1 and 2 GHG emissions toward GSA's target of 52 percent reduction in FY 2022 (from a FY 2008 baseline). PBS developed this measure and guidance to help better position regions to contribute to GSA's emission reduction targets through the development of regional level GHG plans. To aid in this effort, this guidance is accompanied by a GHG tracking tool aligned with the Department of Energy's (DOE) Governmentwide reporting that provides regional and facility-level visibility on each region's GHG performance for the most recent fiscal year.

Incorporating EJ

GSA has taken several steps in FY 2022 to advance and integrate EJ&E principles throughout the Agency. In March 2022, GSA reconvened its EJWG. The EJWG is creating GSA's new internal EJ Strategy, developing an EJ stakeholder engagement toolkit, and assessing GSA's policies and programs through the EJ lens. In April 2022, GSA's GBAC received an Advice Letter on Recommendations for Environmental Justice and Equity in Federal Sustainable Buildings. The letter was posted to the GSA GBAC public website in May 2022 and GSA is determining how to incorporate the recommendations into its operations effectively. As a first step, GSA has advertised a position to add an expert on EJ&E to the GBAC and is currently evaluating the applications received. In May and September 2022, GSA delivered the Fundamentals of EJ training for GSA employees.