# PROSPECTUS - ALTERATION
# CONSOLIDATION ACTIVITIES PROGRAM
# VARIOUS BUILDINGS

Prospectus Number: PCA-0001-MU16

## FY2016 Project Summary

The General Services Administration (GSA) proposes the reconfiguration and renovation of space within government-owned and leased buildings during fiscal year 2016 to support the General Services Administration's (GSA's) ongoing consolidation efforts to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the government's environmental footprint.

**FY2016 Committee Approval and Appropriation Requested.....$200,000,000**

## Program Summary

As part of its ongoing effort to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the government's environmental footprint, GSA is identifying consolidation opportunities within its inventory of real property assets. These opportunities are presented through surveys and studies, partnering with client agencies, and through agency initiatives such as Client Portfolio Planning (CPP). Projects will vary in size by location and agency mission and operations, however, no single project will exceed $20 million in total Federal (GSA and tenant agency) costs. Funds will support consolidation of tenant agencies and is not available for GSA internal consolidations. All projects will aim for a typical Office Utilization Rate of 130 usable square feet per person or less and an Estimated Economic Payback of 7 years or less.

Typical projects include the following:

- Reconfiguration and alteration of existing federal space to accommodate incoming agency relocation/consolidation. (Note: May include reconfigurations of existing occupied federal tenant space)

- Incidental alterations and system upgrades such as fire sprinklers or HVAC, needed as part of relocation and consolidation

Projects will be selected in line with the following criteria:

- First consideration will be given to projects that are identified as a reduction opportunity in a Customer Portfolio Plan which has been agreed to by both GSA and the subject agency and meet the remaining criteria.

- Proposed consolidation projects will result in a reduction in annual rent paid by the impacted customer agency.

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- Preference is given to consolidations within or into owned buildings over consolidations within or into leased space.
- Consolidation of expiring leases into owned buildings will be given preference over those business cases for lease cancellations which include a cancellation cost.
- Co-location with other agencies with shared resources and special space will be given preference over single agency occupancies.
- Links to other consolidation projects will be given preference over stand-alone projects

**Justification**

Consistent with Administration initiatives such as the June 2010 Presidential Memorandum, *Disposing of Unneeded Federal Real Estate*, and the Office of Management and Budget (OMB) Memorandum M-12-12, *Promoting Efficient Spending to Support Agency Operations*, as well as Congressional efforts to dispose of excess and underutilized properties, GSA continually analyzes opportunities to improve space utilization and realize long-term cost savings for the government. Funding for space consolidations is essential to ensuring that GSA can execute those opportunities.

Projects funded under this authorization will enable agencies to consolidate within government-controlled leased space or relocate from either government-controlled leased or federally owned space to federally owned space that more efficiently meets mission needs. These consolidations will result in improved space utilization, cost savings for the American taxpayers, and a reduced environmental impact.

**FY2016 Committee Approval and Appropriation Requested.....$200,000,000**

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**Certification of Need**

Current Administration and Congressional initiatives call for improved space utilization, lower costs for the government and a reduced environmental footprint. It has been determined that the proposed consolidation program is the most practical solution to meeting those goals.

Submitted at Washington, DC, on February 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration