PowerSecure

CASE STUDY

GSA Region 4 | Georgia Federal Facilities
12-Site UESC Project

Breathing New Life into Historic Federal Buildings

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Across Georgia, twelve federal buildings were facing a common challenge: aging infrastructure, rising energy costs, and outdated systems struggling to keep up with modern demands. While some of these buildings are over 100 years old, they continue to serve as vital workplaces for federal agencies like the FBI, IRS, and federal courts.

The U.S. General Services Administration (GSA) owns these government buildings and provides the needed workplaces for federal employees. GSA Region 4, headquartered in Atlanta, Georgia, manages 148 buildings and 1,341 leases across eight southeastern states. Their mission ensures that federal facilities are safe, efficient and sustainable.

Facing growing challenges, PowerSecure helped to modernize twelve of its facilities through a comprehensive energy efficiency and infrastructure upgrade program.

Project Facilities:

- Athens Post Office & Courthouse, Athens, GA
- Augusta Federal Building and Courthouse, Augusta, GA
- Chamblee IRS Building, Chamblee, GA
- Franklin M. Scarlett Federal Building, Brunswick, GA
- John Godbold Building, Atlanta, GA
- Martin Luther King Jr. Building, Atlanta, GA
- Peachtree Summit, Atlanta, GA
- R.G. Stephens Athens Federal Building, Athens, GA
- Richard. B. Russell Building, Atlanta, GA
- Sam Nunn Atlanta Federal Center, Atlanta, GA
- Valdosta Federal Courthouse and Post Office, Valdosta, GA
- William A. Bootle Macon Federal Building and Courthouse, Macon, GA

A Mission to Modernize

Under a Utility Energy Services Contract (UESC), PowerSecure partnered with the Southern Company Federal Services group to lead a sweeping modernization effort.

The goal: implement energy-saving upgrades that would pay for themselves over time without disrupting the critical operations that took place in these locations.

From the very beginning, this project was more than just equipment. It was about creating healthier, more efficient, and more resilient environments for the people who serve the public every day.

What We Delivered

PowerSecure's team of engineers and energy experts collaboratively developed and implemented 96 tailored energy conservation measures across twelve federal facilities in Georgia. Each solution was customized to meet the specific needs of the building, its occupants, and its historical context. Delivered under a paid-from-savings contract, the agreement outlined a 24-month timeline for design and construction, ensuring timely execution without compromising operational continuity.

Mechanical & HVAC Upgrades

- Installed 14 high-efficiency chillers (6,000 tons) and 7 cooling towers (4,000+ tons)
- Replaced outdated steam boilers with modern condensing hot water systems
- Upgraded building automation systems for full chilled and hot water plant optimization
- Delivered seamless transitions with temporary heating/cooling to avoid downtime

Lighting Transformation

- Retrofitted or replaced 65,544 fixtures with advanced LED systems
- Installed 400 local lighting controls
- Designed custom solutions to preserve architectural integrity in historic courtrooms

Water Conservation

- Replaced over 3,000 fixtures with low-flow alternatives
- Reduced hot water usage and sewer costs while improving sustainability

Building Envelope Enhancements

- Installed 6,767 weatherization upgrades to reduce air loss and improve thermal performance
- Sealed doors, roofs, and penetrations to enhance comfort and reduce HVAC strain

Electrical System Reliability

- Replaced 284 dry-type transformers with premium-efficiency units
- Reduced electrical losses by over 75%, improving system reliability and safety

Overcoming the Unexpected

Ranging from early 1900s courthouses to 1990s high-rises, each facility presented its own unique challenges, and PowerSecure navigated a wide range of logistical, environmental, and operational hurdles to deliver the project successfully.

One of the most significant challenges was the presence of hazardous materials. Many of the buildings contained asbestos, lead paint, and PCBs, which required careful identification and mitigation. PowerSecure worked closely with qualified subcontractors to ensure all work met strict safety standards, protecting both workers and building occupants while creating healthier environments for the GSA.

