PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PCA-0001-MU17

FY 2017 Project Summary

The General Services Administration (GSA) proposes the reconfiguration and renovation of space within Government-owned and leased buildings during Fiscal Year (FY) 2017 to support GSA's ongoing consolidation efforts to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the Government's environmental footprint.

Beginning in FY 2014, GSA implemented its Consolidation Activities special emphasis program, aimed at helping agencies reduce their reliance on costly leased space to meet long-term housing requirements by developing strategies to use space more efficiently and maximize use of the existing federally owned inventory. Through its FY 2014 and FY 2015 Consolidation Activities projects, GSA is helping its partner agencies reduce space by more than 1 million square feet and reduce agency rent payments to GSA by $36 million and decrease GSA payments to private lessors, avoiding future lease payments totaling an estimated $76 million annually.

FY 2017 Committee Approval and Appropriation Requested $75,000,000

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. Projects will vary in size by location and agency mission and operations; however, no single project will exceed $20 million in GSA costs. Funds will support consolidation of tenant agencies and will not be available for GSA internal consolidations. Preference will be given to projects that result in an Office Utilization Rate of 130 usable square feet per person or less and a total project payback period of 10 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 heating, ventilation and air-conditioning, needed as part of relocation and consolidation.

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Projects will be evaluated using the following criteria:

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

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

- 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 that include a cancellation cost.

- Co-location with other agencies with shared resources and special space will be given preference.

- Links to other consolidation projects will be given preference.

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 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 so 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.

FY 2017 Committee Approval and Appropriation Requested.....$75,000,000

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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 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

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United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS
WASHINGTON, DC 20510–6175

114th Congress

2nd Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

ALTERATION
CONSOLIDATION ACTIVITIES PROGRAM
VARIOUS BUILDINGS
PCA-0001-MU17

RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE UNITED STATES SENATE

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for the reconfiguration and renovation of space within government-owned and leased buildings during Fiscal Year 2017, at a total cost not to exceed $75,000,000, a description of which is attached hereto and by reference made part of this resolution, is approved.

Provided, that the Administrator shall not delegate to any other agency the authority granted by this resolution.

Chairman

Ranking Member

Adopted: May 18, 2016

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