

**AMENDMENT IN THE NATURE OF A SUBSTITUTE  
TO H.R. 7388  
OFFERED BY MR. BURLISON OF MISSOURI**

Strike all after the enacting clause and insert the following:

**1 SECTION 1. SHORT TITLE.**

2       This Act may be cited as the “Smart Space Act of  
3 2026”.

**4 SEC. 2. PROJECT RECOMMENDATIONS.**

5       (a) MEETINGS AND CONSULTATIONS.—Not later  
6 than 90 days after the date of enactment of this Act, the  
7 Administrator of General Services shall convene consulta-  
8 tion meetings to identify alternative financing solutions for  
9 the construction or renovation of public buildings, or nec-  
10 essary work to prepare such buildings for disposal that  
11 will reduce costs to the Federal Government.

12       (b) MEETINGS.—In convening consultation meetings  
13 under subsection (a), the Administrator shall include—

14               (1) experts related to private commercial real  
15 estate;

16               (2) experts related to Federal real estate; and

1           (3) if available, State real estate experts experi-  
2           enced with leveraging private financing for public  
3           buildings and facilities.

4           (c) REPORT AND RECOMMENDATIONS.—Not later  
5           than 120 days after the date of enactment of this Act,  
6           the Administrator shall submit to the President—

7           (1) recommendations on types of public-private  
8           partnerships and alternative financing methods best  
9           suited for meeting the public building needs of the  
10          Federal Government; and

11          (2) a list of recommended projects related to  
12          public buildings for which such methods should be  
13          used with details on which methods and types of  
14          public-private partnerships are recommended for  
15          each project.

16          (d) RECOMMENDED PROJECT LIST.—In submitting  
17          a list of recommended projects under subsection (c)(2),  
18          the Administrator shall submit projects that the Adminis-  
19          trator determines—

20          (1) serve core missions of the Federal Govern-  
21          ment for which maintaining the functions in feder-  
22          ally owned space over the long-term is critical;

23          (2) will result in either consolidations or reloca-  
24          tions of Federal departments or agencies out of cost-  
25          ly, inefficient, and underutilized space that the Ad-

1 administrator intends to sell or dispose of once va-  
2 cated; and

3 (3) with respect to standard office space, will  
4 result in meeting a minimum building utilization of  
5 60 percent or greater as defined in section 2302 of  
6 the Thomas R. Carper Water Resources Develop-  
7 ment Act of 2024 (40 U.S.C. 584 note).

8 (e) TRANSPARENCY.—

9 (1) REPORT.—The Administrator shall submit  
10 the report under subsection (c) to the Committee on  
11 Transportation and Infrastructure in the House and  
12 the Committee on Environment and Public Works in  
13 the Senate and make such report publicly available  
14 on the website of the General Services Administra-  
15 tion.

16 (2) TIMELINE.—The Administrator of General  
17 Services shall maintain on the website of the General  
18 Services Administration information on the process  
19 under this Act, including any timelines and mile-  
20 stones.

21 (3) DELAYS.—The Administrator shall report  
22 directly to the President and Congress any delays  
23 with respect to the timing and milestones described  
24 in paragraph (2).

1           (4) MEETINGS.—Meetings pursuant to sub-  
2       section (a) shall be noticed and open to the public  
3       and shall not be subject to chapter 10 of title 5,  
4       United States Code.

5       (f) DEFINITIONS.—In this Act:

6           (1) ALTERNATE FINANCING; PUBLIC-PRIVATE  
7       PARTNERSHIP.—The terms “alternate financing”  
8       and “public-private partnership” may include—

9           (A) agreements that reflect an obligation  
10       by a non-Federal entity to design, build, fi-  
11       nance, operate, and maintain an asset, or a  
12       combination thereof; and

13          (B) a ground-lease to a non-Federal party  
14       with a subsequent lease back of the improve-  
15       ments.

16          (2) PUBLIC BUILDING.—The term “public  
17       building” has the meaning given such term in sec-  
18       tion 3301 of title 40, United States Code.

