U.S. General Services Administration

FEDERAL BUILDINGS FUND

Fiscal Year 2022 Budget Request

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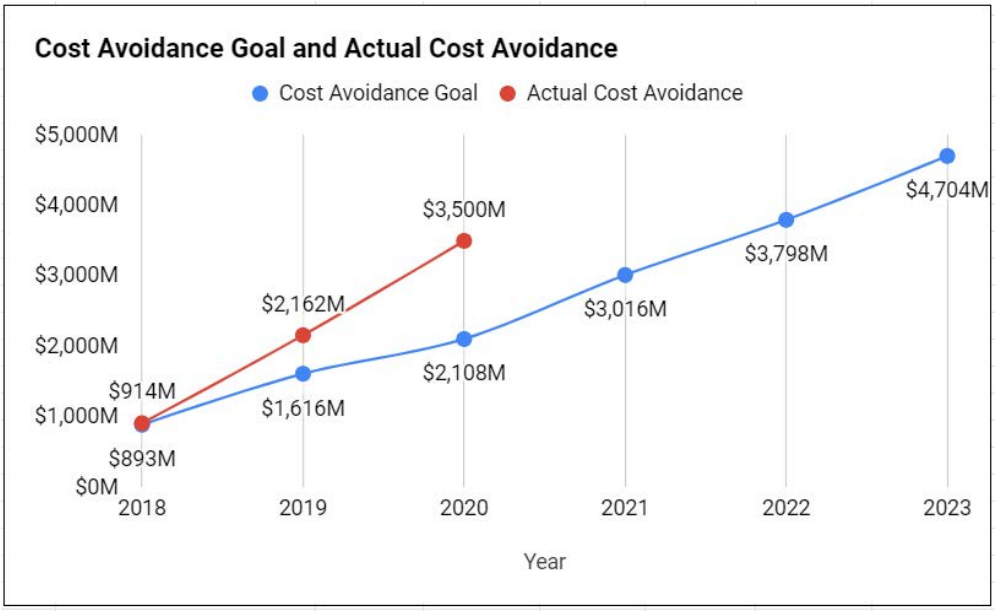
Federal Buildings Fund / Public Buildings Service Overview

The U.S. General Services Administration's (GSA) Public Buildings Service (PBS) fiscal year (FY) 2022 budget request for the Federal Buildings Fund (FBF) reflects the Administration and GSA's commitment to making sound, cost-effective investments in Federal infrastructure that will reduce long-term costs and address the growing backlog of critical repairs and renovations that are necessary to make Federal workspaces withstand the impacts of climate change and keep safe the 1 million Federal employees that work in GSA-controlled facilities. GSA's strategy prioritizes meeting customer agency needs in a continually evolving real estate environment, while balancing the ongoing and long-term impacts of the novel coronavirus pandemic (COVID-19) on GSA's entire portfolio. PBS is requesting $364 million in net positive obligational authority for a total of $11 billion in New Obligational Authority (NOA), which will enable PBS to address critical repairs to Federal facilities. The repairs and alteration (R&A) projects that comprise the FY 2022 Capital Program have the potential to reduce annual lease costs by over $54.5 million, reduce the 10-year costs to the Federal Buildings Fund by $838 million by reducing the leased inventory by over 1 million square feet, reduce building vacancy by approximately 478 thousand square feet, and house over 7,500 additional Federal employees in federally owned space. The FY 2022 budget request fully aligns with this strategy and enables PBS to make repairs to improve the work environment for 1 million Federal employees nationwide and make sound and cost-effective investments that will reduce long-term costs to the American public and further the administration's climate resiliency goals.

In FY 2019, PBS initiated the Real Estate Investment and Savings Strategy to maximize GSA's efforts to drive long-term cost savings through real estate footprint optimization, lease cost avoidance, and resource optimization. These efforts have already produced significant savings to the public, and the FY 2022 budget request will allow PBS to continue delivering efficient and effective services to its customers. For example, GSA has achieved $3.5 billion in cost avoidance through FY 2020 through its Lease Cost Avoidance initiative that focuses on negotiating favorable rates and reducing excess square footage. The strategy will also focus on capital investments that stimulate the economy and improve the climate efficiency of GSA's federally owned assets.



*Dollars in Millions
**Actual Year End Cost avoidance in 2020 is preliminary (represents progress through 2020)

PBS's FY 2022 budget request highlights specific capital investments that achieve immediate value by improving the safety and utilization of Federal buildings and long-term savings generated by reducing the Government's dependence on leasing privately-owned space. Support of PBS's full FY 2022 budget request, including the $2.1 billion requested for capital investments, will enable GSA to implement this strategy. Additionally, the FY 2022 budget request supports GSA's commitment to providing facilities that support the diverse missions of Federal agencies safely and efficiently. This request builds off the American Jobs Plan, which proposes $8 billion for the GSA buildings portfolio, $5 billion in improvements to federally owned buildings and $3 billion in construction and modernization of federally owned Land Ports of Entry. Coupled with full support of GSA's FY22 budget request, the American Jobs Plan proposal will help further PBS's ability to reduce the backlog of critical repairs and improvements of the Federal inventory.

PBS has balanced its FY 2022 capital investment between New Construction and Repairs and Alterations. The $2.1 billion request includes $1.7 billion in repairs and alterations projects to improve space utilization, safety, and condition of Government-owned assets and $417 million in new construction projects to support the critically important missions of agencies and environmental remediation requirements. These strategic capital investments will provide cost-effective real estate solutions that improve national security and assist in securing our nation's borders. PBS incorporates LEED Gold standards in applicable capital investment projects, ensuring that space renovations are making a positive impact on the environment and implementing technologies that are recognized as reducing the impact on the climate. Also, reinvestment and space optimization in GSA's federally owned real estate portfolio will provide a funding source for future investments while enhancements will support GSA's partner agencies' needs to condense and right-size their space in an evolving real estate environment.

PBS is also requesting $69 million in FY 2022 for the first of fifteen annual repayments to the Federal Capital Revolving Fund (FCRF) proposed in the American Jobs Plan, which will finance critical infrastructure needs of the Federal real property portfolio. The budget proposes two inaugural projects which will vastly improve the condition and utilization of two GSA facilities, capturing economies of scale and eliminating budget outyear uncertainty.

This request accounts for the additional operational requirements brought about by COVID-19, but also considers the lessons learned from the pandemic to save public investment dollars. The need for enhanced levels of disinfection services has impacted GSA's contractual obligations for all owned and leased facilities, however, funds provided under the CARES Act supports those obligations. GSA has met this challenge in FY 2022 by planning for and incorporating enhanced safety procedures. In addition to updating safety and cleaning requirements, PBS is meeting with each of its Federal occupant agencies to anticipate future space changes brought about by a more flexible, teleworking workforce as Federal agencies continue to operate during the pandemic. The implementation of "maximum" telework during the COVID-19 pandemic served as a proving ground that certain Government missions can continue successfully in a more virtual environment. If PBS is able to invest in federally owned building consolidation type projects in FY 2022 and beyond, it could absorb a significant potential reduction in the leased portfolio.

The FY 2022 budget requests a $2.9 billion investment in Building Operations to maintain service and support for Federal tenants, and facilitate prudent management of real estate, including leased and federally owned space. The budget requests $5.9 billion to meet the Government's commitments in space that PBS leases from private industry on behalf of Federal customers. Rental of Space costs are the largest expense for the FBF (48 percent) and therefore represent a significant savings opportunity for GSA if customer agencies can be relocated into federally owned space.

Saving public money through better management of Federal real estate is one of GSA's top priorities. As detailed below, full implementation of the PBS Real Estate Investment and Savings Strategy will generate significant savings by reducing GSA's real estate footprint, reducing the costs of lease extensions, and optimizing existing infrastructure and resources. The strategy will also capitalize on opportunities to reduce costly leased space, invest in capital construction that will stimulate the economy and implement technologies that have a positive impact on the climate.

Real Estate Investment and Savings Strategy

PBS's execution of the Real Estate Investment and Savings Strategy in FY 2022 will be a primary focus for the delivery of real estate solutions to Federal agencies and will provide savings to the American public. Full execution of this strategy is projected to reduce future GSA spending on leased space by several billion dollars. Implementation of this strategy in FY 2020 has already resulted in significant savings to the taxpayers. Over the duration of the replacement lease contracts, GSA has achieved $3.5 billion in cost avoidance between FY 2018

and FY 2020 by capitalizing on space reductions, favorable rates in leases, and shrinking the Federal footprint. GSA will continue to work with its occupant agencies to right size their operations as GSA aims to meet future space needs in a telework friendly environment. The strategy consists of three components:

- **Footprint Optimization**
- **Lease Cost Avoidance**
- **PBS Resource Optimization and Productivity**

By highlighting these elements of the FY 2022 budget request, GSA intends to provide Congress with data and analysis that highlight the long-term costs and savings potential of different courses of action. The investment decisions reflected in this strategy, with a focus on leases and investment in current infrastructure, will optimize the return on investment to GSA's occupant agencies and the public for many years.

GSA welcomes a discussion about the opportunities to reduce future Federal spending on GSA's real estate portfolio while meeting the facility requirements of Federal agencies.

Footprint Optimization
PBS manages over 8,800 Federally owned and leased assets and maintains an inventory of nearly 370 million square feet of rentable space. PBS's real estate strategy is to meet the real property requirements of its Federal occupant agencies at the best value to the public and to ensure the Federal Government is housed in functional space (leased or owned) that is well maintained and in a state of good repair. The liabilities in the Federally owned portion of GSA's portfolio are growing due to GSA's limited access to the revenues in the FBF, which has resulted in a deteriorating inventory that increasingly does not meet customer agency expectations and is creating insurmountable challenges in GSA's capital portfolio. In addition, customer agencies and the public ultimately pay for more space and are increasingly reliant on leased space outdated configurations in owned facilities. It costs more to operate and repair older facilities and systems. The end result is that GSA's real estate holdings are not as efficient as they could be in supporting mission and functionality needs.

PBS is focusing its capital investments on those properties that will generate the funds needed to sustain the federally owned inventory, and for which there is a long-term need. PBS will, in the process, remove from its federally owned inventory those properties that are presently a fiscal and managerial drain on the portfolio and that now, or will in the near future, require significant capital repairs that are beyond the foreseeable ability of the FBF to afford. The result of the collective efforts described above will be a higher quality portfolio with a realigned cost structure that is better maintained and right-sized so that occupant agencies expend less capital on real estate and more on their core missions.

GSA's FY 2022 Capital Program is a critical component of the Footprint Optimization initiative and improves the condition, financial sustainability, and utilization of the federally owned inventory and saves the public over $54.5 million a year in rent payments for leased facilities.

There are significant opportunities across the PBS portfolio where capital investment can be used to achieve long-term savings. Investment in major building improvements, new construction, and consolidation projects will accelerate the reduction of space by increasing space utilization and consolidation opportunities. The primary driver of savings in the PBS portfolio is reducing the amount of space that the Government occupies in leased facilities. In order to improve utilization and consolidation of leases, it is imperative that GSA has access to capital funds to reinvest in Government-owned properties that will make this transition successful.

GSA's FY 2022 Capital Investment Program supports projects that provide effective and sustainable workplace solutions for Federal agencies at the best value for the American public. When evaluating a client agency's needs, GSA considers options to: (1) repair and alter an existing building, (2) construct a new facility, or (3) lease property. After an assessment of options and a review of occupant agency needs across its portfolio, GSA will put forth a recommendation that provides the best option for Government agencies and the public.

Investing in federally owned assets will generate significant savings over the long term. The project below is an example of real estate consolidations within federally owned facilities and consolidations from leased space to federally owned facilities in the current request. The project requires a $48.615 million investment that is included in a 30-year cost of ownership estimate of $104.7 million, while the total cost of leasing over 30 years is $200.5 million. This represents an opportunity to reduce future Federal spending by approximately $4.1 million over the useful life of the project.

Investment versus Leasing Decision				
Proposed Project	**Capital Investment Request**	**30-Year Cost of Ownership (including Capital Funding)**	**30-Year Cost of Leasing Option**	**30-Year Benefit of Capital Investment**
Tacoma Union Station Tacoma, WA	$ 48,615,000	$ 104,713,000	$ 200,551,000	$ 4,105,000

Lease Cost Avoidance

During the period from FY 2022 through FY 2026, approximately 45 percent of PBS's leases will expire. Over 70 percent of the value of the expiring lease portfolio was replaced in FY 2020, an improvement of more than 30 percent over the past three years. Additionally, GSA anticipates further potential reductions in space as 'maximum telework' could impact permanent future real estate requirements. This creates a unique opportunity to restructure PBS's lease portfolio and meet occupant agency facility needs at a significantly reduced cost over the life of the replacement leases. In FY 2018, PBS initiated the Lease Cost Avoidance Plan to replace these

leases and restructure the PBS lease portfolio. At that time, PBS established a Lease Cost Avoidance goal of $4.7 billion over the duration of the replacement lease contracts. In FY 2019, this approach was incorporated into the Real Estate Investment and Savings Strategy. In FY 2020, the expansion of telework due to the onset of the coronavirus pandemic created an opportunity for PBS to examine additional strategies.

The Lease Cost Avoidance Plan consists of three elements. First, replace expiring leases with those that have less square footage through space consolidations and moves to federally owned space. Second, achieve savings through replacing expiring/short term leases at 80% or greater with long term leases. Third, ensure that occupant agencies are provided flexible lease solutions at more efficient sizes to accommodate agencies' future space requirements.

Additionally, the future state of GSA's lease portfolio will be shaped by how agencies plan to return to workspaces. PBS will potentially be in a position to aggressively move forward with space reduction plans in order to achieve even greater lease cost avoidance.

PBS Resource Optimization and Productivity

The PBS Productivity initiative will improve the efficiency with which PBS delivers all programs by leveraging talent and improving processes and tools. This effort will plan for the workforce of the future, shift human capital, and ensure that PBS is focusing on high-value work.

PBS is evaluating resource needs across the organization to ensure that staff are in place and equipped to make the initiative successful. Strategic investment in human capital —specifically expertise in lease contracting, construction management, and cost estimating — will ensure that staff expertise is aligned with the opportunity to capitalize on upcoming lease expirations.

In addition, PBS is evaluating Robotics Process Automation (RPA) and process standardization that will increase capacity that can be redirected to higher-value work. Nationally standardized business processes will deliver greater efficiencies, enhance operational performance, and improve customer experience.

COVID-19 Impact and Response

As the Government's real estate provider, GSA has prioritized implementing the Centers for Disease Control and Prevention's (CDC) cleaning and disinfection guidelines, as well as CDC's guidelines for increasing ventilation and improving air filtration to ensure a safe working environment for employees returning to the workplace. To achieve this requirement in a constantly evolving response to the pandemic, GSA is implementing short and long-term strategies to provide for COVID-19-related expenses for currently known requirements. While the CARES Act (P.L. 116-136, 134 Stat. 281, 531) provided funding is projected to meet the short-term COVID-19 response requirements in FY 2020 and FY 2021 with a level of continued uncertainty in a highly dynamic environment, pre-pandemic cleaning requirements are being augmented to ensure a higher level of disinfection is provided to meet new and evolving CDC protocols. Therefore, the FY 2022 rent estimates provided to agencies in GSA's non-delegated

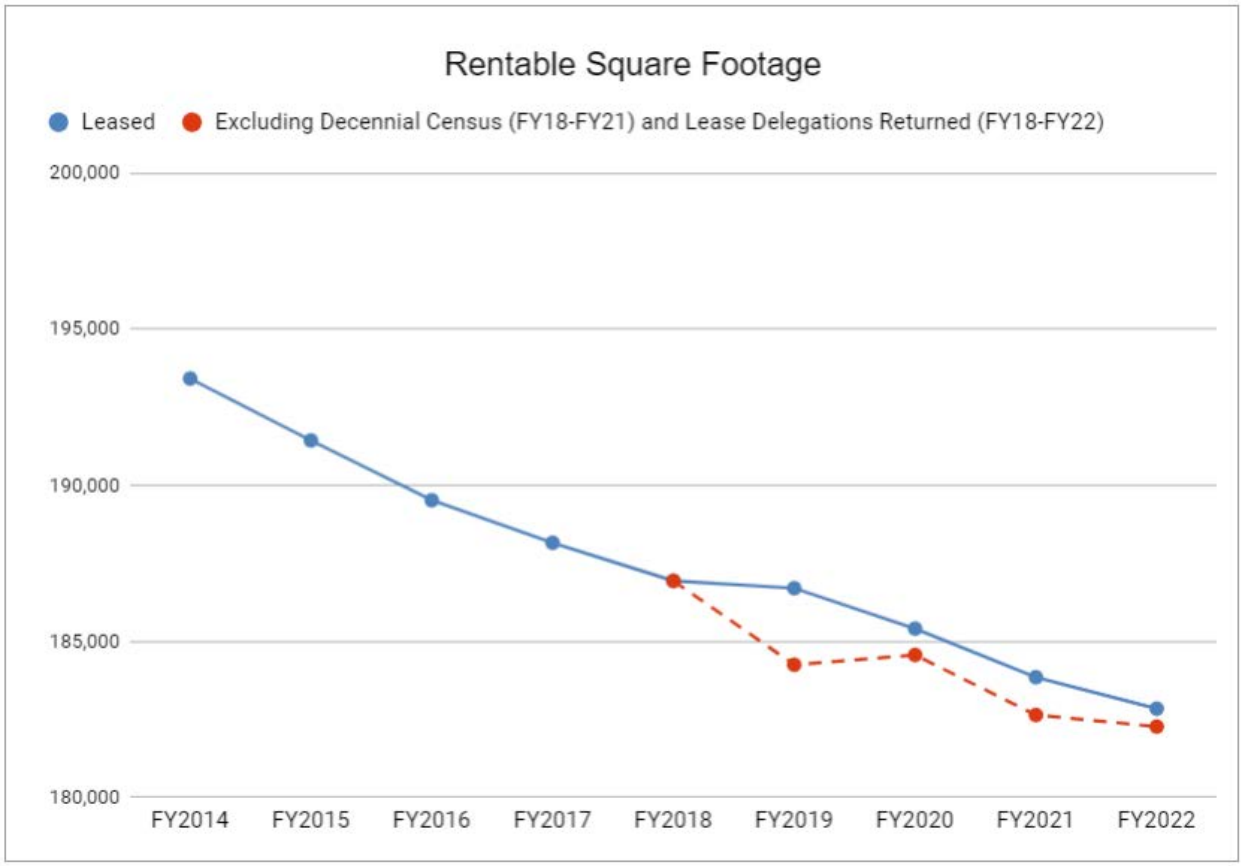
facilities include funding to provide enhancements to GSA's regular custodial service, situational cleaning in response to confirmed or suspected COVID-19 cases, increased ventilation and improved air filtration, and other additional building services, which align with CDC guidelines. These services do not include the routine cleaning and disinfection of occupant agency workstations or related personal property items. The Rent Estimate therefore includes a $260 million increase in Rent. Including these services in NOA equates to $147 million for Rental of Space and $148.6 million for Building Operations. Unknown factors include future space requirements, as agencies adjust to needs that are fluid and ongoing. GSA will continue working with customer agencies to provide for these evolving resource requirements. Identifying and optimizing space utilization changes will, therefore, be a central aspect of PBS's future Resource Optimization and Productivity going forward.

