Committee on Transportation and Infrastructure
U.S. House of Representatives
Washington, DC 20515

Bill Shuster
Chairman

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Ranking Member

Katherine W. Dedrick, Democratic Staff Director

COMMITTEE RESOLUTION

ALTERATION
CONSOLIDATION ACTIVITIES PROJECTS
VARIOUS BUILDINGS
PCA-0001-MU15

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the reconfiguration and renovation of space within government-owned buildings during fiscal year 2015 to improve space utilization, optimize inventory, and decrease reliance on leased space at a total cost of $70,000,000, a prospectus as amended by the FY2015 Consolidation Activities Expenditure Plan for which is attached to and included in this resolution.

Provided, that an Expenditure Plan for the balance of the authorized amount not reflected in the attached Expenditure Plan be submitted to the Committee prior to the expenditure of any remaining funds.

Provided, that consolidation projects result in reduced annual rent paid by the tenant agency over the term of any occupancy agreements.

Provided, that no consolidation project exceeds $20,000,000 in costs.

Provided further, that preference is given to consolidation projects that achieve an office utilization rate of 130 usable square feet or less per person.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Adopted: **April 30, 2015**

Bill Shuster, M.C.
Chairman

PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PCA-0001-MU15

FY2015 Project Summary

The General Services Administration (GSA) proposes the reconfiguration and renovation of space within government owned buildings during fiscal year 2015 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.

FY2015 Committee Approval and Appropriation Requested............................$100,000,000

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) and Transforming Real Property Information and Management (TRIM). Projects will vary in size by location and agency mission/operations, however, no single project will be more than $10M in costs or exceed a *5* year Estimated Economic Payback. All projects will aim for a typical Office Utilization Rate of 130 usf/per person 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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- Consolidation of expiring leases into GSA owned buildings will have preference over those business cases for lease cancellations
- Co-location with other agencies where there are shared resources/special space will receive preference over single agency occupancies
- Links to other consolidation projects will receive 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 is continually analyzing 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 relocate from either leased or federally-owned space to federally-owned space that more efficiently meets mission needs. These relocations will result in improved space utilization, cost savings for the American taxpayers, and a reduced environmental impact.

FY2015 Committee Approval and Appropriation Requested............................**$100,000,000**

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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 March 6, 2014

Recommended: ______________________
Commissioner, Public Buildings Service

Approved: ______________________
Administrator, General Services Administration

U.S. General Services Administration
FY 2014 and 2015 Consolidation Activities Expenditure Plan
March 19, 2015

FY 2015 – Original Submission

FY15 Projects	Original Total	Previous Change (Cumulative)	Current Change	New Total
Cotter Federal Building – Hartford, CT (IRS)	$ 4,247,000	$ 0	$ 0	$ 4,247,000
Varick Street – New York, NY (DHS/ICE)	$ 4,118,000	$ 0	$ 0	$ 4,118,000
George H. Fallon Federal Building – Baltimore, MD (VA)	$ 4,585,000	$ 0	$ 0	$ 4,585,000
George H. Fallon Federal Building – Baltimore, MD (EEOC)	$ 1,536,000	$ 0	$ 0	$ 1,536,000
Enterprise Computing Center – Martinsburg, WV (IRS)	$ 13,744,000	$ 0	$ 0	$ 13,744,000
AUTEC Federal Building – West Palm Beach, FL (SSA)	$ 5,213,000	$ 0	$ 0	$ 5,213,000
Quincy Court – Chicago, IL (USDA)	$ 1,032,000	$ 0	$ 0	$ 1,032,000
Minneapolis Federal Building – Minneapolis, MN (HUD)	$ 1,686,000	$ 0	$ 0	$ 1,686,000
300 North LA – Los Angeles, CA (IRS)	$ 1,919,000	$ 0	$ 0	$ 1,919,000
Total	**$ 38,080,000**	$ 0	$ 0	**$ 38,080,000**

