



U.S. General Services Administration

NAIOP Northern Virginia

March 30, 2023

Nina Albert

Commissioner, Public Buildings Service

Public Buildings Service



8,400

Total Facilities

365 million SF

(256 million SF office)

1,700 Owned assets

186 million SF

6,700 Leases

177 million SF

\$10B

Average
annual
budget



\$6.8B

BIL and
IRA
funding



\$13.6B

Annual
construction
program



514

Historic
and
eligible assets

297

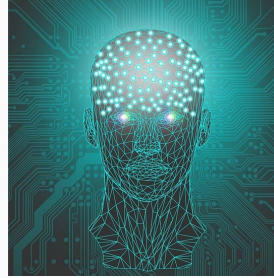
Sustainable
Buildings



Interesting Times



New ways to
live/work



Technology (AI)



Climate change



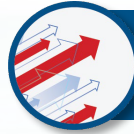
Societal divides

Opportunity to solve big problems

Driving To Five Outcomes

PBS Mission

We design, deliver and maintain safe, smart and sustainable workspaces that enable employees and agencies to best serve the American people.



1. Shape the Future of Work



2. Aim for Net Zero



3. Maximize Economic Impact



4. Enhance Mission Delivery



5. Empower a Diverse Workforce

Shaping the Future of Work: Fewer Buildings, Better Buildings

Modernized



Flexible

Seamless on-site to off-site experience, technology enabled, universal design



Healthy

Air quality, temperature, natural light, socially connected, ergonomic



Sustainable

Energy and water efficient, net zero operations, climate resilient



Safe

Physical security, secure access, cybersecure, redundant operations

Optimized



Mission Delivery

Results-driven, productive, customer centered, technology enabled



Asset Utilization

Occupancy-based, dynamic, shared, multi-function, multi-tenant



Workplace Ecosystem

Balance between HQ and regional presence, distributed work



Cost Efficient

Life-cycle based return on investment, saves money

Getting to Net Zero

58% GHG reductions
portfolio-wide
since 2008

50%

2025
Sustainable
Building
Portfolio (GSF)

90%

2025
New construction &
modernization
projects to be 90%
fossil fuel free

100%

2030
Carbon Free
Electricity
(w/ 50% 24/7 CFE)

100%

2030
New leases
(>25,000 RSF) to be net-
zero emissions

100%

2030
New construction &
modernization projects
to be net-zero and 100%
fossil fuel free

50%

2032
Reduce scope 1
& 2 Building
Portfolio GHG
Emissions

100%

2035
Carbon Free
Electricity
(100% 24/7 CFE)

100%

2045
Net Zero Buildings

2025

2030

2032-2035

2045

Carbon Pollution Free (CFE) Energy Procurement



- All-of-government approach: GSA, DOE, DOD
- GSA signed MOU with Entergy Arkansas to buy 24/7 CFE
- If approved by the Arkansas Public Utility Commission, it would be one of the world's first utility programs to support 24/7 hourly matching of CFE with consumer electric needs

Bipartisan Infrastructure Law (BIL): \$3.4 billion to expand 26 LPOEs



San Ysidro, California

Inflation Reduction Act (IRA): \$3.375 billion to reduce GHG

Funding Category	Funding
Low-embodied carbon materials: concrete, asphalt, steel, glass	\$2.15 billion
Emerging & Sustainable Technologies	\$975 million
High Performance Green Buildings	\$250 million

Metrics

- ★ MTCO₂e avoided
- ★ # Sustainable buildings
- ★ # All Electric buildings
- ★ # Net Zero buildings