Post COVID-19 Agency Space Reduction

GSA is leading the Federal Government during COVID-19 by incorporating on-site safety requirements and planning to adapt to a changing footprint that includes quickly evolving occupant agency requirements. Future space reductions will positively benefit the Government as a whole because, as agency space needs reduce, operational cost reductions will enable resources to be allocated elsewhere. Meeting these goals further necessitates support of the FY 2022 net positive budget authority for the FBF as GSA provides for future space needs and invests in capital projects during a time when agencies are right-sizing their future space requirements. Space reduction will be a necessity to responsibly modernize the current Federal landscape with regard to space suitability. This will correctly and responsibly ensure Federal dollars are utilized in an efficient manner.

Reduction of Leased Space Trend

The overall PBS portfolio is projected to include 184 million square feet of federally owned space and 183 million square feet of leased space in FY 2022. A major driver of future anticipated savings is the ability to reduce the amount of leased space in PBS's portfolio. The chart below shows the significant reduction in the leased footprint since FY 2014. GSA will continue to drive this reduction through optimization of the federally owned inventory and pursuit of consolidation opportunities within the leased inventory emphasizing higher utilization rates.



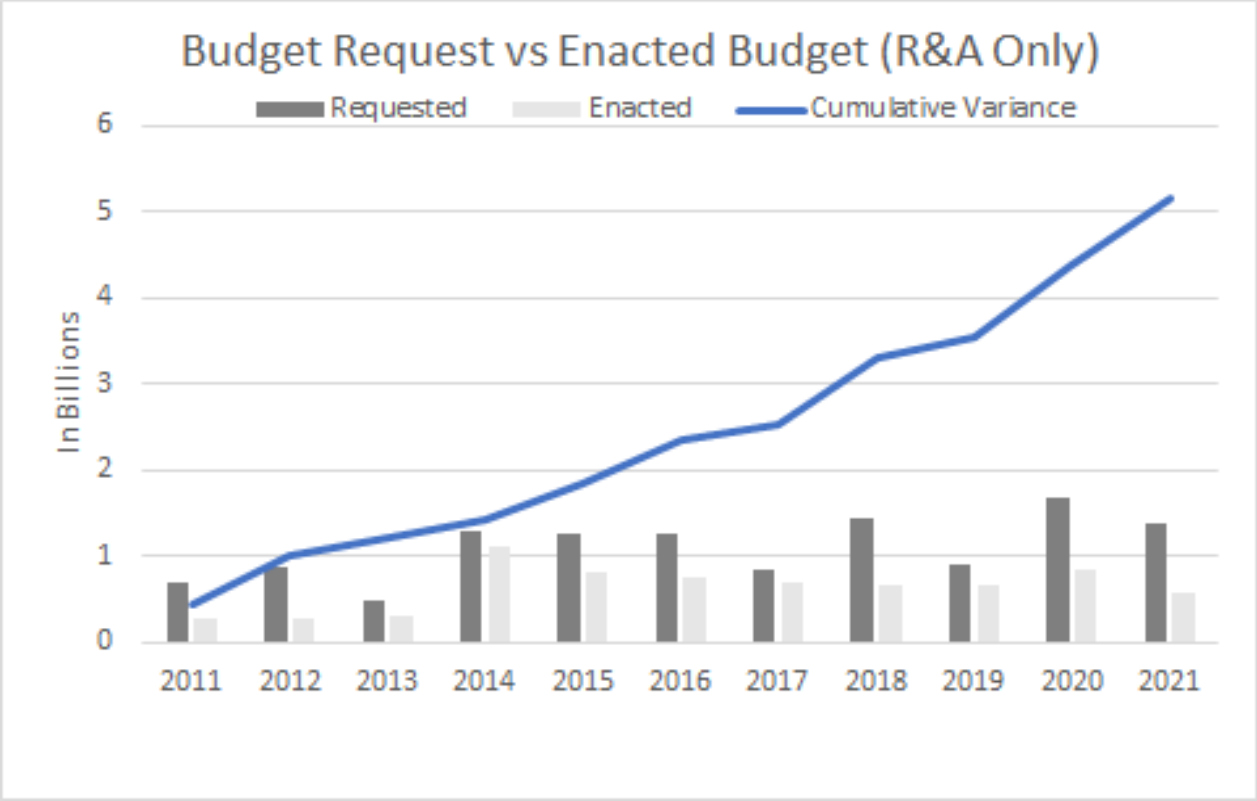
*Dollars in Thousands
**FY22 dotted-line bullet represents the lease delegations returned data point only, as it is assumed no decennial census leases remain by FY22

Delegated Space Returning to GSA

Part of the increase in GSA's leased inventory in FY 2022 is attributed to delegated facilities returning to GSA from other Federal agencies. During FY 2022, approximately 1.9 million rentable square footage (RSF) of leased space will be returned to the GSA inventory, resulting in a $34.5 million increase in the total requirement for Rental of Space. The majority of the FY 2022 returned space is from the Labor Department, Department of Health and Human Services, Department of Agriculture, and the Justice Department. Although this increases the requirement in FY 2022, the additional costs were previously paid by other agencies to lessors. These costs will need to be recovered in GSA's budget from rent collections from occupant agencies, and do not represent an overall net cost increase to the taxpayer for leased space within the Federal inventory. The returned delegations enable GSA to better manage the leasing of space for these agencies, allowing them to focus on mission-oriented work.

FBF Funding Trends

Revenue Collected vs. Reinvested



The FY 2022 budget request recognizes that GSA has a $7.6 billion unavailable fund balance and is projected to accumulate an additional $1.3 billion in FY 2021 for a total of $8.9 billion. This fund balance has accumulated as a result of Congress using $10.3 billion in FBF collections to offset increases for other agencies over the last ten years. This represents a trend in which GSA is collecting commercially equivalent rent from its occupant agencies but is precluded from reinvesting all of these funds in the aging Federal facilities occupied by those rent-paying agencies. In FY 2022, GSA is requesting positive net budget authority to adequately preserve and invest in the Federal Government's real estate assets. Providing positive net budget authority in FY 2022 will allow GSA to begin addressing the liabilities resulting from the $10.3 billion in unappropriated FBF NOA over the last decade. Reduced budget authority impedes PBS's ability to fund critical repairs and improvements to the Federal inventory, resulting in avoidable increased costs due to delayed repairs and missed opportunities to consolidate space. When PBS is unable to adequately invest in facilities, the inventory deteriorates in quality and decreases in value, inevitably requiring more extensive repairs and alterations in the future. This, in turn, pushes Federal agencies into more costly leased space. By funding GSA at reduced levels, the Government is unable to capitalize on opportunities to make smart investments in the Federal real estate portfolio that will result in greater efficiencies and lower costs.

When Congress established the FBF, it provided dedicated resources through statutorily identified commercially equivalent rent collections to maintain the nation's public buildings. This commonsense approach emulates private sector real estate best practices by reinvesting into PBS's current assets. Income generated by the FBF funds the activities of PBS, including Minor and Major Repairs and Alterations, New Construction, Building Operations, Rental of Space, and the administrative costs associated with these programs. Since the FBF is subject to annual congressional enactment of NOA, reduction in appropriations can severely hinder the use of rent GSA collects from its occupant agencies. As shown in the table below, the appropriations process generally provided funding authority at or above the level of collections prior to FY 2011. However, over the past 11 years, the enacted funding has fallen well below the requested levels in all years except one.

Net Budget Authority - 15 Year History
(Dollars in Thousands)

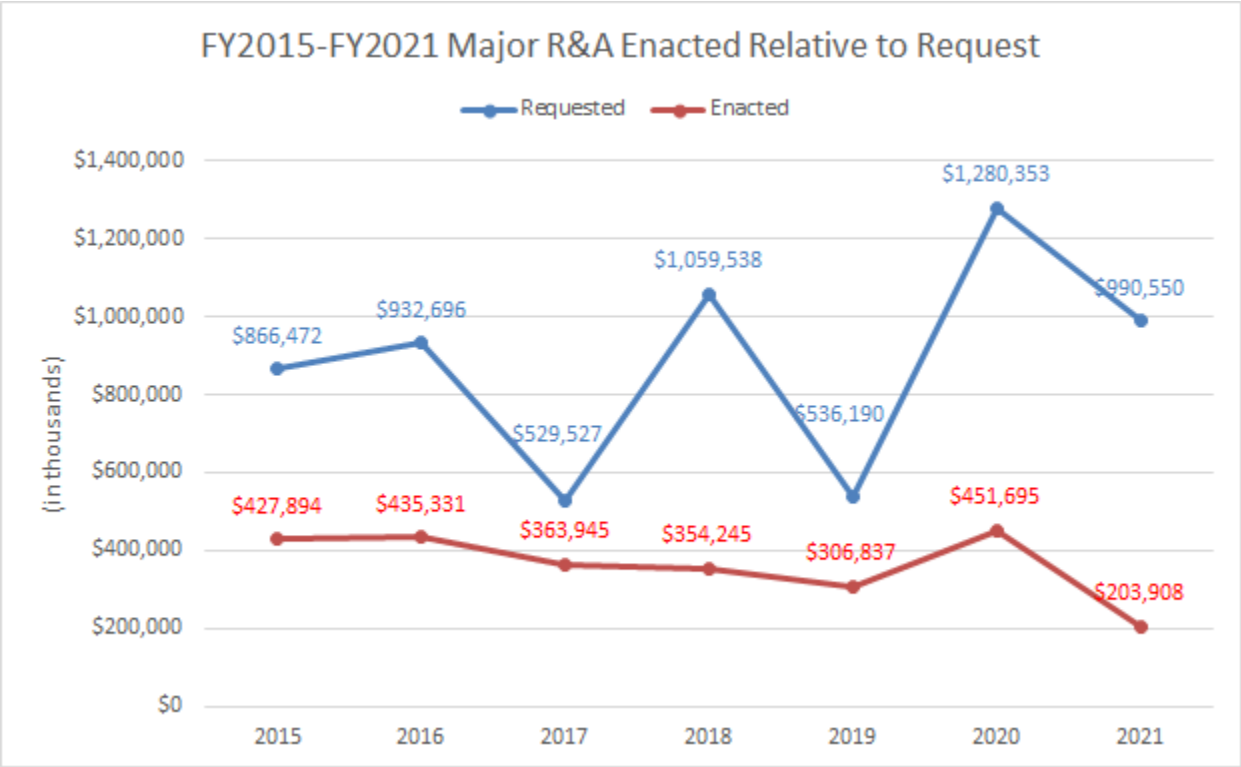
	Presidents Budget Revenue Estimate	Enacted NOA	Net Budget Authority
FY2006	$ 7,808,785	$ 7,827,745	$ 58,950
FY2007	$ 7,844,979	$ 7,598,426	$ (203,215)
FY2008	$ 7,916,272	$ 8,012,414	$ 146,219
FY2009	$ 8,134,239	$ 8,427,771	$ 350,397
FY2010	$ 8,222,539	$ 8,443,585	$ 287,406
FY2011	$ 8,870,933	$ 7,597,540	$ (1,202,123)
FY2012	$ 9,302,761	$ 8,017,967	$ (1,205,174)
FY2013	$ 9,777,590	$ 8,024,967	$ (1,665,003)
FY2014	$ 9,950,560	$ 9,370,042	$ (580,518)
FY2015	$ 9,917,667	$ 9,238,310	$ (679,357)
FY2016	$ 9,807,722	$ 10,196,124	$ 388,402
FY2017	$ 10,178,339	$ 8,845,147	$ (1,348,192)
FY2018	$ 9,950,519	$ 9,214,414	$ (736,105)
FY2019	$ 10,131,673	$ 9,496,282	$ (467,606)
FY2020	$ 10,203,596	$ 8,856,530	$ (1,347,066)
FY2021	$ 10,338,375	$ 9,065,489	$ (1,322,868)

*Net Budget Authority does not include rescission of prior year funding, transfers, or supplemental appropriations.

Investment in Infrastructure

From FY 2015 to FY 2021, GSA requested a total of $6.2 billion in Major R&A authority and received $2.5 billion or 41 percent of the requested authority, despite having collected the requested funds through rent charged to occupant agencies and other collections deposited in the FBF. Considering the scale of GSA's current portfolio, this FY 2022 request emphasizes GSA's requirement to reinvest in and provide appropriate stewardship for its current assets. The

FY 2022 budget request includes $1.7 billion for Major Repairs and Alterations. These funds will be reinvested in more than 24 high-value assets spread across 15 states and the District of Columbia. GSA's Major Repairs and Alterations Special Emphasis Programs will also provide the necessary funds to improve the condition, safety, and utilization of multiple facilities nationwide.



Major Repairs and Alterations	2015	2016	2017	2018	2019	2020	2021
Requested	$866,472	$932,696	$529,527	$1,059,538	$536,190	$1,280,353	$990,550
Enacted	$427,894	$435,331	$363,945	$354,245	$306,837	$451,695	$203,908
% Enacted	49.38%	46.67%	68.73%	33.43%	57.23%	35.28%	20.59%

Resources, New Obligational Authority, Fund Balance, and Mandatory Authority
(Dollars in Thousands, excludes Indefinite Authority)

The PBS net positive budget authority request is outlined in the table below, showing the distribution of estimated revenue into each of the FBF budget activities as NOA. The following sections highlight each activity and how PBS will maximize the value of the budget authority.

	FY 2020 Enacted	FY 2021 Enacted	FY 2022 Request
Resources:			
Available from prior year for appropriation	$ 6,265,897	$ 7,628,614	$ 8,951,501
Appropriation	$ 275,000	$ -	
Transfer	$ (10)	$ -	$ -
Revenue from operations:			
Rent	$ 10,332,021	$ 10,355,619	$ 10,604,401
Miscellaneous	$ 24,268	$ -	-
Outleasing	$ 1,557	$ 7,788	$ 5,778
Retention of Proceeds (Sale of Real Property)	$ 84,626	$ 13,500	$ 15,000
SSA/CDC/CMS Payments	$ 15,667	$ 11,468	$ 11,470
Subtotal, Revenue	**$ 10,458,140**	**$ 10,388,375**	**$ 10,636,648**
Total Resources Available	$ 16,999,027	$ 18,016,989	$ 19,588,149
New Obligational Authority:			
Construction and Acquisition	$ 159,719	$ 230,000	$ 417,202
Major Repairs and Alterations	$ 406,849	$ 203,908	$ 1,267,383
Basic Repairs and Alterations	$ 382,057	$ 372,673	$ 388,710
Installment Acquisition Payments	$ -	$ -	$ 69,024
Rental of Space	$ 5,713,954	$ 5,725,464	$ 5,913,185
Building Operations	$ 2,432,834	$ 2,533,444	$ 2,945,005
CARES Act	$ 275,000	$ -	$ -
Total New Obligational Authority	**$ 9,370,413**	**$ 9,065,489**	**$ 11,000,509**
Fund Balance:			
Total Resources Available	$ 16,999,027	$ 18,016,989	$ 19,588,149
Total New Obligational Authority	$ (9,370,413)	$ (9,065,489)	$ (11,000,509)
Changes to Prior Year Authority	$ -	$ -	$ -
Fund Balance (Available for Appropriation)	$ 7,628,614	$ 8,951,501	$ 8,587,640
Net Budget Authority	**$ (1,087,727)**	**$ (1,322,886)**	**$ 363,861**

Note: FY20 enacted includes supplemental appropriations, transfers, and reprogrammings. This table does not reflect the requested transfer and obligational authority from the Federal Capital Revolving Fund. The FCRF payback is reflected in Installment Acquisitions.
Mandatory Authority Request:

	FY 2020 Enacted	FY 2021 Enacted	FY 2022 Request
Resources:			
Mandatory Appropriation (American Jobs Plan)	$ -	$ -	$ 8,000,000
Total Resources Available	**$ -**	**$ -**	**$ 8,000,000**
New Obligational Authority:			
American Jobs Plan	$ -	$ -	$ 8,000,000
Total New Obligational Authority	**$ -**	**$ -**	**$ 8,000,000**
Fund Balance:			
Total Resources Available	$ -	$ -	$ 8,000,000
Total New Obligational Authority	$ -	$ -	$ (8,000,000)
Fund Balance (Available for Appropriation)	$ -	$ -	$ -
Net Budget Authority	**$ -**	**$ -**	**$ -**

Note: The mandatory appropriations for the American Jobs Plan is requested separately from the Federal Buildings Fund.

The requested funding includes:

(1) $417 million for Construction and Acquisition of Facilities, to provide funding for the following projects:

CONSTRUCTION AND ACQUISITION OF FACILITIES SUMMARY OF FY 2022 PROGRAM (Dollars in Thousands)	
	FY 2022 NOA Request
New Construction:	
Washington, DC DHS Consolidation at St. Elizabeths	$ 253,797
Washington, DC Southeast Federal Center Remediation	$ 9,000
Kansas City, MO Hardesty Federal Complex Remediation	$ 28,553
Subtotal, Executive Agencies	**$ 291,350**
Calexico West, CA U.S. Land Port of Entry Phase IIB	$ 103,376
Subtotal, Land Ports of Entry	**$ 103,376**
San Juan, PR New U.S. Courthouse	$ 22,476
Subtotal, Courthouses	**$ 22,476**
Total FY 2022 Construction and Acquisition of Facilities Program	**$ 417,202**

(2) $1.7 billion for Repairs and Alterations, including $389 million for Basic Repairs and Alterations, and to provide funding for the following Major Repair and Alteration projects:

REPAIRS AND ALTERATIONS SUMMARY OF FY 2022 PROGRAM (Dollars in Thousands)		
		FY 2022 Request TOTAL
Nonprospectus (Basic) Repairs and Alterations Program	$	388,710
Major Repairs and Alterations Projects		
Washington, DC Regional Office Building Phase 2	$	89,172
Suitland, MD Suitland Federal Campus	$	20,000
Tacoma, WA Tacoma Union Station	$	48,615
Detroit, MI Patrick V. McNamara Federal Building Garage	$	20,734
Washington, DC Ronald Reagan Building Complex	$	64,800
Indianapolis, IN Major General Emmett J. Bean Federal Center	$	44,239
Indianapolis, IN Minton-Capehart Federal Building	$	19,373
Boston, MA Thomas P. O'Neill Jr. Federal Building	$	15,107
Honolulu, HI Prince J. Kuhio Kalanianaole Federal Building and U.S. Courthouse	$	44,364
Oklahoma City, OK William J. Holloway Jr. U.S. Courthouse and U.S. Post Office and Courthouse	$	86,325
Cleveland, OH Metzenbaum U.S. Courthouse	$	21,467
Ogden, UT James V. Hansen Federal Building	$	21,857
Pittsburgh, PA Joseph F. Weis, Jr. U.S. Courthouse	$	32,748
Vicksburg, MS Mississippi River Commission	$	23,749
Los Angeles, CA 11000 Wilshire Federal Building	$	31,410
Sacramento, CA 801 I Street Federal Building	$	13,585
Beaumont, TX Jack Brooks Federal Building U.S. Post Office and Courthouse	$	57,205
Kansas City, MO 8930 Ward Parkway	$	23,919
Akron, OH Seiberling Federal Building and U.S. Courthouse	$	22,648
Cincinnati, OH Potter Stewart U.S. Courthouse	$	51,951
Washington, DC Robert F. Kennedy Building Elevators	$	33,539
Washington, DC William Jefferson Clinton North/South Federal Buildings	$	51,111
Boston, MA John F. Kennedy Federal Building	$	154,065
Clarksburg, WV Clarksburg Post Office and U.S. Courthouse	$	55,400
Subtotal, Major Repair and Alterations Projects	$	1,047,383
Major Repair and Alterations Special Emphasis Programs		
Consolidation Activities Program	$	25,000
Climate and Resilience	$	100,000
Fire Protection and Life Safety Program	$	50,000
Child Care Facilities Security and Systems Improvements	$	45,000
Subtotal, Major Repair and Alterations Special Emphasis Programs	$	220,000
Subtotal, Major Repair and Alterations Program	$	1,267,383
Total FY 2022 Repairs and Alterations Program	$	1,656,093

(3) $69 million for Installment Acquisition Payments, for statutorily required annual repayment to the Federal Capital Revolving Fund for purchase transfers received in Fiscal Year 2022.

(4) $5.9 billion for Rental of Space, to acquire and administer leasehold interests in privately owned facilities when federally owned space is not available or does not meet the specific requirements of occupant agencies. This amount funds annual rent for current leases, real estate taxes and other one-time payments, as well as rent increases associated with replacement leases and expansion space.

(5) $2.9 billion for Building Operations, to provide services for both federally owned and leased facilities, as well as the administration and management of all PBS real property programs. Of the total amount requested in support of Building Operations, the Building Services allocation funds services and cost increases for cleaning, utilities, maintenance, and other related services. The Salaries and Expenses allocation within Building Operations supports PBS personnel costs excluding reimbursable FTE, PBS-specific IT applications and PBSs contribution to the Working Capital Fund (WCF).

Lastly, PBS projects $1.4 billion of reimbursable services provided to and paid for by other agencies, including funding for 270 FTEs. PBS also projects $242 million in permanent indefinite authority from leased expansion space, outleasing, energy rebates, and revenue from the sale of recyclable materials.

Crosswalk of FY 2020 New Obligational Authority
(Dollars in Thousands)

	P.L. 116-93 Enacted 12/20/2019	Approved Reprogramming / Transfers	Total FY 2020 Enacted, Reprogramming/ Transfers	Indefinite Authority	FY 2020 Authority
New Obligational Authority:					
Construction and Acquisition	$ 152,400	$ 7,319	$ 159,719	$ -	$ 159,719
Major Repairs and Alterations	$ 451,695	$ (60,319)	$ 391,376	$ 15,473	$ 406,849
Minor Repairs and Alterations	$ 382,057	$ -	$ 382,057	$ -	$ 382,057
Rental of Space	$ 5,497,561	$ 25,000	$ 5,522,561	$ 191,393	$ 5,713,954
Building Operations	$ 2,372,817	$ 28,000	$ 2,400,817	$ 32,017	$ 2,432,834
Disaster Recovery	$ -	$ -	$ -	$ -	$ -
CARES Act	$ 275,000	$ -	$ 275,000	$ -	$ 275,000
Non Expenditure Transfer	$ -		$ -	$ -	$ -
Total, New Obligational Authority	**$ 9,131,530**	**$ -**	**$ 9,131,530**	**$ 238,883**	**$ 9,370,413**

1. Transferred $32 million from Major Repairs and Alterations to Construction and Acquisition for the Hardesty Federal Complex remediation in Kansas City, MO and Denver Federal Center FDA laboratory construction in Lakewood, CO.
2. Transferred $28 million from Major Repairs and Alterations to Building Operations.
3. Transferred $25 million from Construction & Acquisition to Rental of Space.

Indefinite Authority
(Dollars in Thousands)

	FY 2020 Actual	FY 2021 Plan	FY 2022 Request
Repairs and Alterations:			
Historical Outleasing	$ 12,142	$ 12,000	$ 13,333
Energy Rebates	$ 3,401	$ 10,000	$ 10,000
International Trade Center	$ -	$ 4,080	$ 4,080
Recycling	$ (69)	$ 700	$ 700
Total, Repairs and Alterations	**$ 15,473**	**$ 26,780**	**$ 28,113**
Rental of Space: Leased Expansion Space	**$ 191,393**	**$138,135**	**$ 172,092**
Building Operations:			
International Trade Center - Building Services	$ 26,277	$ 35,531	$ 35,661
International Trade Center - Salaries and Expenses	$ 300	$ 666	$ 419
Cooperative Use Act - Outleasing	$ 3,358	$ 3,553	$ 3,520
National Antenna Program	$ 2,082	$ 2,220	$ 2,155
Total, Building Operations	**$ 32,017**	**$ 41,970**	**$ 41,755**
Total Indefinite Authority	**$ 238,883**	**$206,885**	**$ 241,960**

Note: Indefinite authorities are not included in reported resources or new obligational authority.

Obligations by Object Classification

(Dollars in Thousands)

		FY 2020 Actual	FY 2021 Plan	FY 2022 Request
11.1	Full-time, permanent	$ 566,448	$ 587,491	$ 640,833
11.3	Other than full-time permanent	$ 5,743	$ 4,546	$ 4,957
11.5	Other personnel compensation	$ 11,230	$ 15,825	$ 17,261
11.8	Special personnel services payments	$ 5	$ 2	$ 2
12.1	Civilian personnel benefits	$ 203,280	$ 193,352	$ 219,230
21.0	Travel and transportation of persons	$ 4,964	$ 2,366	$ 11,051
22.0	Transportation of things	$ 47	$ 25	$ 26
23.1	Rental payments to GSA	$ 0	$ 0	$ 0
23.2	Rental payments to others	$ 5,765,140	$ 5,770,570	$ 5,913,644
23.3	Communications and utilities	$ 386,918	$ 398,339	$ 431,093
	Subtotal, Rent, communications & utilities	$ 6,152,059	$ 6,168,909	$ 6,344,737
24.0	Printing and reproduction	$ 146	$ 184	$ 177
25.1	Advisory and assistance services	$ 501,239	$ 466,543	$ 463,804
25.2	Other services	$ 76,656	$ 59,904	$ 67,927
25.3	Goods & services from Gov't accounts	$ 432,000	$ 436,876	$ 455,600
25.4	Operation and maintenance of facilities	$ 1,949,352	$ 1,681,346	$ 1,822,970
25.6	Medical care	$ 330	$ 80	$ 205
25.7	Operation and maintenance of equipment	$ 28,127	$ 28,242	$ 34,530
25.8	Subsistence and support of persons	$ 0	$ 0	$ 0
	Subtotal, Contractual services	$ 2,987,704	$ 2,672,991	$ 2,845,036
26.0	Supplies and materials	$ 10,706	$ 15,185	$ 11,939
31.0	Equipment	$ 72,146	$ 72,957	$ 84,632
32.0	Land and structures	$ 1,657,224	$ 1,791,965	$ 2,583,912
41.0	Grants, subsidies, and contributions	-$ 6	$ 0	$ 0
42.0	Insurance claims and indemnities	$ 140	$ 633	$ 633
43.0	Interest and dividends	$ 33,991	$ 31,870	$ 34,117
44.0	Refunds	$ 38	$ 0	$ 0
94.0	Financial Transfers	$ 0	$ 0	$ 69,024
99.9	**Total Obligations**	**$ 11,705,864**	**$ 11,558,303**	**$ 12,867,568**
	Subtotal, PC&B	$ 786,706	$ 801,216	$ 882,284
	Subtotal, Non-labor	$ 10,919,165	$ 10,757,087	$ 11,985,284

Note: The above total obligations include funds from carryover and prior year recoveries. Includes initial obligations from an anticipated transfer in FY22 from the Federal Capital Revolving Fund and obligations from the American Jobs Plan appropriation.

Obligations by Program

(Dollars in Thousands)

	FY 2020 Actual		FY 2021 Plan		FY 2022 Request		Increase/(Decrease) FY 2022 Request	
	FTE	Obligations	FTE	Obligations	FTE	Obligations	FTE	Obligations
FTE and Obligations:								
1. Construction and Acquisition		$ 1,057,339		$ 634,644		$ 574,701		$ (59,943)
2. Repairs and Alterations		$ 613,246		$ 981,566		$ 994,439		$ 12,873
4. Construction of Lease Purchase Facilities		$ -		$ -		$ -		$ -
5. Installment Acquisition Payments		$ -		$ -		$ 69,024		$ 69,024
6. Pennsylvania Avenue Activities								
a) Repairs and Alterations		$ -		$ -		$ -		$ -
b) Building Operations - Building Services		$ -		$ -		$ -		$ -
7. International Trade Center								
a) Repairs and Alterations		$ 1,317		$ -		$ -		$ -
b) Building Operations - Building Services		$ 28,318		$ -		$ -		$ -
c) Building Operations - Salaries and Expenses		$ 407		$ -		$ -		$ -
8. Rental of Space		$ 5,746,687		$ 5,725,464		$ 5,913,185		$ 187,721
9. Building Operations	5,182	$ 2,452,546	5,269	$ 2,762,504	5,283	$ 3,134,798	14	$ 372,294
10. Reimbursable	270	$ 1,684,586	270	$ 1,180,000	270	$ 1,181,421	-	$ 1,421
11. Disaster Recovery		$ 75,853		$ 86,293		$ -	-	$ (86,293)
12. CARES Act		$ 45,565		$ 187,832		$ -	-	$ (187,832)
13. American Jobs Plan		$ -		$ -		$ 1,000,000		$ 1,000,000
Total FTE and Obligations	**5,452**	**$ 11,705,864**	**5,539**	**$ 11,558,303**	**5,553**	**$ 12,867,568**	**14**	**$ 1,309,265**

Note: The above total obligations include funds from carryover and prior year recoveries. FTE reported in the President's Budget Appendix for FY 2020 and FY 2021 does not include reimbursable FTE. Includes initial obligations in Repairs and Alterations from an anticipated transfer in FY22 from the Federal Capital Revolving Fund.

FY 2022 Capital Program - Construction and Acquisition of Facilities

Program Description

This activity provides for the construction or purchase of prospectus-level facilities, prospectus-level additions to existing buildings, and remediation. All costs directly attributable to site acquisition, construction, the full range of design and construction services, and management and inspection of construction projects are funded under this activity.

Program Strategy

The FY 2022 request of $417 million for new construction is an essential component of the Real Estate Investment and Savings Strategy. The list of new construction projects was determined based on a GSA review of each project and rating its priority relative to other potential projects. The following factors were considered:

- Serving PBS's Partners: Agency priority and existing master plans;
- Responsible Asset Stewardship: Condition of the facility being replaced including the building systems, security and functionality of the space, funds received to date, existing occupancy status and housing plan, and support of local and national portfolio plans;

- Delivering Better Value and Savings: Lease cost avoidance and return on investment; and
- Reducing the Federal Footprint: Space recapture and utilization rate improvement.

The FY 2022 Construction and Acquisition program request is $417 million and reflects GSA's support of investments in border and homeland security projects, projects to improve the safety and condition of Government-owned assets, addressing known environmental liabilities, and activities in support of the Administration's direction to reduce the cost of operating the Federal Government and improving the portfolio's climate impact and resiliency.

- At the request level, GSA will invest an additional $254 million for the continued consolidation of the Department of Homeland Security (DHS) in the National Capital Region at the St. Elizabeths Campus. By bringing DHS Headquarters components into a single Government-owned campus, DHS will avoid incurring higher costs for commercial leases and enable its employees to collaborate more readily in a secure working environment. To date, appropriations to GSA for this consolidation have exceeded $1.5 billion, but since FY 2017, GSA's funding requests have gone unfunded. The original project has been delayed several years. Continued support of this vital project will result in halting further delays and allow the Government to significantly reduce its DHS leased portfolio in the National Capital Region.

- GSA's request includes $103.4 million for the land port of entry (LPOE) project at Calexico West, CA. This request will allow for the completion of the ongoing reconfiguration and expansion of the Calexico West LPOE. The reconfiguration and expansion of the existing LPOE facilities, which currently lack the infrastructure capacity to fulfill traffic demands and meet the latest security requirements, are critical for the Federal inspection agencies as they complete their missions of securing our Nation's borders.

- In support of the Judiciary's priorities for Courthouse construction, GSA proposes $22.5 million for the design of a new U.S. Courthouse Annex in the Hato Rey section of San Juan, PR.

- GSA supports the ongoing remediation efforts at the Southeast Federal Center (SEFC) in Washington, DC and the Hardesty Federal Complex in Kansas City, MO and requests $9 and $28.553 million respectively for these efforts. Remediation of the extensive environmental contamination has been underway at SEFC for several years and while funding was requested in FYs 2017, 2019, 2020, and 2021, funds have not been received since FY 2010. GSA requested $ 27.268 million in support of the Hardesty Complex Remediation effort but funds were not received. GSA was able to however, transfer $3 million in Major R&A appropriations in FY 2019 to begin the effort. GSA again requested $28.553 million in FY 2021 to complete the remediation, but no funds were received.

Construction and Acquisition of Facilities
(Dollars in Thousands)

CONSTRUCTION AND ACQUISITION OF FACILITIES
SUMMARY OF FY 2022 PROGRAM
(Dollars in Thousands)

		ESTIMATED TOTAL PROJECT COST					FY 2022 REQUEST				
	FUNDED TO DATE	SITE	DESIGN	CONSTRUCTION	M&I	TOTAL	SITE	DESIGN	CONSTRUCTION	M&I	TOTAL
New Construction:											
Washington, DC DHS Consolidation at St. Elizabeths	$ 1,591,000	$ 6,722	$ 260,961	$ 2,437,054	$ 155,598	$ 2,860,335	$ -	$47,965	$ 189,145	$ 16,687	$ 253,797
Washington, DC Southeast Federal Center Remediation	$ 75,856	$ 91,356	$ -	$ -	$ -	$ 91,356	$ 9,000	$ -	$ -	$ -	$ 9,000
Kansas City, MO Hardesty Federal Complex Remediation	$ 3,000	$ -	$ -	$ 30,357	$ 1,196	$ 31,553	$ -	$ -	$ 27,357	$ 1,196	$ 28,553
Subtotal, Executive Agencies	**$ 1,669,856**	**$ 98,078**	**$ 260,961**	**$ 2,467,411**	**$ 156,794**	**$ 2,983,244**	**$ 9,000**	**$47,965**	**$ 216,502**	**$ 17,883**	**$ 291,350**
Calexico West, CA U.S. Land Port of Entry Phase IIB	$ 312,849	$ 5,000	$ 23,119	$ 356,811	$ 31,295	$ 416,225	$ -	$ 2,332	$ 93,973	$ 7,071	$ 103,376
Subtotal, Land Ports of Entry	**$ 312,849**	**$ 5,000**	**$ 23,119**	**$ 356,811**	**$ 31,295**	**$ 416,225**	**$ -**	**$ 2,332**	**$ 93,973**	**$ 7,071**	**$ 103,376**
San Juan, PR New U.S. Courthouse	$ -	$ -	$ 22,476	$ 219,307	$ 20,389	$ 262,172		$22,476			$ 22,476
Subtotal, Courthouses	**$ -**	**$ -**	**$ 22,476**	**$ 219,307**	**$ 20,389**	**$ 262,172**	**$ -**	**$22,476**	**$ -**	**$ -**	**$ 22,476**
Total FY 2022 Construction and Acquisition of	**$ 1,982,705**	**$103,078**	**$ 306,556**	**$ 3,043,529**	**$ 208,478**	**$ 3,661,641**	**$ 9,000**	**$72,773**	**$ 310,475**	**$ 24,954**	**$ 417,202**

New Construction - Project Descriptions

California

Calexico, CA Calexico West Land Port of Entry Phase IIB……..$103,376,000

GSA proposes $103.376 million for construction of Phase IIB of a two-phase project to reconfigure and expand the existing land port of entry (LPOE) in downtown Calexico, CA. The project includes new pedestrian processing and privately owned vehicle (POV) inspection facilities, a new head house to provide supervision and services to the non-commercial vehicle inspection area, new administration offices, and a parking structure. The expanded facilities will occupy both the existing inspection compound and the site of the former commercial inspection facility, decommissioned in 1996 when commercial traffic was redirected to the newly completed LPOE six miles east of downtown Calexico.

