

U.S. General Services Administration

Reducing Southern California Federal Buildings' Energy and Operating Costs by Nearly \$50 Million

To replace aging building systems and regulate energy use, GSA turned to ABM for help. Implementing our Bundled Energy Solutions program, we were able to retrofit the agency's central plant HVAC system and upgrade automation controls, paving the way for them to reduce energy consumption by 38% and unlock energy and operating cost savings of a minimum of \$48.4 million over the next 20 years.



GSA provides centralized procurement for the federal government, offering billions of dollars worth of products, services, and facilities that federal agencies need to serve the public. GSA

helps federal agencies build and acquire office space, products, and other workspace services, and oversees the preservation of historic federal properties. They also lead the way in green building design, construction, retrofit, and sustainable operations and maintenance.

CHALLENGE

Several federal buildings in Los Angeles, California -- representing more than three million square feet -- had deferred facility maintenance issues such as mechanical systems that needed attention. However, as with most government agencies, budget for facility maintenance was tight. GSA needed to find a creative way to finance the project with limited government investment -- ABM had the ideal answer.

SOLUTION

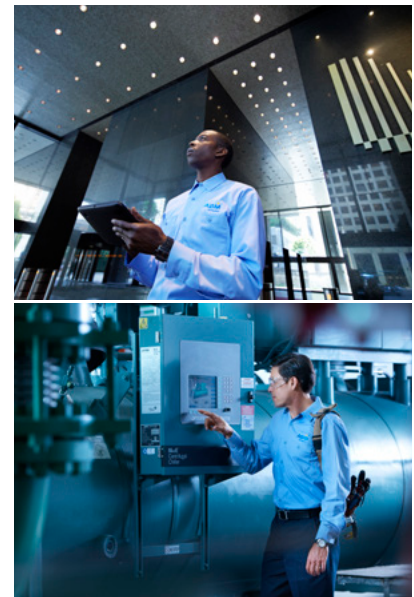
Called the Bundled Energy Solutions (BES) program, this innovative financing option and energy retrofit package allowed GSA to leverage future guaranteed energy cost savings to improve the comfort, lighting quality, and sustainability of the facilities today. There was no upfront capital required, no impact to the existing operating budget, and no added burden to taxpayers.

Working closely with the GSA facility teams, ABM performed a robust preliminary assessment of the federal facilities and devised a plan to implement the most critical energy conservation measures for the site first. This included separating the facilities'

shared central plant, as well as providing a number of other enhancements that were desperately needed to keep the facility efficient and in good working order.

Energy efficiency improvement performed at GSA so far include:

- Replacing and retro commissioning heating and cooling equipment with state-of-the-art systems and low load chillers to provide more fresh air to building occupants
- Updating building automation controls to real time energy regulation and reporting to GSA's central offices
- Installing state-of-the-art LED lighting and occupancy control devices to reduce wasted lighting energy
- Transformer upgrades
- Solar window tinting
- Phase change technology that helps save energy by actively absorbing and releasing heat and offsetting heating and cooling loads between floors



Case Study: U.S. General Services Administration

BENEFITS

In all, ABM's Bundled Energy Solutions program guarantees GSA savings of at least \$48.4 million in energy and operating costs over the next 20 years by reducing the buildings' energy use by 38%. The project also helped the agency meet the needs of their occupants and the objectives of the administration. The project's other sustainability statistics to date include guaranteed annual savings of:

- 53,990 btus
- 5,369,000 gallons of water
- \$2,000,000 in energy & operational savings
- 8,627.8 metric tons of carbon dioxide



About ABM

ABM (NYSE: ABM) is a leading provider of facility solutions with revenues of approximately \$4.9 billion and over 100,000 employees in 300+ offices deployed throughout the United States and various international locations. ABM's comprehensive capabilities include electrical & lighting, energy solutions, facilities engineering, HVAC & mechanical, janitorial, landscape & turf, mission critical solutions and parking, provided through stand-alone or integrated solutions. ABM provides custom facility solutions in urban, suburban and rural areas to properties of all sizes — from schools and commercial buildings to hospitals, data centers manufacturing plants and airports. ABM Industries Incorporated, which operates through its subsidiaries, was founded in 1909. For more information, visit ABM.com.



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