



**U.S. House of Representatives**  
**Committee on Transportation and Infrastructure**  
**Washington, DC 20515**

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heysfeld, Chief of Staff  
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July 18, 2007

James W. Coon II, Republican Chief of Staff

**SUMMARY OF SUBJECT MATTER**

**TO:** Members of the Subcommittee on Economic Development, Public Buildings, and Emergency Management

**FROM:** Subcommittee on Economic Development, Public Buildings, and Emergency Management Staff

**SUBJECT:** Federal Leadership by Example on Energy Conservation - No Cost Quick and Easy Steps for Immediate Results.

**PURPOSE OF THE HEARING**

On Thursday, July 19, 2007, at 10:00 a.m. in room 2167 Rayburn House Office Building, the Subcommittee on Economic Development, Public Buildings, and Emergency Management will review the practices and procedures used by the General Services Administration (GSA) and the Department of Defense (DOD) to encourage and incentivize their tenants and building managers to identify and engage in common sense practical energy conservation activities.

**BACKGROUND**

The GSA and DOD both handle extensive real estate portfolios. GSA owns approximately 1,500 buildings which includes about 175 million square feet of space of general purpose office space and warehouse facilities. Further, the agency controls through leases approximately 7,100 buildings which includes 176 millions square feet of space. The functional replacement value of the GSA portfolio is about \$41.7 billion. GSA's utility costs were [to be supplied]

The DOD has a similarly impressive portfolio in all 50 states, and 40 foreign countries. DOD occupies about 345,000 buildings throughout the world, valued at about \$423 billion. The portfolio is about 2.4 billion square feet. Their facilities include hospitals, family housing, troop housing and mess facilities, community facilities, maintenance and production facilities, and operation and training facilities. The estimated replacement value of the DOD portfolio is approximately \$653 billion. In fiscal year 2006 the DOD paid \$3.2 billion in utility bills.

## Ongoing Energy Concerns

Both these federal agencies have an impact not only on the real estate industry but also on the energy industry through the consumption of energy in federal facilities. Energy efficiency and conservation go a long way to promoting a healthy environment and to protecting our limited natural resources. The federal approach to such ideas as heating and cooling, use of solar panels, cold-climate windows, warm-climate windows, landscaping, weatherization, compact fluorescent bulbs, use of energy star products, and out door lighting impact consumption of energy. Simple actions such as turning off fluorescent lights, use task lighting where ever possible, turn off decorative lighting, turn off printers, monitors, and computers all have a positive impact on energy consumption. Ensuring federal employees are aware of energy conservation measures through training and other informal measures. The Subcommittee will examine such employee training by both GSA and DOD as well as review guidance issued to building managers regarding energy efficiency and conservation.

### PRIOR LEGISLATIVE AND OVERSIGHT ACTIVITY

The Subcommittee has not held legislative hearings specifically dedicated to energy conservation and efficiency. However, on Friday, May 11, 2007, and Wednesday May 16, 2007, the Committee held two days of hearings on climate change and programs under the Committee's jurisdiction. Incorporated in these hearings were extensive discussions on energy conservation and efficiency. On an annual basis the Committee authorizes appropriations for the GSA's energy program.

WITNESSES

**The Honorable Daniel Lipinski**  
Congressman  
Illinois, District 3

**Mr. David L. Winstead**  
Commissioner  
U.S. General Services Administration

**The Honorable Phil W. Grone**  
Deputy Undersecretary of Defense (Installations & Environment)  
Department of Defense

**Ms. Brenna S. Walraven, RPA, CPM**  
Chairman-Elect  
Building Owners and Managers Association International