The existing LPOE is a pedestrian and vehicle inspection facility constructed in 1974. It comprises a main building and a decommissioned commercial inspection building. The project includes the creation of new pedestrian and POV inspection facilities and expansion of the port onto the site of the former commercial inspection facility. The commercial inspection operation was moved to Calexico East in 1996. POV inspection facilities will include expanded northbound inspection lanes, new southbound inspection lanes, and a parking structure. There will be new administration space, a new head house and design guide-mandated secondary inspection stations serving both northbound and southbound traffic. The project will be constructed in two phases.

The first phase included a head house, ten of the project's northbound POV inspection lanes, all southbound POV inspection lanes with temporary asphalt paving, and a bridge across the New River for southbound POV traffic. Due to enacted split funding of the second phase in FY 2019, Phase II has been broken further into two sub-phases: Phase IIA, funded in FY 2019, included the remaining northbound POV lanes, expansion of the secondary inspection canopy, southbound POV inspection islands, booths, canopies and concrete paving, an administration building, an employee parking structure, and a vehicle seizure lot. The FY 2022 request for Phase IIB includes a pedestrian processing building with expanded northbound pedestrian inspection stations, demolition of legacy facilities, and significant earthwork.

The FY 2022 request is for Design ($2.332 million), Construction ($93.973 million) and Management and Inspection ($7.071 million).

District of Columbia

Washington, DC DHS Consolidation at St. Elizabeths……$253,797,000

GSA proposes $253.797 million to continue the ongoing development of the Department of Homeland Security (DHS) consolidated Headquarters (HQ) at the St. Elizabeths Campus in accordance with the established Master Plan by: 1) commencing design on a below-grade parking structure adjacent to Gate No. 1 along Martin Luther King, Jr. Avenue to accommodate visitors to the campus as well as employee parking; 2) commencing design and construction of a new headquarters building that will house the Office of Intelligence and Analysis (I&A); (3) design of a new Federal building to house the headquarters operations of the DHS Immigration and Custom Enforcement (ICE) and a portion of the headquarters function of Customs and Border Protection (CBP) currently located in several leases in Washington, DC; 4) design and construction of warehouse; 5)adaptive reuse of buildings 64 and 52; 6) commencing design and construction of additional campus infrastructure improvements to support upcoming headquarters building construction as well as additional utility capacity, slope stabilization, and site perimeter security; 7) ongoing historic preservation activities; and 8) and management and inspection funding for these activities.

By bringing DHS headquarters components into a single government-owned campus, DHS will avoid incurring higher costs for commercial leases and enable its employees to collaborate more readily in a secure working environment. On the St Elizabeths West Campus, GSA and DHS previously completed the construction of the Munro Building occupied by the U.S. Coast Guard and the historic Center Building occupied by the Secretary of Homeland Security and the senior leadership team. GSA is currently undertaking the design and construction of a new facility to house the Headquarters of the Cybersecurity and Information Security Agency (CISA) currently located in more than nine leased locations in Northern Virginia.

The FY 2022 request is for Design ($47,965,000), Construction ($189,145,000) and Management and Inspection ($16,687,000).

Washington, DC Southeast Federal Center Remediation……..$9,000,000

GSA proposes $9 million for the continued remediation of the Southeast Federal Center (SEFC). SEFC is a 53-acre site, in the southeast quadrant of the District of Columbia along the Anacostia River. Congress previously authorized the GSA to redevelop this property by entering into agreements with private entities to enhance the value of the site to the Federal Government.

Remediation of extensive environmental contamination has been underway at the site for several years to comply with a Consent Decree from the U.S. District Court for the District of Columbia. GSA will continue to fund mitigation requirements related to a Consent Order from the Environmental Protection Agency pursuant to section 3013 of the Solid Waste Disposal Act, commonly referred to as the Resource Conservation and Recovery Act of 1976, as amended by

the Hazardous and Solid Waste Amendments of 1984, 42 U.S.C. § 6934, and the provisions of the development agreement with Forest City Washington. Compliance with the remediation requirements of the Consent Decree, the Consent Order and the development agreement are necessary to enable the site to be redeveloped and will continue until all of the remediation requirements have been satisfied.

The FY 2022 request is for Construction ($9 million).

Missouri

Kansas City, MO Former Hardesty Federal Complex Remediation……$28,553,000

GSA proposes $28.553 million for remediation of soil and sediment on the former Hardesty Federal Complex, an 18-acre parcel located at 607 Hardesty Avenue, Kansas City, MO. While under Federal control, underground storage tanks deteriorated and fluids leaked into the soil and groundwater on the property and onto the adjoining residential parcels. The chemical trichloroethylene, commonly referred to as TCE, is the current source of groundwater pollution.

The Kansas City Quartermaster Depot occupied this property from 1940 to 1953, with GSA assuming custody and control in 1960 from the Department of Defense. The former Hardesty Federal Complex was home to several Federal agencies until the complex was vacated in the early 2000s and sold by GSA in 2011 through a public auction to the Hardesty Renaissance Economic Development Corporation, a Missouri non-profit corporation. Although the Federal Government no longer owns the property, GSA remains responsible for the environmental remediation pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, *et seq*. GSA's obligations for the environmental remediation of the property are memorialized in an April 2014 Administrative Order on Consent and Agreement, Order No. HWP-2014-001, with the State of Missouri.

The FY 2022 request is for Construction ($27.357 million) and Management and Inspection ($1.196 million).

Puerto Rico

San Juan New U.S. Courthouse……..$22,476,000

GSA proposes $22.476 million for the design of a new U.S. Courthouse annex of approximately 153,000 gross square feet (GSF), including 35 inside parking spaces, in the Hato Rey section of San Juan, PR. The project will meet the 10-year space needs of the courts and court-related agencies, and the complex will accommodate expansion to meet the anticipated 30-year needs of the courts. The Judiciary's Courthouse Project Priorities List (approved by the Judicial Conference of the United States in September 2020) includes a courthouse project in San Juan.

The Judicial Conference of the United States designated Hato Rey as a judicial space emergency, prioritizing it above all new courthouse construction projects.

The existing Federico Degetau Federal Building and Clemente Ruiz Nazario U.S. Courthouse does not meet the 2007 United States Courts Design Guide Standards and lacks adequate security. The existing building configuration does not allow for distinct separation between restricted, secured, and public areas. Upon completion of the annex, the judicial complex will allow for separate circulation for public, judges, and prisoners, thereby improving security as well as efficiency of court operations.

The FY 2022 request is for Design ($22.476 million).

FY 2022 Capital Program - Repair and Alterations

Program Description

This activity provides for repairs and alterations of existing buildings, as well as associated design and construction services. Protection of the Government's investment, the health and safety of building occupants, relocation of agencies from leased space, and cost effectiveness are the principal criteria used in establishing priorities for projects funded from this activity. Repairs and alterations to improve space utilization, address life safety issues, and prevent deterioration and damage to buildings, building support systems, and operating equipment are given priority.

Program Strategy

The FY 2022 request of $1.7 billion in Repairs and Alterations funding is necessary to address the growing backlog of liabilities present in GSA's inventory of facilities and improve the utilization of federally owned space. In the past ten fiscal years, many Basic and Major repairs and alterations were repeatedly deferred, including major repairs to malfunctioning elevators, replacement of obsolete electrical systems, updates to outdated fire alarm systems, seismic retrofits, and environmental abatement.

GSA prioritizes repairs and alterations projects consistent with the goals of Footprint Optimization Initiative. The following factors were considered:

- Risk: Project Development and Project Readiness
- Return: Project Cost, Market Alternatives, FBF sustainability, and Return on Investment
- Optimization: Portfolio Optimization, Asset Optimization, and Improvement in Facility Condition
- Stakeholder: Serving PBS Partners, Customer Priorities, and Historic Stewardship

The FY 2022 request funds repair activities to ensure that the existing infrastructure, for which there is a long-term need, receives the investments needed to support partner agencies, improve the portfolio's climate resiliency, and to facilitate cost saving consolidation activities within existing Federal facilities.

- PBS requests $1.047 billion for major repairs and alterations projects. Funding for these capital improvements in federally owned facilities (including the repair/replacement of outdated mechanical; electrical; fire and life safety; conveying; heating, ventilation, and air conditioning (HVAC) systems; and the correction of exterior and structural deficiencies) are critical to maintaining safe, secure, and functional facilities where partner agencies can perform their mission. Proposed repairs and alterations will also facilitate improved asset utilization and lower costs for the American taxpayers.
- PBS requests $389 million for the Basic Repairs and Alterations program, investing in projects with a total cost below the FY 2022 prospectus threshold of $3.375 million. This program ensures that emerging needs are met, mitigating the need for more costly projects. Approximately 75 percent of these funds are annually allocated to undertake regular and preventive maintenance; address basic serviceability items such as keeping the chillers and boilers running and elevators in working order; improve efficiency in operations; and ensure the facilities are safe for occupancy.
- PBS requests $220 million for its Special Emphasis Programs: Consolidation Activities, Climate and Resilience, Fire Protection and Life Safety, and Child Care Facilities Security and Systems Improvements.

Major Repairs and Alterations Projects
(Dollars in Thousands)

REPAIRS AND ALTERATIONS
SUMMARY OF FY 2022 PROGRAM
(Dollars in Thousands)

	FUNDED	ESTIMATED TOTAL PROJECT COST				FY 2022 Request			
	TO DATE	DESIGN	CONSTRUCTION	M&I	TOTAL	DESIGN	CONSTRUCTION	M&I	TOTAL
Nonprospectus (Basic) Repairs and Alterations Program	$ -	$ -	$ 388,710	$ -	**$ 388,710**	$ -	$ 388,710	$ -	**$ 388,710**
Major Repairs and Alterations Projects									
Washington, DC Regional Office Building Phase 2	$ 95,642	$ 12,941	$ 164,837	$ 7,036	**$ 184,814**	$ 4,941	$ 82,529	$ 1,702	**$ 89,172**
Suitland, MD Suitland Federal Campus	$ 49,358	$ 5,516	$ 59,498	$ 4,344	**$ 69,358**	$ -	$ 18,000	$ 2,000	**$ 20,000**
Tacoma, WA Tacoma Union Station	$ -	$ 3,395	$ 43,289	$ 1,931	**$ 48,615**	$ 3,395	$ 43,289	$ 1,931	**$ 48,615**
Detroit, MI Patrick V. McNamara Federal Building Garage	$ -	$ 1,208	$ 18,397	$ 1,129	**$ 20,734**	$ 1,208	$ 18,397	$ 1,129	**$ 20,734**
Washington, DC Ronald Reagan Building Complex	$ -	$ 5,048	$ 55,551	$ 4,201	**$ 64,800**	$ 5,048	$ 55,551	$ 4,201	**$ 64,800**
Indianapolis, IN Major General Emmett J. Bean Federal Center	$ 3,200	$ 4,266	$ 40,044	$ 3,129	**$ 47,439**	$ 1,066	$ 40,044	$ 3,129	**$ 44,239**
Indianapolis, IN Minton-Capehart Federal Building	$ -	$ 1,557	$ 16,486	$ 1,330	**$ 19,373**	$ 1,557	$ 16,486	$ 1,330	**$ 19,373**
Boston, MA Thomas P. O'Neill Jr. Federal Building	$ -	$ 1,241	$ 12,761	$ 1,105	**$ 15,107**	$ 1,241	$ 12,761	$ 1,105	**$ 15,107**
Honolulu, HI Prince J. Kuhio Kalanianaole Federal Building and U.S. Courthouse	$ -	$ 4,115	$ 37,429	$ 2,820	**$ 44,364**	$ 4,115	$ 37,429	$ 2,820	**$ 44,364**
Oklahoma City, OK William J. Holloway Jr. U.S. Courthouse and U.S. Post Office and Courthou	$ 12,129	$ 13,484	$ 129,179	$ 6,455	**$ 149,118**	$ 1,355	$ 81,385	$ 3,585	**$ 86,325**
Cleveland, OH Metzenbaum U.S. Courthouse	$ -	$ 2,111	$ 17,572	$ 1,784	**$ 21,467**	$ 2,111	$ 17,572	$ 1,784	**$ 21,467**
Ogden, UT James V. Hansen Federal Building	$ -	$ 2,065	$ 18,054	$ 1,738	**$ 21,857**	$ 2,065	$ 18,054	$ 1,738	**$ 21,857**
Pittsburgh, PA Joseph F. Weis, Jr. U.S. Courthouse	$ 11,000	$ 4,074	$ 36,318	$ 3,356	**$ 43,748**	$ 3,065	$ 27,167	$ 2,516	**$ 32,748**
Vicksburg, MS Mississippi River Commission	$ -	$ 1,981	$ 20,113	$ 1,655	**$ 23,749**	$ 1,981	$ 20,113	$ 1,655	**$ 23,749**
Los Angeles, CA 11000 Wilshire Federal Building	$ -	$ 13,358	$ 164,613	$ 7,189	**$ 185,160**	$ 5,582	$ 24,521	$ 1,307	**$ 31,410**
Sacramento, CA 801 I Street Federal Building	$ -	$ 1,235	$ 11,514	$ 836	**$ 13,585**	$ 1,235	$ 11,514	$ 836	**$ 13,585**
Beaumont, TX Jack Brooks Federal Building U.S. Post Office and Courthouse	$ -	$ 4,753	$ 49,630	$ 2,822	**$ 57,205**	$ 4,753	$ 49,630	$ 2,822	**$ 57,205**
Kansas City, MO 8930 Ward Parkway	$ -	$ 1,877	$ 20,820	$ 1,222	**$ 23,919**	$ 1,877	$ 20,820	$ 1,222	**$ 23,919**
Akron, OH Seiberling Federal Building and U.S. Courthouse	$ -	$ 2,191	$ 18,612	$ 1,845	**$ 22,648**	$ 2,191	$ 18,612	$ 1,845	**$ 22,648**
Cincinnati, OH Potter Stewart U.S. Courthouse	$ -	$ 4,823	$ 43,171	$ 3,957	**$ 51,951**	$ 4,823	$ 43,171	$ 3,957	**$ 51,951**
Washington, DC Robert F. Kennedy Building Elevators	$ -	$ 2,793	$ 28,479	$ 2,267	**$ 33,539**	$ 2,793	$ 28,479	$ 2,267	**$ 33,539**
Washington, DC William Jefferson Clinton North/South Federal Buildings	$ -	$ 3,449	$ 44,881	$ 2,781	**$ 51,111**	$ 3,449	$ 44,881	$ 2,781	**$ 51,111**
Boston, MA John F. Kennedy Federal Building	$ -	$ 12,509	$ 134,771	$ 6,785	**$ 154,065**	$ 12,509	$ 134,771	$ 6,785	**$ 154,065**
Clarksburg, WV Clarksburg Post Office and U.S. Courthouse	$ -	$ 4,230	$ 49,191	$ 1,979	**$ 55,400**	$ 4,230	$ 49,191	$ 1,979	**$ 55,400**
Subtotal, Major Repair and Alterations Projects	**$ 171,329**	**$ 114,220**	**$ 1,235,210**	**$ 73,696**	**$ 1,423,126**	**$ 76,590**	**$ 914,367**	**$ 56,426**	**$ 1,047,383**
Major Repair and Alterations Special Emphasis Programs									
Consolidation Activities Program	$ -	$ -	$ 25,000	$ -	**$ 25,000**	$ -	$ 25,000	$ -	**$ 25,000**
Climate and Resilience	$ -	$ -	$ 100,000	$ -	**$ 100,000**	$ -	$ 100,000	$ -	**$ 100,000**
Fire Protection and Life Safety Program	$ -	$ -	$ 50,000	$ -	**$ 50,000**	$ -	$ 50,000	$ -	**$ 50,000**
Child Care Facilities Security and Systems Improvements	$ -	$ -	$ 45,000	$ -	**$ 45,000**	$ -	$ 45,000	$ -	**$ 45,000**
Subtotal, Major Repair and Alterations Special Emphasis Programs	**$ -**	**$ -**	**$ 220,000**	**$ -**	**$ 220,000**	**$ -**	**$ 220,000**	**$ -**	**$ 220,000**
Subtotal, Major Repair and Alterations Program	**$ 171,329**	**$ 114,220**	**$ 1,455,210**	**$ 73,696**	**$ 1,643,126**	**$ 76,590**	**$ 1,134,367**	**$ 56,426**	**$ 1,267,383**
Total FY 2022 Repairs and Alterations Program	**$ 171,329**	**$ 114,220**	**$ 1,843,920**	**$ 73,696**	**$ 2,031,836**	**$ 76,590**	**$ 1,523,077**	**$ 56,426**	**$ 1,656,093**

Repair and Alterations - Project Descriptions

California

Los Angeles, CA 11000 Wilshire Federal Building……$31,410,000

GSA proposes $31.410 million for a repair and alteration project to remediate the fire-damaged East Annex at the Federal Building complex located at 11000 Wilshire Boulevard in Los Angeles, CA and to design alterations to the main tower of the Federal building. Repairs to the East Annex will enable use of space vacated as a result of the fire and the return of common services, including the credit union and the cafeteria, to the building. The project will fully restore the annex and includes seismic upgrades, exterior and interior construction, mechanical, electrical, plumbing replacement, and fire and life safety work. In addition, design of the future repair and alteration project at the Federal Building will address critical seismic deficiencies, abate asbestos containing material in floor decking, and replace building systems that are beyond their useful service.

