

118TH CONGRESS  
1ST SESSION

# H. R. 6278

To direct the Administrator of General Services to identify two Federal agencies to consolidate into the GSA Headquarters Building, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 7, 2023

Mr. PERRY introduced the following bill; which was referred to the Committee on Transportation and Infrastructure

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## A BILL

To direct the Administrator of General Services to identify two Federal agencies to consolidate into the GSA Headquarters Building, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Maximizing Office  
5 Value and Efficiency Act of 2023” or the “MOVE Act  
6 of 2023”.

7 **SEC. 2. PUBLIC BUILDING CONSOLIDATION AND SALE.**

8 (a) CONSOLIDATION PLAN.—Except as provided in  
9 subsection (c), not later than 1 year after the date of en-

1 actment of this Act, the Administrator, in coordination  
2 with the director, shall—

3 (1) subject to paragraph (3), identify not less  
4 than 2 Federal agencies to consolidate into the GSA  
5 Headquarters Building that will produce a building  
6 utilization of not less than 60 percent;

7 (2) submit to the Committee on Transportation  
8 and Infrastructure of the House of Representatives  
9 and the Committee on Environment and Public  
10 Works of the Senate a plan to consolidate under  
11 paragraph (1); and

12 (3) in identifying Federal agencies under para-  
13 graph (1), consider Federal agencies that use on av-  
14 erage 9 percent or less of the capacity of the head-  
15 quarters buildings of such agencies as identified by  
16 the Government Accountability Office pursuant to  
17 the statement of the Government Accountability Of-  
18 fice titled “Federal Real Property: Preliminary Re-  
19 sults Show Federal Buildings Remain Underutilized  
20 Due to Longstanding Challenges and Increased  
21 Telework” and issued on July 13, 2023 (GAO–23–  
22 106200).

23 (b) COMMENCEMENT OF CONSOLIDATION.—Not later  
24 than 1 year after submission of the plan pursuant to sub-

1 section (a)(2), the Administrator shall commence imple-  
2 mentation of such plan.

3 (c) ALTERNATIVE PLAN.—If the Administrator, in  
4 coordination with the Director, fails to identify Federal  
5 agencies pursuant to subsection (a)(1) and complete a  
6 consolidation under subsection (a)(2) not later than 3  
7 years after the submission date of the plan described in  
8 subsection (a)(2), the Administrator shall consolidate the  
9 General Services Administration personnel based in the  
10 GSA Headquarters Building into another federally-owned  
11 public building occupied by another Federal agency and  
12 prepare the GSA Headquarters Building for sale.

13 (d) SALES.—

14 (1) IN GENERAL.—Not later than 1 year after  
15 implementation of the plan pursuant to subsection  
16 (a)(2), the Administrator shall sell any public build-  
17 ings vacated as a result of such plan for fair market  
18 value at highest and best use.

19 (2) ALTERNATIVE SALE.—In the event, the al-  
20 ternative plan is carried out pursuant to subsection  
21 (c), the Administrator shall sell the GSA Head-  
22 quarters Building for fair market value at highest  
23 and best use.

24 (3) NET PROCEEDS.—Any net proceeds from a  
25 sale under this subsection shall be paid into an ac-

1 count in the Federal Buildings Fund established  
2 under section 592 of title 40, United States Code,  
3 and upon deposit, such proceeds may be expended  
4 only subject to a specific future appropriation.

5 (e) DEFINITIONS.—In this Act:

6 (1) ACTUAL UTILIZATION RATE.—The term  
7 “actual utilization rate” means the total useable  
8 square footage of a public building or federally-  
9 leased space divided by the occupancy.

10 (2) ADMINISTRATOR.—The term “Adminis-  
11 trator” means the Administrator of General Serv-  
12 ices.

13 (3) BUILDING UTILIZATION.—The term “build-  
14 ing utilization” means the percentage of utilization  
15 generated by comparing the actual utilization rate  
16 with the capacity based on a utilization benchmark  
17 of 150 useable square feet per person.

18 (4) CAPACITY.—The term “capacity” means the  
19 total usable square footage of a public building or  
20 federally-leased space divided by a utilization bench-  
21 mark.

22 (5) DIRECTOR.—The term “Director” means  
23 the Director of the Office of Management and Budg-  
24 et.

1           (6) FEDERAL AGENCY.—The term “Federal  
2 agency” means an executive department covered by  
3 the CFO Act of 1990 (Public Law 101–576).

4           (7) GSA HEADQUARTERS BUILDING.—The term  
5 “GSA Headquarters Building” means the property  
6 located at 1800 F Street NW in Washington, Dis-  
7 trict of Columbia.

8           (8) OCCUPANCY.—The term “occupancy”  
9 means the total number of employees performing du-  
10 ties in-person in a public building or federally-leased  
11 space at least 5 days per week on a regular basis.

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