U.S. General Services Administration
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Cotter Federal Building – Hartford, CT $4,247,000

The Department of Treasury - Internal Revenue Service (IRS) currently occupies space in both the Cotter Federal Building and in a lease of approximately 11,710 USF in Hartford. IRS has agreed to consolidate its Hartford operations into the Cotter Federal Building. The completed project is expected to reduce IRS's footprint by approximately 23,000 USF in both owned and leased space, reduce its annual rent by approximately $394,000, and save the taxpayer $267,094 in annual private sector lease costs. This project will improve the office utilization rate from 229 to 180 USF per person, representing a 21 percent reduction.

In addition to the $4,247,000 in Consolidation funding for build-out costs, IRS will provide approximately $25,000 for move and other project costs. IRS also plans to leverage GSA's FIT program to provide the $675,000 needed for furniture.

201 Varick Street – New York, NY $4,118,000

The Department of Homeland Security's Immigration and Customs Enforcement (ICE) currently occupies 74,326 USF at 201 Varick Street, formerly used as ICE's Detention Center. Due to a change in mission, ICE no longer operates or maintains detention facilities in Manhattan. This project allows ICE to consolidate remaining functions in the building with a target footprint of approximately 23,000 USF.

The completed project is expected to reduce ICE's footprint by 51,409 USF and reduce the agency's annual rent by $2.5 million. It will improve the office utilization rate from 986 to 228 USF per person, representing a 77 percent reduction.

In addition to the $4,118,000 in Consolidation funding for build-out costs, ICE will provide approximately $3.4 million for furniture, move and other project costs.

G. H. Fallon Federal Building – Baltimore, MD $4,585,000

The Department Veterans Affairs (VA) currently occupies 104,785 USF in the George H. Fallon Federal Building. This project allows VA to release 25,431 USF by renovating 79,354 USF of space to accommodate the agency's mission. The completed project is expected to save the agency $500,000 annually in rental payments. The project also improves the office utilization rate by 41 percent, from 222 to 130 USF per person.

In addition to the $4,585,000 in Consolidation funding for build-out costs, VA will provide $1,975,000 for IT, furniture, move and other project costs.

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G. H. Fallon Federal Building – Baltimore, MD $1,536,000

The Equal Employment Opportunity Commission (EEOC) currently occupies 22,834 USF of leased space in a larger, multi-tenant lease that expires in March 2018. All agencies in this lease will be moving to coincide with EEOC's relocation. The EEOC move into the Fallon Federal Building by February 2017 will reduce its footprint by approximately 7,743 USF. This project will save the taxpayer $763,000 in annual private sector lease costs and reduce EEOC's annual rent by $322,000. The project will reduce the office utilization rate by 42 percent, from 208 to 121 USF per person.

In addition to the $1,536,000 in Consolidation funding for build-out costs, EEOC will provide $135,000 to address IT, move and other project costs.

Enterprise Computing Center – Martinsburg, WV $13,744,000

The Department of Treasury - Internal Revenue Service (IRS) is consolidating its data centers to reduce costs and save energy. The Enterprise Computing Center (ECC) located in Martinsburg, WV, is one of three mission-critical national data centers identified for consolidation. The current data center project affects 104,584 USF in the owned facility and an adjacent 106,500 USF leased building.

The proposed project will consolidate all functions currently housed in the lease space into the adjacent owned facility, saving the taxpayer approximately $3 million annually in private sector lease costs and reducing IRS' footprint by 106,500 USF. The project will eliminate an additional $3.4 million in annual operating and security costs IRS pays directly to the landlord.

By consolidating IRS into the ECC, IRS will save $1,615,000 in rent costs annually. The project will also implement IRS's new desk sharing/mobile work environment, reduce the number of workspaces by an estimated 29 percent, and reduce the office utilization rate from 183 to 90 USF per person.