In May 2017, the East Annex was badly damaged in a fire that started in the U.S. Postal Service space and quickly spread throughout the Annex building. Emergency remediation and encapsulation efforts were completed to prevent further damage to the annex but 19,000 usable square feet of critical office and joint-use space remains unsuitable for occupancy. Temporary space on the 7th floor of the tower now houses some of the agencies, but there is no longer a cafeteria or post office on the site. Renovating the East Annex will allow the agencies to vacate the 7th floor of the tower.

The Federal Building complex provides secure, long-term housing for Federal agencies with a mission-critical need to be located in west Los Angeles. The building was constructed in 1969 and has never been modernized, with many building systems beyond their useful service, including the HVAC and electrical systems. In addition, hazardous material abatement from the underside of floor decking will mitigate a life-safety liability. Exterior construction will correct widespread glazing gasket failure and deteriorating sealant and caulking. GSA's *Seismic Rating System Report,* released on March 31, 2016, lists the main tower of the Federal Building complex as a high seismic priority in the GSA portfolio. Plumbing upgrades will mitigate antiquated fixtures, equipment and piping.

The FY 2022 request is for Design ($5.582 million), Construction ($24.521 million) and Management and Inspection ($1.307 million).

Sacramento, CA 801 I Street Federal Building……$13,585,000

GSA proposes $13.585 million for a repair and alteration project for the Federal Building located at 801 I Street in Sacramento, CA, to backfill vacant space and restack the first and second floors. The project proposes to relocate existing first and second floor tenants for backfill of the Social

Security Administration (SSA) into the building from a leased location, remove industrial space inefficiencies in the former postal workroom, and reconfigure space to maximize its utility and ability to house more efficiently future Federal agencies. The project will optimize the design layout to increase the marketability of the building.

The Federal Building at 801 I Street has suffered chronic space vacancy due to its industrial space layout that was built to accommodate the former U.S. Postal Service tenant. This project will address the building's vacancy, increase efficiency and revitalize one of GSA's historic assets. In addition, the Government will realize a lease cost avoidance of approximately $600,000 annually, with relocation of SSA from its current leased location to the Federal building.

The FY 2022 request is for Design ($1.235 million), Construction ($11.514 million) and Management and Inspection ($836 thousand).

District of Columbia

Washington, DC 301 7th Street SW Regional Office Building Phase II……..$89,172,000

GSA proposes $89.172 million for the second of a two-phase repair and alteration project for the Regional Office Building (ROB) located at 301 7th Street, SW in downtown Washington, DC. This project will renovate and modernize the building in two phases (with Phase I previously approved and funded) in preparation for permanent Government-owned locations for several Department of Homeland Security's (DHS) key components including Science and Technology, the Office of Biometric Identity Management, and Undersecretary for Management. The completion of both phases reduces the DHS real estate footprint by more than 190,000 usable square feet, provides an annual lease cost avoidance of approximately $20,800,000 and an annual agency rent savings of approximately $11,700,000.

Phase I, funded in FY 2020, includes the renovation of the major building systems across the Eastern half of the building, which includes opening the interior floor plates and replacing the conveyance, plumbing, HVAC, electrical, and fire protection systems.

Phase II of the project will include completion of the upgrades of the major systems across the Western half of the building. This includes opening the interior floor plates and replacement of the conveyance, plumbing, HVAC, electrical, and fire protection systems. Completing the redesign of the building's circulation pattern will recapture usable office space and increase the space efficiency by utilizing an open plan office concept to the greatest extent possible. Furthermore, the project will aim to provide an open architecture systems approach to the infrastructure to allow for a high-performance workspace which focuses on the health, safety, and comfort of personnel and to provide flexibility and ease of accommodation for the operators of the building.

The ROB, converted from warehouse to office use, does not currently include appropriate lighting, HVAC, interiors, and finishes for modern office space. However, the property resides on a highly valuable location in downtown Washington, DC, adjacent to five Metrorail lines and one block from the National Mall and will remain a part of the GSA inventory. The proposed accommodation of additional DHS personnel into the ROB requires an open office environment to maximize the building space. Today, only a small portion of the building, primarily on the second and seventh floors, is utilized as open office space. Additionally, the location of mechanical rooms, electrical and telecommunication closets, and restrooms varies from floor to floor, resulting in inefficient distribution of electrical and plumbing systems and consequent energy waste.

The FY 2022 request is for Design ($4.941 million), Construction ($82.529 million) and Management and Inspection ($1.702 million).

Washington, DC William Jefferson Clinton Complex……$51,111,000

GSA proposes $51.111 million to replace all major system components and equipment, including motors, controllers, wiring, safety devices, switches, door equipment, cabs, panels, and hydraulic machinery on the 48 elevators and 1 wheelchair lift at the William Jefferson Clinton Complex (Clinton Complex) located at 1200 Pennsylvania Avenue NW, Washington, DC. Related communication, lighting, electrical, and fire systems will be replaced, and all finishes, machine rooms ventilation, lighting, and Architectural Barriers Act Accessibility Standard (ABAAS) related deficiencies will be updated.

The Clinton Complex consists of four buildings, totaling over 2 million gross square feet of space. These buildings include North and South, East, West, and Connecting Wing, all of which are listed as historic buildings on the National Register of Historic Places. The existing systems are not in compliance with current code and safety standards, have exceeded their useful lives, and are difficult to maintain. Some of the equipment dates back to the original construction of the building, and component parts are no longer manufactured. Tenant impacts include five service calls per month on average, and two elevators are currently out of commission. As part of an ongoing effort to optimize the utilization of the Clinton Complex and enable lease cost avoidance, the Complex density is expected to increase by approximately 1,200 employees once EPA operations located in 1 Potomac Yard consolidate into the Clinton Complex beginning in March 2022. The Government will realize approximately $12,700,000 in annual lease cost avoidance as a result of this consolidation. The proposed project will provide safe, reliable, efficient elevators and a chairlift that are code and accessibility compliant.

The FY 2022 request is for Design ($3.449 million), Construction ($44.881 million) and Management and Inspection ($2.781 million).

Washington, DC William Robert F. Kennedy Federal Building……$33,539,000

GSA proposes $33.539 million to replace all major system components and equipment, including motors, controllers, wiring, safety devices, switches, door equipment, cabs, panels, and hydraulic machinery on the 36 passenger and 4 freight elevators at the Robert F. Kennedy (RFK) Federal Building, also known as the Main Justice Building.

The RFK Federal Building is an eight-story, steel-framed office building, plus a basement, sub-basement, and attic, constructed in 1935 and contains approximately 1,257,300 gross square feet. The building is fully occupied by the Department of Justice (DOJ) and is listed in the National Register of Historic Places.

The operating equipment is outdated and well past its useful life expectancy. Because of the age of the current control system and car mechanical parts, it is becoming increasingly difficult to repair and find replacement parts. Problems are occurring with the door adjustments on the elevator car and hatch doors causing frequent entrapment of building occupants. The door clutches and adjustment arms are worn to the point where a total replacement is needed. Elevator lights need to be upgraded to meet ABAAS requirements. The lumens are too low in some cabs, thereby making it difficult or impossible for visually impaired riders to see call buttons, emergency phones or instructions in the cabs. The proposed project will provide safe, reliable, efficient elevators and a chairlift that are code and accessibility compliant.

The FY 2022 request is for Design ($2.793 million), Construction ($28.479 million) and Management and Inspection ($2.267 million).

Washington, DC Ronald Reagan Building Complex……$64,800,000

GSA proposes $64.800 million for the full replacement of the fire alarm system at the Ronald Reagan Building Complex, a 10-story, mixed-use office building and includes a Federal Office Building, an International Trade Center, and a public parking garage. The building has five separate office towers connected by an atrium and public concourse areas and was constructed in 1996.

The current systems are inadequate and have exceeded their useful life. The main Fire Alarm System requires replacement. The repairs or replacement of the fire and life safety systems will provide reliable, efficient service, and ensure that current building codes, fire, life safety, and accessibility requirements are met. In addition, the project proposes to complete targeted fire protection and life safety repairs in order to bring the entire building up to current fire protection and life safety code standards.

The FY 2022 request is for Design ($5.048 million), Construction ($55.551 million) and Management and Inspection ($4.201 million).

Hawaii

Honolulu, HI Prince J. Kuhio Kalanianaole Federal Building and U.S. Courthouse……$44,364,000

GSA proposes $44.364 million for repair and alterations to the Federal Building portion of the Prince Jonah Kuhio Kalanianaole (PJKK) Federal Building and U.S. Courthouse complex located at 300 Ala Moana Boulevard in Honolulu, HI. The proposed limited-scope project in the Federal Building will address elevators, mechanical and electrical upgrades, restroom upgrades, and fire and life-safety systems that are in need of replacement.

The PJKK Federal Building and U.S. Courthouse complex houses about 60 agencies and serves as a main Federal location that covers Hawaii and Southern Pacific areas. Through funding provided by the American Recovery and Reinvestment Act of 2009, a full modernization and renovation design was completed for both buildings in the complex, but a major renovation of only the courthouse was completed. The Federal Building has not undergone a major renovation since its construction in 1977.

Elevator work will replace equipment that has met its useful life and will now meet current safety standards. The fire sprinkler system does not have rapid response heads that are now required, and the fire life safety devices do not meet current safety codes. The mechanical, electrical and plumbing work will be part of the downsizing of the cafeteria, saving energy costs, and equipment will be replaced. Restroom floor flood drains will be installed (a toilet fixture failure caused extensive water damage due to a lack of floor drains in the original restrooms), and partition work will be completed on all floors, except on the recently renovated second floor, to meet current accessibility standards.

The FY 2022 request is for Design ($4.115 million), Construction ($37.429 million) and Management and Inspection ($2.820 million).

Indiana

Indianapolis, IN Major General Emmett J. Bean Federal Center…….$44,239,000

GSA proposes $44.239 million for a repair and alteration project for the Major General Emmett J. Bean Federal Center located at 8899 E. 56th Street, Indianapolis, IN. The proposed project will complete critical repairs and upgrades to the building's exterior and portions of the roof, repairs to the window systems and interior walls, and replace the building's cooling tower. Additional design is required for the repairs to the building's windows as well as for the correction of resulting ongoing water infiltration and repairs of the interior.

The building is experiencing a serious structural failure that poses a life safety hazard to its occupants and visitors. The roof parapet is separating from the roof and moving outwardly over the building's perimeter facades. There is a significant risk of large portions of the roof parapet falling off the building, and the risk grows greater as the parapet continues to move further. The movement is also causing delamination of the building's exterior coating, which continues to fall off the building. Access to portions of the exterior sidewalk has been restricted, and temporary protective netting and scaffolding have been installed to protect tenants from any falling debris.

The north roof of the building, which has reached the end of its useful life, is experiencing leaks. Failed window sealant is allowing water intrusion into the building, causing water damage to the interior side of the gypsum board below the windows and corrosion of metal studs. The water infiltration below the windows has the potential for mold growth. The building cooling tower is corroding and has reached the end of its useful life.

The FY 2022 request is for Additional Design ($1.066 million), Construction ($40.044 million) and Management and Inspection ($3.129 million).

Indianapolis, IN Minton-Capehart Federal Building……..$19,373,000

GSA proposes $19.373 million for a repair and alteration project to undertake structural and related system upgrades of the parking garage at the Minton-Capehart Federal Building located at 575 North Pennsylvania Street, Indianapolis, IN.

The garage is over 40 years old and is in urgent need of a major renovation. The garage is suffering from multiple concrete related failures including: delamination on the floor slabs and beams and slab reinforcement with extensive section loss; concrete spalling, and delamination at some column facades; water leakage on the underside of the supported level; and deteriorated expansion joints. Interim short-term repairs have been undertaken with minor repair and alteration program funds over the past decade in an attempt to address immediate safety measures. The corrosion, spalling, and delamination of the structure is threatening tenant and property safety with sections of the garage now closed due to such risks.

The proposed project scope includes concrete repairs and upgrades to lateral load resistance which will extend the life of the parking structure for several decades. The upper level slab will be replaced and a new membrane for vehicle bearing surfaces will be installed over the top of the new slab. Existing beams will be repaired or replaced at locations where concrete has spalled. New concrete shear walls will be constructed. The project also includes improvements to the supporting columns, shear walls and exterior stairwells, as well as improvements to the lighting and fire protection and installation of bollards at the garage entrance and exits
The FY 2022 request is for Design ($1.557 million), Construction ($16.486 million) and Management and Inspection ($1.330 million).

Maryland

Suitland, MD Suitland Federal Center…….$20,000,000

GSA proposes $20 million for a repair and alteration project with consolidation for 4600 Silver Hill North and 4600 Silver Hill South at the Suitland Federal Center in Suitland, Maryland which increases the total funding dedicated to this project. This project was previously funded as part of the FY 20 R&A spend plan in support of the enacted appropriations. The proposed project will upgrade building systems and renovate space to support the co-location of three agencies. This project will provide a more efficient layout that both reduces agency utilization and allows for the recapture and backfill of underutilized federally owned space. The space will be occupied by the Department of Labor–Bureau of Labor Statistics (BLS), currently located in approximately 710,000 RSF (508,000 usable square feet (USF)) of leased space at the Postal Square Building, 2 Massachusetts Avenue, NE, in Washington, DC. BLS's almost 50-percent decrease in RSF and relocation the Suitland Federal Center provide an annual least cost avoidance of approximately $16,200,000, and an agency rent savings of potentially $18,000,000 compared to its current rent. Census will release an estimated 400,000 rentable square feet to make room for the co-location of BLS, reducing Census' annual rent by an estimated $10,000,000.

The proposed project will support the ongoing co-location effort that will allow for a higher density, open office environment, and the relocation and co-location of BLS from leased space.
To accommodate this consolidation, GSA will perform building demolition, interior alterations, and electrical, HVAC, and plumbing and life safety upgrades.

The FY 2022 request is for Construction ($18.000 million) and Management and Inspection ($2.000 million).

Massachusetts

Boston, MA John F. Kennedy Federal Building…….$154,065,000

GSA proposes $154.065 million for a repair and alteration project to replace the deficient high-rise roofing, conveying systems, and heating ventilation and air conditioning (HVAC) systems, upgrade the lighting controls system, as well as interior alterations to support a lease consolidation and footprint optimization in the John F. Kennedy Federal Building (JFK), located at 15 New Sudbury Street, Boston, MA. The proposed project will replace failing and obsolete systems, improve building performance, and facilitate code compliance and provide significant lease cost savings for the Government.

The project will allow for roof replacement prior to full failure of the existing roofing system in a manner that is minimally disruptive to the tenant agencies. Additionally, the project will incorporate permanent roof-mounted fall protection features for personnel to comply with life-

safety standards. Increased energy consumption, poor tenant comfort, and substandard indoor air quality are recurring problems throughout the building. Existing chillers have reached the end of their useful lives and require replacement. Upgrading the existing lighting and controls will result in decreased energy consumption, thereby reducing monthly utility costs. The existing elevators and escalator systems are over 30 years old and have exceeded their useful lives. Due to the high-traffic building conditions, existing elevator cabs and equipment are worn both visually and mechanically. The escalator systems are similarly beyond their intended lifespans. Performance levels continue to decrease annually, and emergency incidents regularly impact customers, including 49 elevator entrapments over a two-year period. Monthly preventive maintenance has become challenging due to the poor availability of propriety replacement parts.

Project timing is critical to support the U.S. Air Force backfill into the building. This tenant agency would improve the building's overall utilization and would be paired with other agency consolidations, reducing the Federal footprint, and providing significant taxpayer savings.

The FY 2022 request is for Design ($12.509 million), Construction ($134.771 million) and Management and Inspection ($6.785 million).

Boston, MA Thomas P. O'Neill, Jr. Federal Building……..$15,107,000

GSA proposes $15.107 million for repair and alterations to replace the deficient roof systems at the Thomas P. O'Neill, Jr. Federal Building located at 10 Causeway Street in Boston, MA. The proposed project will address existing roof deficiencies, improve performance, and comply with applicable life safety code requirements.

The proposed project replaces the failed roof system, flashing and sealants with a new membrane roofing system coupled with high efficiency insulation. The existing solar hot water/photovoltaic (PV) system will be temporarily removed and reinstalled after the new roof installation. The new roof system will meet high performance building envelope design criteria, and also include the full refurbishment of all original seals, gaskets and glass panels to the existing public central lobby atrium skylight system. A roof anchor / fall arrest system will be installed throughout, including a skylight-specific system to provide increased personnel safeguards for all future exterior roof and skylight access. Interior leak repairs, removal of obsolete fire protection equipment, and an LED retrofit of atrium lighting are also included in the project.

The building's roofing system has not only reached the end of useful life, but has experienced multiple catastrophic failures including a significant billowing event requiring emergency repair action to refasten back to the substrate. Changing wind dynamics resulting from two newly constructed adjacent 40+ story high-rise buildings could pose novel wind loading events that could exacerbate future failures. The building has limited fall protection anchors risking personnel safety, especially related to the building's expansive atrium skylight, which currently has no dedicated fall protection system.

The FY 2020 request is for Design ($1.241 million), Construction ($12.761 million) and Management and Inspection ($1.105 million).

Michigan

Detroit, MI Patrick V. McNamara Federal Building Garage……$20,734,000

GSA proposes $20.734 million in repair and alterations for the Patrick V. McNamara Federal Building Garage located at 477 Michigan Avenue in Detroit, MI. The proposed project will complete critical structural and related system upgrades to the parking garage, correcting serious life safety deficiencies and operability issues of the rapidly deteriorating garage.

The project includes repair/replacement of portions of the concrete slab, removal of the asphalt driving surfaces, replacement with concrete surfaces, installing waterproof membrane, and the exterior concrete stairs will also be repaired. The project also includes improvements to the storm drain, mechanical infrastructure, electrical, lighting, fire and life safety systems, and replacement of signage.