Construction also had to be carefully coordinated around the daily operations of critical federal agencies, including the FBI, ATF, IRS, and federal courts. PowerSecure's team developed detailed schedules to minimize disruptions, tightly managing service outages and ensuring that essential government functions continue without interruption.

Adding to the complexity, the project's development and design phases took place during the height of the COVID-19 pandemic. Despite widespread uncertainty, supply chain disruptions, and fluctuating costs, PowerSecure adapted quickly to the changing conditions and kept the project on track.

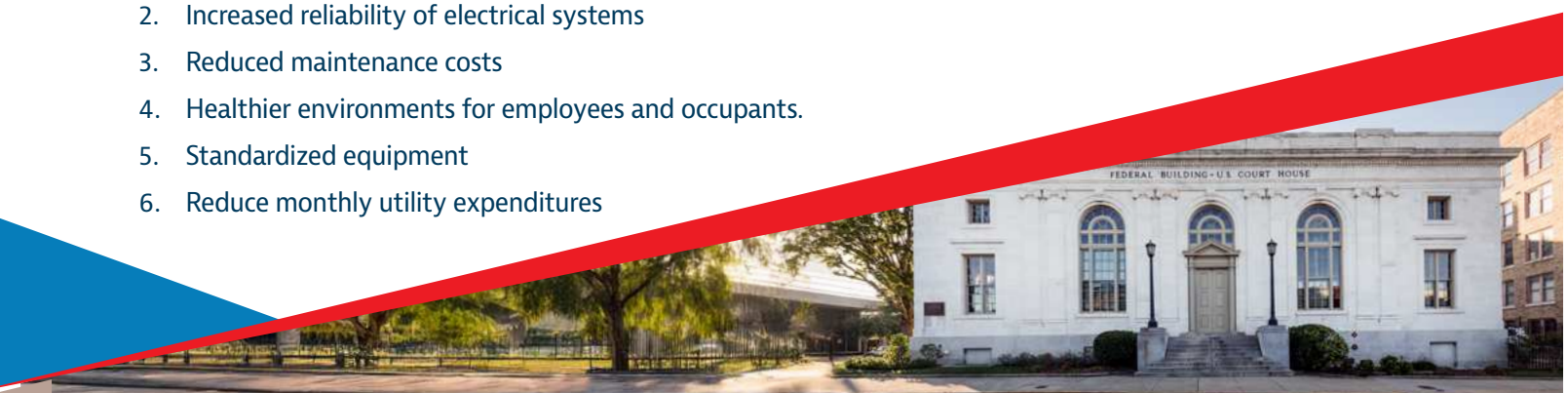
Through strategic planning, expert coordination, and a deep commitment to safety and service continuity, PowerSecure delivered every milestone on time and within scope—proving that even the most complex challenges can be overcome with the right team and approach.

A Blueprint for the Future

This project models how federal infrastructure can evolve. By blending innovation with respect for history, and efficiency with empathy, PowerSecure helped GSA Region 4 take a bold step toward a more sustainable, efficient and resilient future.

Benefits to the Customer

1. New, high-efficiency systems across lighting, heating and cooling systems, etc.
2. Increased reliability of electrical systems
3. Reduced maintenance costs
4. Healthier environments for employees and occupants.
5. Standardized equipment
6. Reduce monthly utility expenditures



The Results Speak for Themselves

48%

total energy reduction

$3.5M

in annual utility savings

31M+ kWh

electricity saved

113,000+ therms

natural gas saved

48M lbs. CO_2

emissions avoided

(*That's like planting 28,000 acres of trees or removing 4,655 cars from the road*)

"From day one, I noticed they work extremely well together and have a system for methodically covering the building end-to-end. The team was courteous, respectful, mindful of property, aware of their surroundings regarding our handicapped employees, on-time, clean, and helpful. Sounds like a bunch of Boy Scouts, huh? They were!"

*— **Tim Harris**, GSA; **Mike Ayers**, GSA O&M Project Manager*