In addition to the $13,744,000 in consolidation funds for build-out costs, IRS will provide approximately $5,146,792 to address IT, move, and other project costs. IRS also plans to leverage GSA's FIT program to provide the $3,360,385 needed for furniture.

AUTEC Federal Building – West Palm Beach, FL $5,213,000

The Social Security Administration's (SSA) vacated its West Palm Beach Field Office (20,715 USF of leased space) in July 2014 due to concerns with the operation of this facility. GSA is relocating this office to the AUTEC Federal Building. Providing SSA a long term office solution is essential to SSA's continued operations in the West Palm Beach area, the busiest SSA office in the country.

This project will move SSA into vacant Federal space within the West Palm Beach central business district, closer to public transportation. The completed project yields a footprint reduction of 2,981 USF from their original leased location, saves SSA $356,703 in annual rent, and reduces the Government's annual leasing costs by over $670,000. The project also will reduce the office utilization rate by 14 percent, from 283 to 243 USF per person.

In addition to the $5,213,000 in consolidation funds for build-out costs, SSA will provide approximately $2,369,005 to address IT, furniture, move, and other project costs.

Quincy Court – Chicago, IL $1,032,000

The Department of Agriculture (USDA) Office of Inspector General is currently located in a lease of approximately 12,574 USF that expires November 30, 2018, with termination rights that will be exercised sooner. USDA will move into the 11 W. Quincy Federal Building in Chicago, IL and reduce its footprint by about 2,600 USF. The move will save the taxpayer $447,376 in annual private sector lease costs and save USDA $135,982 in annual rent. Additionally, the project will reduce office utilization rate by 21 percent, from 258 to 204 USF per person.

In addition to the $1,032,000 in Consolidation funding for build-out costs, USDA will provide $282,126 to address IT, move, and other project costs.

Minneapolis Federal Building – Minneapolis, MN $1,686,000

The Department of Housing and Urban Development (HUD) currently occupies 25,626 USF of leased space in Minneapolis. This project will backfill 21,000 USF of vacant space in the Minneapolis Federal Office Building when HUD's lease expires in September 2015.

Consolidating into Federal space is expected to reduce HUD's footprint by 9,263 USF and save the taxpayer $700,000 in annual private sector lease costs. During the five year amortization period for tenant improvements, the agency will experience a $29,000 increase in rent. However, after the tenant improvement amortization period ends, the agency will save $284,926 in annual rent, resulting in a rent savings of $1,279,630 for HUD over their ten year occupancy agreement term. Additionally, the consolidation project is expected to reduce the office utilization rate by 37 percent, from 307 to 193 USF per person.

In addition to the $1,686,000 in consolidation funding for build-out costs, HUD will provide $556,500 to address IT, furniture, move, and other project costs.

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300 North LA – Los Angeles, CA **$1,919,000**

The Department of Treasury - Internal Revenue Service (IRS) is currently located in a 26,856 USF lease at 611 6th Street in Los Angeles and is moving into 300 N. LA Federal Office Building. By consolidating IRS into the Federal building, its footprint will decrease by 18,972 USF, and IRS will save approximately $712,013 in annual rent. The taxpayer will save $1,259,249 in annual private sector lease costs.

The project will also implement IRS' new desk sharing/mobile work environment, reducing the number of workspaces by an estimated 69 percent and improving the office utilization rate from 232 to 123 USF per person, a 47 percent reduction.

In addition to the $1,919,000 in consolidation funds for build-out costs, IRS will provide $137,000 to address IT, move, and other project costs. IRS also plans to leverage GSA's FIT program to provide the $215,000 needed for furniture.

United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

COMMITTEE RESOLUTION

ALTERATION
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PCA-0001-MU15

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 buildings during fiscal year 2015 to support the General Services Administration's ongoing consolidation efforts to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the government's environmental footprint, at a total cost not to exceed $70,000,000, 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

Barbara Boxer
Ranking Member

Adopted: April 28, 2015