The garage provides mission-critical parking for Federal agencies housed in the adjacent McNamara Federal Building, including secure parking for Federal law enforcement agencies. Original to the construction of the garage, the existing concrete slab structure is rapidly deteriorating with spalling concrete and rusted reinforced steel visible where sections of concrete have fallen from slabs. The asphalt-topped concrete decks are in very poor condition, with large potholes that have the potential to damage vehicles and injure pedestrians. Portions of the garage have been temporarily closed due to spalling concrete and water-related degradation. Plastic sheeting is in place in areas throughout the garage to protect Government vehicles, which have been damaged by leaking, corroded pipes. Interim repairs put in place over the years are also susceptible to spalling due to the continued water penetration and de-icing salts.

In addition to the needed structural repairs, the storm drain, fire and life safety, electrical and mechanical, and emergency lighting systems are all failing and are noncompliant with current codes. The majority of storm drains are cracked and inoperable, which forces water to seep through cracks in the concrete, causing further degradation of the structure. Sprinkler pipes and drain lines are corroded throughout the garage, and the incidence of failure is increasing over time. Water cannot drain properly causing water damage in the occupied space of the Federal Building's basement.

The FY 2022 request is for Design ($1.208 million), Construction ($18.397 million) and Management and Inspection ($1.129 million).

Mississippi

Vicksburg, MS Mississippi River Commission Building…….$23,749,000

GSA proposes $23.749 million for a repair and alteration project for the modernization of the Mississippi River Commission Building (MRC) located at 1400 Walnut Street in Vicksburg, MS. The proposed project will provide for upgrades to or replacement of aged building systems, building exterior and historic windows, and address accessibility and life-safety issues.

The MRC requires significant modifications and alterations resulting from, but not limited to, code deficiencies, deteriorated envelope condition, and components and building systems at the end of their useful life cycle. The MRC building is in need of significant repair to maintain the integrity of this historic asset and to provide long-term use of the building. This project is needed to address failing building systems at the end of their useful life cycle. This project will address notable code violations and deficiencies related to the building systems, life-safety, and accessibility.

The most critical and time sensitive elements of repair are the building's envelope and historic windows. The building envelope is the major contributing factor to moisture intrusion and potentially unhealthy conditions for the occupants. The state of the envelope and windows also creates increased energy consumption.

The FY 2022 request is for Design ($1.981 million), Construction ($20.113 million) and Management and Inspection ($1.655 million).

Missouri

Kansas City, MO 8930 Ward Parkway……$23,919,000

GSA proposes $23.919 million for a repair and alteration project for 8930 Ward Parkway Federal Building located at 8930 Ward Parkway, Kansas City, MO. The proposed project will modernize the building to address aging infrastructure, improve building performance, and correct code deficiencies.

The project proposes replacing windows, installing integrated blast protection, façade repair, site work, including retaining wall, loading dock, landscaping, exterior security and parking. Interior alterations include demolition and core shell preparation for reconfiguration of stairwells and a dead-end corridor, and exterior wall insulation and construction of joint use and swing space. Fire and life safety improvements include replacement of sprinkler piping, fire sprinkler line relocation, installation of fire pump, and correction of egress issues. The project also includes restroom accessibility upgrades to meet ABAAS requirements and conveyance system modernization of

three passenger elevators. Modernization of building systems includes HVAC and electrical upgrades and a back- up generator.

The building's single-pane windows are original to the building and have reached the end of their useful life. Upgrading to double-pane windows with blast protection will meet security requirements, save energy and improve the tenant work environment. The building's HVAC equipment and switchgear equipment are at or near the end of their useful life. The addition of a generator is to address redundancy and deficiencies related to the tenant's Continuity of Operations Plan for building operation emergency loads.

The FY 2022 request is for Design ($1.877 million), Construction ($20.820 million) and Management and Inspection ($1.222 million).

Ohio

Akron, OH John F. Seiberling Federal Building and U.S. Courthouse……..$22,648,000

GSA proposes $22.648 million in repair and alterations to address the structural deficiencies of the plaza system at the John F. Seiberling Federal Building and U.S. Courthouse located at 2 South Main Street in Akron, OH. The proposed scope includes replacement of the existing, failed waterproofing system, upgrades to the drainage system, atrium skylight repairs, and landscaping improvements.

The plaza waterproofing system is original to the building and has exceeded its useful life. Directly beneath the front portion of the plaza, along Main Street, are offices, a cafeteria, storage, mechanical, and circulation space. Beneath the rear portion of the plaza is a parking garage. Water infiltration around the plaza skylight is causing damage to the building interior. Water has also infiltrated into the occupied spaces below the plaza and into the parking garage. The infiltration is getting progressively worse. To minimize damage, water is being captured and redirected with drip pans, piping, and pumps. More extensive water diversion efforts and mold abatement are being completed as an interim repair project. Issues with water infiltration will persist until funding is available for the plaza waterproofing system replacement.

Pieces of concrete have fallen underneath the plaza in vehicular and pedestrian areas. Some areas of the garage must be roped off and cannot be utilized. Structural concrete has begun to crack and spall because of the moisture buildup, causing steel reinforcement members to rust and swell. Another interim repair project is being completed to mitigate the concrete issues and work to ensure occupant safety until funding for the project is received and can address all the drainage pipes/system issues. Also, water infiltration along the south wall of the plaza is causing water buildup in ductwork and cracking in the walls and floors.

The FY 2022 request is for Design ($2.191 million), Construction ($18.612 million) and Management and Inspection ($1.845 million).

Oklahoma

Oklahoma City, OK William J. Holloway, Jr. U.S. Courthouse and U.S. Post Office and Courthouse…….$86,325,000

GSA proposes $86.325 million for the construction of the first phase of a two-phase repair and alteration project for the William J. Holloway, Jr. U.S. Courthouse (Holloway CT), at 200 Northwest Fourth Street, and the U.S. Post Office and Courthouse (PO-CT) at 215 Dean A. McGee Avenue, Oklahoma City, OK. These two buildings are part of a three-building Federal complex that also includes the Federal Parking Garage. Alterations to the Holloway CT and PO-CT include interior alterations; modernization of outdated mechanical, fire alarm, electrical, and plumbing systems; and exterior improvements, such as roof and window system replacements. Design funding was appropriated in FY 2020.

Water infiltration has caused damage to building interiors. Interior stairwells are required to bring emergency egress into compliance with fire safety codes. Reconfiguration of underground parking areas will maximize efficiency. The HVAC systems have exceeded their useful lives and need to be replaced for tenant comfort and efficient operation. The supply, return, ventilation, and exhaust fans are all original to the buildings and nearing the end of their useful lives. In both buildings, public restrooms, elevator lobbies, and common areas need upgrades for ABAAS compliance.

A replacement of lighting systems and electrical system components is needed to increase efficiency and comply with current code. Inefficient and leaking windows are original to both buildings. Correction of window system deficiencies, along with repair to plaster, woodwork, and stone damaged by window leaks, is essential to the project. The potential failure of the stone exterior is a serious life safety concern. The fire alarm system is outdated and needs to be replaced. Seismic upgrades are included to address increased seismic activity in the area. Plumbing components have exceeded their useful lives and replacement parts are difficult to locate. Site work is needed to eliminate tripping hazards and comply with ABAAS.

The FY 2022 request is for Design ($1.355 million), Construction ($81.385 million) and Management and Inspection ($3.585 million).

Cincinnati, OH Potter Stewart U.S. Courthouse…….....$51,951,000

GSA proposes $51.951 million for a repair and alteration project with consolidation that will relocate the U.S. Bankruptcy Court (USBC) from over 38,000 usable square feet (usf) of leased space to approximately 21,000 usf in the Potter Stewart U.S. Courthouse (Potter Stewart Courthouse). Additionally, this project will upgrade eight passenger and one freight elevator. The project will meet the long-term housing needs of the USBC, decrease the Federal Government's reliance on leased space, reduce federally owned vacant space, and improve space utilization in

the Potter Stewart Courthouse. Approximately $1,100,000 in annual lease costs will be avoided, with savings of approximately $110,000 in annual agency rent payments.

The project proposes alterations to consolidate the USBC into the Potter Stewart Courthouse from leased space. The alterations include construction of two USBC courtrooms and chambers, a judges' elevator, clerk space, and shared support spaces. HVAC, electrical, plumbing, and life safety system upgrades required to house USBC in the Courthouse will also be completed. To provide contiguous space for the USBC, some of the existing customer agency space may be relocated within the courthouse.

The elevator system has exceeded its useful life and is difficult to maintain, are not in compliance with current code and safety standards, and the control systems are not compatible with current technology. Tenants have been trapped in both the passenger and freight elevators. Necessary work to address mechanical failures results in parts being sent off site for repairs and the elevators can be out of service for months, as components are no longer manufactured and have to be re-machined.

The FY 2022 request is for Design ($4.823 million), Construction ($43.171 million) and Management and Inspection ($3.957 million).

Cleveland, OH Howard M. Metzenbaum U.S. Courthouse……..……...$21,467,000

GSA proposes $21.467 million for a repair and alteration project of the plaza system at the Howard M. Metzenbaum U.S. Courthouse located at 201 Superior Avenue in Cleveland, OH. The proposed project will replace the plaza's concrete slabs, restore the plaza's structural steel support system, replace the plaza and perimeter foundation wall's waterproofing systems, repair basement walls damaged from years of water infiltration, recondition the basement lift that serves the mail screening room, and replace the structural support system for the Daniel Chester French statues at the main entrance.

The plaza's concrete, waterproofing membrane, and most of its supporting steel framing was last replaced in 1972, and the top slab was replaced in 1987. Shoring was installed over a decade ago to structurally support the sidewalk vault and to prevent the public sidewalk from collapsing. Maintenance and repairs are no longer sufficient for preventing water leaks through the plaza. Widespread deterioration under the plaza's structural slab ranges from small spalls to large areas of complete delamination. The damage has gone beyond concrete and reinforcing deterioration to significant loss of structural steel sections. The steel can be restored in some areas but will have to be replaced in others. The foundation wall's lack of waterproofing allows moisture and water to infiltrate through several cracks.

The FY 2022 request is for Design ($2.111 million), Construction ($17.572 million) and Management and Inspection ($1.784 million).

Pennsylvania

Pittsburgh, PA Joseph F. Weis, Jr. U.S. Courthouse……..$32,748,000

GSA proposes $32.748 million for repairs and alterations to the Joseph F. Weis, Jr. U.S. The project includes replacing the heating, ventilation and air conditioning (HVAC) system, associated electrical systems, and a section of the roof as well as lightning protection and a fall arrest system.

The Weis Courthouse currently supports the operations of the U.S. Court of Appeals for the Third Judicial Circuit and the Western District of Pennsylvania for the U.S. District Court. The majority of the HVAC system is more than 50 years old and has exceeded its expected useful life. Older units still utilize the antiquated original pneumatic and communication controls. With multiple system components exceeding the expected service life and in deteriorated condition, there is increased risk for a system failure and outage to portions of floors. Failures would lead to a significant disruption to the Judiciary's ability to meet caseload requirements. In addition, GSA has been working to improve space utilization within the building and building systems need to be upgraded to continue to support tenants. The scope also includes replacement of the plumbing and electrical systems associated with the HVAC infrastructure as these are more than 50 years old and past their expected useful life.

The FY 2022 request is for Design ($3.065 million), Construction ($27.167 million), and Management and Inspection ($2.516 million).

Texas

Beaumont, TX Jack Brooks Federal Building-U.S. Post Office & Courthouse...$57,205,000

GSA proposes $57.205 million for a repair and alteration project for the Jack Brooks Federal Building, U.S. Post Office and Courthouse at 300 Willow Street in Beaumont, TX. The proposed project will substantially enhance the preservation, duration, and efficiency of the building. The project will address the building's deteriorating envelope and mitigate impacts of humid climate, modernize outdated mechanical, electrical, plumbing and conveyance systems, historic attributes, repair damaged portions of the interior, and undertake site and life safety improvements.

The building's original cladding is in poor condition with areas of cracks, spalling, and delamination on all elevations. Materials on the building's exterior, such as exterior stone and pieces of mortar, are falling off the building and posing a risk to pedestrians. In anticipation of further degradation, the building facade has been netted to protect pedestrians below. The building's multiple roofing systems are approaching the end of their useful lives and require replacement to prevent further water intrusion. The HVAC system has had multiple modifications since original construction and needs complete replacement for code compliance and energy

efficiency. The electrical system throughout the building is dated and no longer serviceable. The aging elevators require parts that are no longer available. Plumbing systems are a combination of original and retrofit piping and are unsafe to test due to extensive corrosion. Interior construction includes restoration of historic finishes and other damaged finishes and restroom and accessibility upgrades. Site work includes replacement of retaining walls; repairs/replacement to parking areas, gates, and bollards; and the addition of a perimeter drainage system.

The FY 2022 request is for Design ($4.753 million), Construction ($49.630 million) and Management and Inspection ($2.822 million).

Utah

Ogden, UT James V. Hansen Federal Building……$21,857,000

GSA proposes $21.857 million for repair and alterations for James V. Hansen Federal Building located at 328 25th Street in Ogden, Utah. The proposed project will address the failing building facade, improve the seismic resiliency, vacant space backfill, upgrade elevators, and upgrade the building's main entrance to improve queuing and security.

The project proposes to replace the pre-cast concrete panel facade and windows, construct shear walls throughout the building, replace passenger elevators and the freight elevator, add an entry vestibule to the south end of the main lobby, and reconfigure the lobby interior to provide improved queuing and security. A seismic evaluation found major structural deficiencies including inadequate shear walls, discontinuous walls terminating at the first suspended level (northwest stair tower), inadequate diaphragm connections to shear walls, and existing facade precast panels and connections cannot accommodate building drift. Backfilling the Internal Revenue Service from leased space to the Hansen FB will result in approximately $290,000 in annual lease cost avoidance.

The FY 2022 request is for Design ($2.065 million) Construction ($18.054 million) and Management and Inspection ($1.738 million).

Washington

Tacoma, WA Tacoma Union Station……$48,615,000

GSA proposes $48.615 million for a repair and alteration project at the Historic Tacoma Union Station located at 1717 Pacific Avenue, Tacoma, WA to address seismic deficiencies and undertake targeted building system modernizations. GSA exercised the purchased option committing the Government to the $1 purchase when the existing lease agreement expires on September 20, 2022. GSA's *Seismic Rating System Report*, released on March 31, 2016, lists the Tacoma Union Station as having one of the highest seismic risk rating in the GSA portfolio. In

addition to the critical structural repairs and upgrades, the proposed project will modernize the building's outdated systems, address life safety upgrades, alter interior space and undertake exterior repairs. The facility is currently under the ownership of the City of Tacoma. When the facility comes into the Federal inventory, the Government will realize an annual lease cost avoidance of approximately $6,400,000.

The proposed project includes seismic mitigation and progressive collapse protection upgrades, electrical, fire and life safety, HVAC and plumbing upgrades and exterior repairs.

Structural seismic mitigation and progressive collapse protection is limited to the east elevation of the Historic building and includes installation of shear walls and a concrete tie beam to support the perimeter masonry walls. Non-structural seismic mitigation includes the installation of bracing for the ceiling systems, piping and fire sprinkler, and seismic anchoring of mechanical and electrical equipment in the Historic Courts Addition and Link Buildings. Interior alterations include modification of interior offices in the Historic Building. Floor, wall and ceiling finishes will address damage caused by water infiltration. The art in the building will be removed, cleaned, and stored off site and will be reinstalled upon project completion.

Electrical upgrades include installation of multiple panelboards, modifications to communication systems, installation of surge protection devices; and other exterior and interior LED lighting upgrades. Fire and Life Safety upgrades include the replacement of the existing fire alarm system. New sprinkler piping coverage and seismic bracing will be installed and a new fire command center will be located in the rotunda. The HVAC system upgrade work includes simultaneous replacement of cooling towers with a new 340-ton cooling tower, primary heating water pumps and pressurization, exhaust and return fans will be replaced as well as modifications of existing pipework. Plumbing upgrades include energy efficient fixtures and electric water heaters. New family accessible restrooms will also be installed.

Building exterior upgrades will address exterior windows, central mail room, dedicated loading dock screening area, and parking area. The project also includes work on the existing parking lot to upgrade the existing security and install bollards and alarms. Tunnel structural repair work will address water infiltration. Roofing upgrades include parapet repair work on both the Historic Building and Courts Addition Building roofs. The roof membrane on the upper roofs of the Historic Building will be replaced. Roof pavers on the Link Building will be cleaned and reinstalled.

The FY 2022 request is for Design ($3.395 million), Construction ($43.289 million) and Management and Inspection ($1.931 million)

West Virginia

Clarksburg, West Virginia, Post Office and Courthouse……...$55,400,000

GSA proposes $55.400 million for repairs and alterations for the full modernization of the Clarksburg Post Office and Courthouse located at 500 West Pike Street in Clarksburg, West Virginia. The project allows the U.S. District Court (USDC) to remain in-place, satisfying the Courts' long-term housings needs by renovating the historic courthouse and re-purposing vacant US Postal Service (USPS) space.

The Clarksburg Post Office and Courthouse came into the GSA inventory in 2020, and previously under the jurisdiction, custody and control of the U.S. Postal Service (USPS). Over the years, USPS's need for the facility diminished and as a result, significant portions of building are vacant. USPS was unable to make any meaningful reinvestment into the building, and due to years of deferred maintenance, many of the building systems are failing and beyond the end of their useful life. These failing systems have created significant issues for the USDC, who have a long-term need to be located in Clarksburg. To better serve the Judiciary, USPS and GSA reached an agreement to transfer the property to GSA.

The project will convert vacant space into new court spaces, right-size the existing courtroom and associated support spaces, improve security, replace major building systems, repair envelope and structural deficiencies, improve energy efficiency, and preserve historic building elements.

The FY 2022 request is for Design ($4.230 million), Construction ($49.191 million), and Management and Inspection ($1.979 million).

