



**U.S. House of Representatives**  
**Committee on Transportation and Infrastructure**

Washington, DC 20515

James L. Oberstar  
Chairman

John L. Mica  
Ranking Republican Member

David Heymsfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

May 1, 2009

**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: Hearing on GSA's Implementation of Recovery Act Funds

**PURPOSE OF THE HEARING**

On Tuesday, May 5, 2009, at 2:00 p.m., in room 2167 of the Rayburn House Office Building, the Subcommittee will meet to receive testimony from the U.S. General Services Administration (GSA), the GSA Inspector General, and the U.S. Social Security Administration. The panel will provide testimony on the plans of GSA to execute projects funded by the American Recovery and Reinvestment Act ("Recovery Act") of 2009 (P.L.111-5).

**BACKGROUND**

The Subcommittee on Economic Development, Public Buildings, and Emergency Management has jurisdiction over all of GSA's real property activity through the Property Act of 1949, the Public Buildings Act of 1959, and the Cooperative Use Act of 1976. These three Acts are now codified as Title 40 of the United States Code. The Public Buildings Service (PBS) is responsible for the construction, repair, maintenance, alteration, and operation of United States courthouses and public buildings of the Federal Government. Additionally, PBS leases privately owned space for Federal use. With a work force of approximately 6,000 employees, PBS owns, operates, maintains, and repairs existing Federal buildings, and plans for the construction of new Federal buildings, including courthouses.

GSA owns more than 1,600 Federal buildings totaling 181 million square feet of space, which provide office space for 470,000 Federal workers. It also provides space in Federal buildings

for child-care. The inventory ranges from 2,500 square-foot border crossing stations along the northern border, to 1 million square-foot U.S. courthouses located in major metropolitan areas.

### THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009

In the Recovery Act, Congress appropriated \$5.5 billion for GSA to construct and renovate federal facilities and to convert existing federal buildings to more energy efficient buildings. On March 31, 2009, GSA released a comprehensive list of capital projects they intended to move forward with for Congressional review. The project list includes projects in all 50 states, the District of Columbia, and two U.S. territories.

Projects listed include the construction of 17 Federal buildings, U.S. courthouses, land port of entries, and converting existing Federal buildings into high-performance green Federal buildings. GSA will be constructing and renovating buildings previously authorized by Congress. On the exterior, modernization projects include green roofs, photovoltaic roofs, cool membrane roofs, and insulating roofs with conventional insulation. In the interior, modernization projects will address lighting, water conservation, heating, ventilation, and air conditioning retrofitting and replacement, and building systems tune-ups.

Some of the largest projects include:

#### **A. Construction**

- Department of Homeland Security, Washington, DC: \$450 million;
- U.S. Courthouse, Austin, TX: \$116 million;
- U.S. Land Port of Entry, Nogales, AZ: \$199 million; and
- U.S. Courthouse, Billings, MT: \$80 million.

#### **B. Modernization**

- IRS Center, Andover, MA: \$117 million;
- Peter Rodino Federal Building, Newark, NJ: \$146 million;
- Degatau & Courthouse, San Juan, PR: \$99 million;
- A. J. Celebrezze Federal Building, Cleveland, OH: \$121 million;
- Edith Green-Wyndell Wyatt Federal Building, Portland, OR: \$133 million;
- Byron Rogers Federal Building Denver, CO: \$167 million; and
- 1800 F Street NW, Washington, DC: \$161 million.

GSA has established a Project Management Office (PMO) to administer the Recovery Act funds. The PMO is expected to work in concert with the PBS to quickly obligate the funds. In addition to creating jobs, the Recovery Act funds have the dual purpose of addressing a backlog of capital and maintenance actions necessary to manage the GSA capital asset portfolio and meet the energy goals of the Energy Independence and Security Act (P.L. 110-140) for public buildings.

The purpose of the hearing is to examine the process of how GSA plans to execute the Recovery Act and how any of the streamlining measures that occur in the execution of Recovery Act can be used in future GSA operations. We anticipate that there will be significant demand on GSA

personnel to implement the stimulus proposal and GSA will be operating with essentially the same amount of personnel in the agency before the Recovery Act became public law.

WITNESSES

William Guerin  
Project Management Office Executive  
U.S. General Services Administration

Brian Miller  
Inspector General  
U.S. General Services Administration

Shapour Abadi  
St. Elizabeth's Project Executive  
U.S. General Services Administration

Michael Gallagher  
Assistant Deputy Commissioner  
Budget, Finance, and Management  
Social Security Administration