Special Emphasis Program
Nationwide

Consolidation Activities Program……....$25,000,000

GSA proposes $25 million for the reconfiguration and renovation of space within Government-owned and leased buildings during FY 2022 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. As part of this effort, GSA is identifying consolidation opportunities within its inventory. These opportunities are presented through surveys and studies, partnering with customer agencies and through agency initiatives. Projects will vary in size by location and agency mission and operations; however, no single project will exceed $20 million. Funds will support consolidation of customer agencies and will not be available for GSA internal consolidations or for any activities specific to the "Delivering Government Solutions in the 21st Century - Reform Plan and Reorganizations Recommendations". 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); and
- Incidental alterations and system upgrades, such as fire sprinklers or HVAC, needed as part of relocation and consolidation.

Since the inception of the Consolidation Activities Program in FY 2014, GSA has received $327.334 million in support of the program and has funded 87 projects through FY 2021. When complete, these 87 projects will result in more than a 1.8 million usable square foot space reduction, reduce agency rental payments to GSA by $76 million annually, and provide more than $163 million in annual Government lease cost avoidance. These projects will more than recover the initial capital investment after just 2 years of project completion and will continue to accrue additional savings over the life of these assets.

Climate and Resilience Program……....$100,000,000

GSA proposes $100 million to advance climate adaptation and resilience to effectively address the climate crisis and objectives of Executive Order 14008 (*Tackling the Climate Crisis at Home and Abroad,* January 27, 2021). As part of this effort, GSA will undertake forward-looking climate information and climate adaptation analyses and projects to position the General Services Administration to manage climate change risks and safeguard Federal real property.

Program funds will be used to conduct formal agency wide vulnerability assessments to align with the climate science from the latest National Climate Assessment (NCA) and to fortify agency risk management efforts. Program funds will also be used to execute identified, highest priority projects. The follow items would be included:

- Development of portfolio wide Vertical Data and Information profile to determine flood vulnerabilities for buildings (or other horizontal assets) and estimate flood mitigation project costs and time frames for project execution,
- Modernization of agency internal guidance, systems and tools to assist portfolio and project managers with implementation,
- Tailored training for agency professionals,
- Map within agency Geographic Information System (GIS), all assets which have climate profiles developed and characteristics of each site.
- Integrate statistical downscaling for Puerto Rico, Hawaii and Alaska into new and existing asset risk assessment processes.
- Execute capital projects developed using the data, mapping, processes identified and developed above, for the highest priority assets.

Adaptation of a portfolio wide integration of climate science and exposure/sensitivity assessments, will advance the ability to inform enterprise risk management and identify appropriate resources to manage these risks.

Fire Protection and Life Safety Program……....$50,000,000

GSA proposes $50 million for alterations to upgrade, replace, and improve fire protection systems and life safety features through retrofit projects in Government-owned buildings during FY 2022.

Since FY 2010, GSA has received $161.566 million in total funding for this program. The funds supported 114 projects in 98 Government-owned buildings.

As part of its fire protection and life safety efforts, GSA currently is identifying projects in Federal buildings throughout the country through surveys and studies. These projects will vary in size, location, and delivery method. Typical projects include:

- Replacing antiquated fire alarm and detection systems that are in need of repair or for which parts are no longer available.
- Installing emergency voice communication systems to facilitate occupant notification and evacuation in Federal buildings during an emergency.
- Installing or expanding, as necessary, fire sprinkler systems to provide a reasonable degree of protection for life and property from fire in Federal buildings.
- Constructing additional exit stairs or enclosing existing exit stairs to facilitate the safe and timely evacuation of building occupants in the event of an emergency.

Childcare Systems and Security……..$45,000,000

GSA proposes $45 million to conduct a comprehensive assessment to identify security vulnerabilities at each childcare center located in GSA-controlled buildings and to expedite action to upgrade these buildings to the minimum security standards.

As part of its childcare systems and security efforts, GSA is currently identifying projects in GSA-controlled Federal buildings through physical inspection of security countermeasures and studies. These projects will vary in size and location. Typical projects include:

- Coordinate with the Department of Homeland Security that security cameras are operating as required.
- Install, repair, or replace outdoor playground security countermeasures that currently do not meet security standards
- Perform progressive collapse assessments at buildings and implement countermeasures to prevent vulnerabilities identified.
- Undertake Heating, Ventilating, and Air Conditioning (HVAC) systems repairs/replacements to ensure conformance with standards for ventilation and indoor air quality (IAQ)

Minor (Basic) Repairs and Alterations Nationwide
Basic Repairs and Alterations Program……...$388,710,000

The FY 2022 repairs and alterations program request includes $389 million for Basic Repairs and Alterations and is dedicated to ensuring that the existing infrastructure receives the investment necessary to support customer agencies at the lowest possible cost to the taxpayers. Projects executed in this account are executed below the current prospectus threshold of $3.375 million or are for recurring repairs costing both above and below the prospectus threshold.

The majority of obligations address below prospectus-level serviceability work items to maintain a facility's suitability to its original intended function. These are repairs to prevent deterioration and damage to buildings, their support systems, and operating equipment. The balance of funds received address space alterations, health and safety, physical security and special programs.

Postponing repairs and system upgrades leads to higher operating and maintenance costs and subsequent increased repair or replacement costs.

Installment Acquisition Payments
(Dollars in Thousands)

FY 2020 Enacted	FY 2021 Enacted	FY 2022 Request
$0	$0	$69,024

Program Description

This activity provides for payments owed to the proposed Federal Capital Revolving Fund (FCRF). In accordance with the proposed FCRF appropriations language and program guidelines, the purchasing agency shall budget for the first repayment to the FCRF prior to receiving the transfer of funds. The purchasing agency shall pay back 1/15 of the total transfer annually until the funds are repaid.

Program Strategy

The Administration's American Jobs Plan proposes the capitalization of the FCRF with a $5 billion mandatory appropriation and will provide opportunities for civilian Federal agencies to fund the largest Federal real property projects such as construction, renovation, purchase in one appropriation, capturing economies of scale and greater certainty in schedule and funding. Annual discretionary repayments by purchasing agencies would replenish the FCRF and would be available until expended to fund additional capital projects. Total annual capital purchases would be limited to the lower of $2.5 billion or the balance in the FCRF, including annual repayments

The establishment of the FCRF through the American Jobs Plan will: (1) fund large-dollar, federally owned, civilian real property capital projects which house Federal civilian employees; and (2) provide specific budget enforcement rules for the FCRF that would allow it to function, in effect, like State and local government capital investment budgets. This proposal incorporates principles that are central to the success of capital budgeting at the State and local levels—a limit on total funding for capital investment, annual decisions on the allocation of funding for capital projects, and spreading the acquisition cost in the discretionary operating budgets of agencies that purchase the assets.

GSA is proposing two inaugural projects for full project funding through the FCRF at a total upfront cost of $1.035 billion.

Installment Acquisition Payments, Summary of Request
(Dollars in Thousands)

	Year 1	Year 2 - 15	Total
Mandatory:			
Collection of Transfer from Federal Capital Revolving Fund	($1,035,353)		($1,035,353)
Total Estimated Project Cost	$1,035,353		$1,035,353
Discretionary:			
Jacob Javits Federal Building New York, NY	$49,024	$686,329	$735,353
Kefauver Complex Nashville, TN	$20,000	$280,000	$300,000
Total Repayments to Federal Capital Revolving Fund	$69,024	$966,329	$1,035,353

Installment Acquisition Payments, Project Descriptions

New York

New York, NY Jacob K. Javits Federal Building……$735,353,000 transfer with annual repayments of $49,024,000

GSA proposes $735.353 million for a repair and alteration project to undertake system upgrades and restack DHS at the Jacob K. Javits Federal Building located at 26 Federal Plaza, New York City, NY. GSA is requesting a purchase transfer from the FCRF for the full cost of this project. In accordance with the requirements of the FCRF, GSA is requesting NOA for the first repayment owed to the FCRF of $49.024 million.

The proposed project will focus on fire protection, life safety, and immediate critical building system infrastructure needs. Additionally, the project will restack 160,000 USF of DHS-USCIS and 200,000 USF of DHS-ICE across 8 floors. DHS-USCIS is planning to relocate mission functions to Queens and Brooklyn to better support their mission needs (this scope is not part of this proposed project). This enables DHS-USCIS to restack their remaining occupants more effectively, support the internal swings necessary to accomplish the infrastructure portion of the project to avoid paying expensive lease costs, and restack the DHS-ICE tenants to be more efficient. Upon completion of the project, GSA expects the building to be nearly fully occupied.
The infrastructure scope of this project includes the replacement of central air handling units, HVAC hydronic piping replacement, a new rooftop emergency generator, passenger and service elevator upgrades, bringing IT backbone cabling into compliance, fire alarm backbone upgrade, fire protection water supply infrastructure upgrades, active fire protection systems upgrade, new fireproofing, progressive collapse mitigation, exterior envelope repairs, replacement of closed-loop cooling towers, and all necessary associated HAZMAT abatement. Tenant spaces and respective systems that have been recently renovated and upgraded will not be altered under this project.

Life safety issues and deteriorating building systems need to be addressed on an urgent basis. Continuing maintenance of equipment that has reached the end of its useful life is expensive, burdensome on other programs, and potentially runs the risk of building closure if equipment were to fail. This building acts as the main Federal Government hub in New York City. GSA has been renovating floors within the building to provide new office space for occupants in recent years. This scope is necessary to allow the building to continue to function, and provide a safe work environment for all tenants in both older office fit-outs and newly built spaces. With tenant consolidation projects, GSA expects to increase FTEs in the building, which need more efficient and functional building systems to provide the optimal customer experience.

The FY 2022 request is for Design ($54.323 million), Construction ($644.465 million) and Management and Inspection ($36.565 million).

Tennessee

Nashville, TN Estes Kefauver Federal Building and Annex……$300,000,000 transfer with annual repayments of $20,000,000

GSA proposes $300 million for a repair and alteration and consolidation project for the Estes Kefauver Federal Building and Annex (Kefauver Complex), located at 801 Broad Street in Nashville, TN. GSA is requesting a purchase transfer from the FCRF for the full cost of this project. In accordance with the requirements of the FCRF, GSA is requesting NOA for the first repayment owed to the FCRF of $20 million.

The proposed project will replace and upgrade aged building systems, infrastructure, technology and code compliance needs. Additionally, the project will enable the backfill of approximately 93,000 USF of vacant space created by the new courthouse being constructed in Nashville.

The New Nashville Courthouse is expected to be completed and occupied in October 2021 and the space vacated by the U.S. District Court will be backfilled with Federal agencies currently in leased space. The U.S. Bankruptcy Court and the U.S. Court of Appeals are also currently housed in lease space and have been identified to backfill the Kefauver Complex, utilizing the vacated pre-existing court space. Additionally, the Veterans Benefits Administration, currently has space in the Kefauver Complex, has requested additional space in an effort to consolidate services that they currently have in leases within the Nashville metropolitan area.

This repair and alterations project will provide long term use of the Kefauver Complex, improve energy consumption, reduce vacancy in the buildings, modernize the buildings, retain the elements that make the complex a historically-significant piece of architecture, meet the future workplace needs of Federal tenants, and comply with GSA facility quality/performance standards and objectives.

The FY 2022 request is for Design ($21.023 million), Construction ($265.951 million) and Management and Inspection ($13.026 million).

Rental of Space
(Dollars in Thousands)

FY 2020 Enacted	FY 2021 Enacted	FY 2022 Request
$5,497,561	$5,725,464	$5,913,185

Note: Figures do not include indefinite authority for leased space.

Program Description
This activity provides for the leasing of privately owned buildings when federally owned space is not available. This includes space occupied by Federal agencies, including in U.S. Postal Service facilities. GSA provided 179 million square feet of leased space in FY 2020, and expects to provide 178 million square feet in FY 2021 and 175 million square feet in FY 2022. (Note: This NOA request does not include any space funded by GSA's Indefinite Lease Authority).

In FY 2022, $5.91 billion is required for the Rental of Space program. This amount funds annual rent for current leases, real estate taxes and other one-time payments, and rent increases associated with replacement leases and expansion space.

The FY 2022 Rental of Space request consists of the following requirements:

- $5,607.7 million for annual rent for leases already in GSA's inventory;
- $53.6 million for rent increases, typically associated with replacement leases, operating cost escalations, and step rents;
- $205.4 million for real estate taxes, reserve restoration, and one-time payments, such as claims and buyouts partly offset by free rent and broker commission credits;
- $6.7 million for temporary expansion space, the amount of space entering the inventory for temporary leases in support of major repair and alteration projects and relocations due to forced moves or health and safety conditions; and
- ($143.0) million for cancellations, the amount of space leaving the inventory.
- $147.0 million for COVID-19-related operating costs

The FY 2022 request represents a 3-percent increase for Rental of Space requirements over the prior year. This is primarily due to the impact of COVID-19 related operating costs that account for $147 million of the requested NOA. Costs also are increasing as $16.1 million of delegated leases are returning to GSA, which increases the size of GSA's leased portfolio. it is imperative that GSA continue to execute the footprint optimization and Lease Cost Avoidance Program (LCAP) strategies to ensure effective management of costs to the Federal Government.

Rental of Space, Explanation of Changes
(Dollars in Thousands)

		New Obligational Authority (NOA) (in thousands)
Fiscal Year 2021 Request	**$**	**5,725,464**
Portion of FY20 Carryover Used To Fund FY21 Requirement	$	0
FY 2021 PYR Used To Fund FY2021 Requirements	$	23,000
FY2021 Requirement	**$**	**5,748,464**
Annualization of remaining FY 2021 Program Changes	$	(52,815)
NOA Conversion of FY2021 IA Base	$	83,195
Lump Sums (Taxes, IBAAs, Double Rent, Others)	$	(171,071)
Fiscal Year 2022 Base	**$**	**5,607,773**
Rent Changes (Step Rent, CPIs, Escalations)	$	53,589
Lump Sums (Taxes, IBAAs, RWAs, Double Rent, Others)	$	205,392
Cancellations	$	(143,000)
Expansions	$	6,651
COVID-19 Related Operating Costs	$	147,000
Contingency for Evolving Requirements	$	35,780
Fiscal Year 2022 Request	**$**	**5,913,185**

Program Strategy

GSA has worked closely with partner Federal agencies to: (1) capture the full breadth of agency real estate portfolios in federally owned and leased space, and (2) create a roadmap for agencies to right-size their respective footprints. GSA is working with agencies to outline opportunities for consolidation and is establishing a sustainable ratio of leased and owned real estate for the GSA portfolio. The funding provided for consolidation projects and the special emphasis consolidation activities in the Capital Program request allows PBS to create new opportunities for agencies to downsize and reduce costs.

As the Government continues to implement strategies to identify savings through efficient space use, the cost to lease new space is expected to decrease in aggregate as GSA replaces, consolidates, or terminates expiring leases.

Although GSA passes on the costs of leased space to its occupant agencies, GSA's objective is to reduce the overall amount of leased RSF, while also budgeting for the necessary costs of Rental of Space requirements. This activity provides the Government with a portfolio approach to managing leasing requirements for space. One of the benefits provided by this portfolio

approach is flexibility for individual agencies to cancel most occupancies on short notice based on mission needs. In these situations, PBS will look to fill a requirement for another agency with this recently vacated space. Having a centralized portfolio approach for leasing enables this type of holistic approach to meeting needs across all Federal agencies. The table below demonstrates the success that GSA has had in reducing the amount of space leased since FY 2014.

Impact of Delegated Buildings Returning to GSA

Part of GSA's new inventory in FY 2022 is attributed to facility leases executed under delegated authority returning to GSA from other Federal agencies. During FY 2022 approximately 1.9 million RSF of leased space will be returned to GSA's inventory, resulting in a $34.5 million requirement within indefinite lease authority (IA). The additional costs will be recovered in GSA's rent collections and do not represent a net increase in overall obligations across the Government. These returned delegations generate an overall benefit as GSA is able to better manage the leasing of space for agencies, allowing these agencies to focus on mission-oriented work. The NOA impact of delegated returns in FY 2022 is $16.1 million and 575 thousand RSF from the FY 2020 returned delegations that move from IA to NOA.

Impact of COVID-19 Costs

The FY 2022 Request contains $147 million for costs related to addressing CDC requirements related to routine cleaning and disinfection of high touch surfaces in common and high-traffic areas, excluding occupant agency workstations and related personal property, cleaning and disinfecting in response to confirmed or suspected COVID-19 cases, and other additional building services.

Impact of Census Leases

The FY 2022 request does not contain funds for decennial Census Leases that were reflected in the FY 2021 request. In the following chart, the impact of expiring Census leases in FY 2021 is removed to create a comparable point for the increase in GSA's FY 2022 Rental of Space requirements.

When adjusting for the COVID-19 and Census impacts, the actual increase in requirements from FY21 to FY22 is 1.87%.

Summary of Changes from Census, COVID-19 & Return Delegations
(Dollars in Thousands)

		Cost	RSF
FY 2021 President's Budget	$	5,725,464	177,952
FY21 Census Impact	$	(116,354)	(1,905)
Adjusted FY 2021 for Comparison to FY 2022 Request	$	5,609,110	176,047
FY 2022 Request	$	5,913,185	174,859
Carry Over	$	(35,780)	
CDC Covid Compliance	$	(147,023)	
Returned Delegations from IA to NOA in FY 2022	$	(16,129)	(575)
FY 2022 Requirement	$	5,714,253	174,284
Increase / (Decrease) to FY 2021 Requirement	**$**	**105,143**	**(1,763)**
Percentage / (Decrease)		**1.87%**	**-1.00%**
Percentage Increase - unadjusted		3.28%	-1.74%

Building Operations
(Dollars in Thousands)

FY 2020 Enacted	FY 2021 Enacted	FY 2022 Request
$2,432,834	$ 2,533,444	$2,945,005

Note: Figures do not include indefinite authority

Program Description

The Building Operations program requires $2.95 billion in FY 2022 to provide services for both federally owned and leased facilities, as well as administration and management of all PBS real property programs. Of the total amount requested in support of Building Operations, the Building Services allocation funds services and cost increases for cleaning, utilities, maintenance, and building services; the Salaries and Expenses allocation supports PBS personnel costs excluding reimbursable FTE, PBS-specific IT applications and PBSs contribution to the WCF.

In addition to the NOA requested in FY 2022, PBS projects $1.36 billion in reimbursable authority for services provided to other agencies, including funding for 270 FTEs. PBS also projects $41.8 million in permanent indefinite authority from the International Trade Center, Cooperative Use, and Antennae programs.

Building Operations, Explanation of Changes
(Dollars in Thousands)

	FY 2020 Actual	FY 2021 Enacted	FY2022 Request
BASE BUILDING	**$ 1,146,112**	**$ 1,207,889**	**$ 1,467,827**
Maintenance	$ 438,792	$ 470,683	$ 533,147
Cleaning	$ 376,877	$ 380,692	$ 495,602
Utilities	$ 274,243	$ 285,946	$ 369,022
Security	$ 56,200	$ 70,568	$ 70,056
OTHER / MISC BUILDING	**$ 131,262**	**$ 126,230**	**$ 140,732**
Misc Bldg Support	$ 104,017	$ 96,497	$ 111,495
Studies	$ 23,320	$ 26,109	$ 25,699
Building Moves	$ 3,925	$ 3,624	$ 3,538
PBS ADMINISTRATIVE	**$ 1,193,409**	**$ 1,245,247**	**$ 1,334,654**
Personnel Compensation and Benefits	$ 701,598	$ 757,637	$ 837,284
GSA Working Capital Fund	$ 364,945	$ 368,610	$ 379,435
Management Support	$ 76,140	$ 71,500	$ 70,960
PBS Information Technology	$ 50,439	$ 47,735	$ 46,999
Administrative Services	$ 9,480	$ 9,345	$ 9,428
Heating Operation and Transmission Division	$ (9,193)	$ (9,580)	$ (9,452)
OTHER / MISC PBS ADMINISTRATIVE	**$ 3,396**	**$ 2,925**	**$ 1,792**
Travel	$ 12,336	$ 10,665	$ 10,685
Training	$ 6,800	$ 6,800	$ 7,348
Telephones	$ 5,907	$ 6,006	$ 5,385
Equipment	$ 858	$ 1,723	$ 2,015
Supplies	$ 933	$ 837	$ 901
Printing	$ 190	$ 189	$ 177
Transportation	$ 23	$ 28	$ 26
RWA Sliding Scale Fee	$ (23,651)	$ (23,323)	$ (24,745)
TOTAL BUILDING SERVICES REQUIREMENT	**$ 2,474,179**	**$ 2,582,291**	**$ 2,945,005**
OTHER FUNDING SOURCES	**$ (101,362)**	**$ (48,847)**	**$ -**
TOTAL BUILDING OPERATIONS NOA	**$ 2,372,817**	**$ 2,533,444**	**$ 2,945,005**

Note: Other Funding Sources includes funds from projected prior year recoveries, National Antenna Program, Cooperative Use Act, and carryover balances.

Program Strategy

While maximizing resources for New Construction and Acquisition and the Repairs and Alterations programs, the FY 2022 request of $2.95 billion for Building Operations continues to optimize PBS's internal operations while supporting key building operations needs requested by GSA's customer agencies.

GSA is on target to increase personnel to 5,553, including 270 reimbursable positions, by the end of FY 2021 and will increase by 14 positions in FY 2022. This level of personnel will enable PBS to reduce the number of lease extensions and avoid lease premiums under the LCAP initiative. In addition to the avoided costs for short-term extension premiums, PBS will avoid higher leasing rates, as longer terms typically yield a more favorable rate.

Section 889 Requirements — Section 889 of the 2019 National Defense Authorization Act went into effect on August 13, 2020, and prohibits agencies from buying products or services from companies which use prohibited products from Chinese companies. GSA's procurement division is implementing the necessary steps to ensure contractors comply with this requirement. To offset these changes, PBS will face increased costs related to the procurement costs of noncompliant Janitorial and Operations and Maintenance contracts.

Explanation of Programmatic Changes

The FY 2022 request continues efforts to operate PBS's building inventory as efficiently as possible by keeping requested funding levels at the lowest possible level. In FY 2015, PBS implemented additional national oversight of operating budgets in an effort to examine the management, contract provisions, contracting practices, and other activities that contribute to better value in PBS's operating services. While the requested NOA is increasing, the actual spending has remained relatively flat as carryover balances are obligated.

Maintenance: The maintenance budget consists of the electrical, plumbing, HVAC, elevator/escalator operations, and labor in support of the operations of facilities within GSA's jurisdiction, custody or control. The FY 2022 request includes $533 million, a 13 percent increase from the FY 2021 requested level for maintenance. This increase provides for additional wage rate increases and inflation on current maintenance contracts as well as maintenance support for facilities that will come into PBS's inventory, including newly constructed or renovated space. Additionally, funds in the amount of $20 million are included to provide additional building services in accordance with CDC guidelines for COVID-19.

Cleaning: The cleaning budget consists of the interior cleaning, exterior cleaning, trash removal, landscaping, and snow removal operations of facilities within GSA's control. The FY 2022 request includes $496 million, an increase of 30 percent from the FY 2021 requested funding for cleaning. The majority of the increase is due to CDC COVID-19 cleaning and disinfection guidelines for high-touch surfaces in common and high-traffic areas, excluding occupant agency workstations and related personal property, and confirmed or suspected cases of COVID-19 for a total of $68.5 million.

Utilities: The utility budget consists of the costs of water and sewage, as well as the energy needed to heat, cool, and power Federal facility operations controlled by GSA. The FY 2022 request includes $369 million, an increase of 29 percent from the FY 2021 requested funding level. The majority of the increase is due to costs associated with implementing COVID-19 CDC guidelines for increasing ventilation and improving air filtration. The annual costs of Energy Saving Performance Contracts (ESPC) and Utility Energy Service Contracts (UESC) are funded from the utilities budget. GSA anticipates that these costs will be offset in future fiscal years by reductions to utility payments by PBS and cost avoidance within the maintenance and Basic Repairs and Alterations budgets.

Security: The security budget provides funding for services provided by the U.S. Department of Homeland Security – Federal Protective Service in GSA-controlled space. The FY 2022 request includes $70 million, a one percent decrease compared to the FY 2021 request level. GSA is working with the Federal Protective Service to analyze and control costs where appropriate.

Miscellaneous Building Support: The FY 2022 request includes $112 million, an increase of 16 percent from the FY 2021 request level, for miscellaneous building support. The increase is due in large part to greater Building Automation System upgrade requirements. This category includes various programs that support improved operations. The Fire Protection and Life Safety program identifies fire and safety hazards in GSA-controlled facilities. The Space Alterations and Changes program funds Federal space requirements development, including expansion space and alterations under $50,000.

The Energy and Environmental program oversees environmental testing and hazardous material abatement, as well as improving efficiencies by diagnosing, metering, and enhancing building systems with advanced automation systems. The Realty Services program funds leased space requirements-development, market surveys and appraisals, brokerage commissions, and assigning and backfilling space. In addition, this funding allows for Special Programs that include building amenities such as food service child care operations, and the Historic Preservation program. Miscellaneous Building Support also funds various support functions not chargeable elsewhere, such as key making, signage, renting operating equipment and tools, and raising and lowering flags. The majority of the increase to this program area is to support the upcoming expiring leases by investing in program-of-requirements and construction management services for lease projects.

Studies: The FY 2022 request includes $26 million, a decrease of two percent from the FY 2021 requested funding level. This category includes environmental studies and assessments, project development studies, building engineering reports, and planning studies. Energy audits are not included in this category and are funded through the Energy and Environmental program. Studies are the first phase in successfully developing a capital project and are vital to the formulation of the Five-Year Capital Plan; it is, therefore, imperative that funding be provided at the request level.

Building Moves: This category funds costs associated with moving an agency into or out of space or moving GSA occupied offices. The FY 2022 request includes $4 million, a decrease of $86 thousand, or two percent, from the FY 2021 requested funding level.

Personnel Compensation and Benefits (PC&B): The FY 2022 request includes $837 million, an increase of 11 percent from the FY 2021 request. The FY 2022 request funds approximately 5,553 FTE, of which 270 of these FTE will be funded from reimbursable authority. The anticipated reimbursable authority to fund PC&B in FY 2022 is $45 million. The FY22 request remains inclusive of the Lease Cost Avoidance Initiative with 209 positions (approximately 151 FTE and 58 management-support positions). These positions are imperative to the success of the LCAP initiative. The FBF NOA includes an increase of 2.7% percent for pay raise and FERS benefits increases. Awards comprise 2.3 percent of PC&B.

GSA Working Capital Fund: The FY 2022 request includes $379 million for PBS' payment to the Working Capital Fund (WCF), an increase of $11 million from the FY 2021 level primarily due to pay raises for employees funded through the Working Capital Fund and expansion of the ELP intern program. This category provides funding for GSA's overhead and administrative functions, including Budget and Finance, the Office of General Counsel, Human Resources, and GSA IT services, as well as select PBS-specific requirements.

Management Support: The FY 2022 request includes $71 million, a reduction of almost one percent from FY21 request levels. The decrease represents additional insourcing and cost savings PBS identified. Management Support refers to PBS functions that are contracted out rather than maintained in-house in order to fulfill short-term initiatives, implant specified subject-matter expertise, or reduce personnel costs based upon competitive analyses. Positions support administrative functions as well as core areas of PBS' business such as leasing and building support.

PBS IT Services: The FY 2022 request includes $47 million, which is a decrease of about one and a half percent from the FY 2021 request. FY 2020 included an increase to fund a project management system replacement, which was a one-time, planned investment. In FY 2022, the IT budget returns to its previous level. This category provides funding for top-priority, PBS-specific IT enhancements and investments including operation, maintenance, and enhancements of national applications.

Other/Miscellaneous PBS Administrative: The FY22 request includes $26.5 million, which is an increase of $289 thousand, or one percent, from the FY 2021 request. This category provides funding for PBS's administrative costs such as transportation, telephones, printing, supplies, equipment, and travel, as well as programmatic spending not associated with Management Support. This category also includes $7.4 million for training that represents less than one percent of base salary cost. Training funds provide discretionary and mandatory requirements such as PBS's Acquisition and Project Management personnel training, and the Facilities Management certification program. The anticipated reimbursable authority to fund this category in FY 2022 is $24.7 million.

Reimbursable Program

PBS provides, on a reimbursable basis, building services such as tenant alterations, cleaning, utilities, and other operations, which are in excess of those services provided within PBS's standard commercial rental charges when requested by other Federal agencies.

REIMBURSABLE PROGRAM EXPLANATION OF BUDGET CHANGES (Dollars in Thousands)		
	FTE	Reimbursable
FY 2021 Request	**270**	**$ 1,360,213**
Workload Increases	0	$ -
FY 2022 Request	**270**	**$ 1,360,213**

Appropriations Language

Amounts in the Fund, including revenues and collections deposited into the Fund, shall be available for necessary expenses of real property management and related activities not otherwise provided for, including operation, maintenance, and protection of federally owned and leased buildings; rental of buildings in the District of Columbia; restoration of leased premises; moving governmental agencies (including space adjustments and telecommunications relocation expenses) in connection with the assignment, allocation, and transfer of space; contractual services incident to cleaning or servicing buildings, and moving; repair and alteration of federally owned buildings, including grounds, approaches, and appurtenances; care and safeguarding of sites; maintenance, preservation, demolition, and equipment; acquisition of buildings and sites by purchase, condemnation, or as otherwise authorized by law; acquisition of options to purchase buildings and sites; conversion and extension of federally owned buildings; preliminary planning and design of projects by contract or otherwise; construction of new buildings (including equipment for such buildings); and payment of principal, interest, and any other obligations for public buildings acquired by installment purchase and purchase contract; in the aggregate amount of ***$10,931,485,000****, of which—*

(1) ***$417,202,000*** *shall remain available until expended for construction and acquisition (including funds for sites and expenses, and associated design and construction services):*

Provided, That amounts identified in the spend plan for construction and acquisition required by section 525 of this division may be exceeded to the extent that savings are affected in other such projects, but not to exceed 10 percent of the amounts included in a transmitted prospectus, if required, unless advance notice is transmitted to the Committees on Appropriations of a greater amount;

(2) ***$1,656,093,000*** *shall remain available until expended for repairs and alterations, including associated design and construction services, of which—*

(A) ***$1,047,383,000*** *for Major Repairs and Alterations;*
(B) ***$388,710,000*** *for Basic Repairs and Alterations; and*
(C) ***$220,000,000*** *for Special Emphasis Programs:*

Provided, That amounts identified in the spend plan for major repairs and alterations required by section 525 of this division may be exceeded to the extent that savings are affected in other such projects, but not to exceed 10 percent of the amounts included in a transmitted prospectus, if required, unless advance notice is transmitted to the Committees on Appropriations of a greater amount: Provided further, That additional projects for which prospectuses have been transmitted may be funded under this category only if advance notice is transmitted to the Committees on Appropriations:
Provided further, That the amounts provided in this or any prior Act for "Repairs and Alterations" may be used to fund costs associated with implementing security improvements to buildings necessary to meet the minimum standards for security in accordance with current law and in compliance with the reprogramming guidelines of the appropriate Committees of the House and Senate: Provided further, That the difference between the funds appropriated and expended on any projects in this or any prior Act, under the heading "Repairs and Alterations", may be transferred to Basic Repairs and Alterations or used to fund authorized increases in prospectus

projects: Provided further, That the amount provided in this or any prior Act for Basic Repairs and Alterations may be used to pay claims against the Government arising from any projects under the heading "Repairs and Alterations" or used to fund authorized increases in prospectus projects;

(3) ***$5,913,395,000*** *for Rental of Space to remain available until expended;*
(4) ***$2,930,936,000*** *for Building Operations to remain available until expended;*

Provided, That the total amount of funds made available from this Fund to the General Services Administration shall not be available for expenses of any construction, repair, alteration and acquisition project for which a prospectus, if required to be submitted pursuant to 40 U.S.C. 3307, has not been transmitted to the Committees referenced therein, except that necessary funds may be expended for each project for required expenses for the development of a proposed prospectus: Provided further, That funds available in the Federal Buildings Fund may be expended for emergency repairs when advance notice is transmitted to the Committees on Appropriations: Provided further, That amounts necessary to provide reimbursable special services to other agencies under 40 U.S.C. 592(b)(2) and amounts to provide such reimbursable fencing, lighting, guard booths, and other facilities on private or other property not in Government ownership or control as may be appropriate to enable the United States Secret Service to perform its protective functions pursuant to 18 U.S.C. 3056, shall be available from such revenues and collections: Provided further, That revenues and collections and any other sums accruing to this Fund during fiscal year 2022, excluding reimbursements under 40 U.S.C. 592(b)(2), in excess of the aggregate new obligational authority authorized for Real Property Activities of the Federal Buildings Fund in this Act shall remain in the Fund and shall not be available for expenditure except as authorized in appropriations Acts.

Appropriations Language for the Federal Capital Revolving Fund Repayment

Contingent upon enactment of the Federal Capital Revolving Fund Act of 2021, amounts in the Fund, including revenues and collections deposited into the Fund, shall be available for acquisition installment payments in the amount of $69,024,000, to remain available until expended, for the first annual repayment amounts to the Federal Capital Revolving Fund: Provided, That $49,024,000 shall be for the Public Buildings Service Jacob K. Javits Federal Building in New York, New York: Provided further, That $735,353,000 is approved for a purchase transfer from the Federal Capital Revolving Fund for the Jacob K. Javits Federal Building: Provided further, That $20,000,000 shall be for the Public Buildings Service Kefauver Complex in Nashville, Tennessee: Provided further, That $300,000,000 is approved for a purchase transfer from the Federal Capital Revolving Fund for the Kefauver Complex: Provided further, That such projects shall be considered designated and approved pursuant to such Act, contingent upon the President's subsequent approval and designation.

Program	Source	Explanation
Recycling and Energy Rebates	40 U.S.C. § 592	The Administrator may obligate amounts received and deposited into the FBF for energy management improvement and recycling programs.
Historic Properties	54 U.S.C. § 306121	The proceeds of any outlease for a historic property may, notwithstanding any other provision of law, be retained by the agency entering into such lease and used to defray costs incurred by the agency with respect to such property or other properties under the control of the agency that are on the National Register of Historic Places.
Pennsylvania Avenue Activities	40 U.S.C. § 6701(b)(1)	The Administrator may use amounts transferred from the Pennsylvania Avenue Development Corporation (PADC) or income earned on PADC property for activities associated with carrying out the responsibilities of the PADC transferred to the Administrator. Any income earned after October 1, 1998, shall be deposited to the Federal Buildings Fund to be available for the purposes authorized under this subchapter, notwithstanding 40 U.S.C.§ 592(c)(1).
International Trade Center	40 U.S.C. § 6701(a)(1)	The Administrator may make and perform transactions as necessary to carry out the trade center plan at the Federal Triangle Project. See also 40 U.S.C. § 6701(b) (1), noted above.
Cooperative Use Act and National Antenna Program	40 U.S.C. § 581(h)(3)	The Administrator may deposit into the FBF amounts received under Cooperative Use Act leases or rentals, and amounts deposited shall be credited to the appropriation from the Fund applicable to the operation of the building.
Telecommuting	40 U.S.C. § 587(b)(4)	The Administrator may deposit into the FBF user fees related to telecommuting centers, and use the fees to pay costs incurred in establishing and operating telecommuting centers. GSA may accept and retain income received from Federal agencies and non-Federal sources to defray costs directly associated with the functions of telecommuting centers.

Rental of Space	40 U.S.C. § 586 (d)	An agency may make rent payments to GSA for lease space relating to expansion needs of the agency. Payment rates shall approximate commercial charges for comparable space. Payments shall be deposited into the FBF. GSA may use amounts received under this subsection, in addition to amounts received as New Obligational Authority, in the Rental of Space activity of the FBF.

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