

**PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES PROGRAM
VARIOUS BUILDINGS**

Prospectus Number: PCA-0001-MU21

FY 2021 Project Summary

The General Services Administration (GSA) proposes the reconfiguration and renovation of space within Government-owned and leased buildings during fiscal year (FY) 2021 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.

Since inception of the Consolidation Activities Program in FY 2014, GSA has received \$296 million in support of the program. Through FY 2019, the Consolidation Activities Program has funded 81 projects. When complete, the 81 projects will result in a more than 1.64 million usable square foot (USF) reduction, reduce agency rental payments to GSA by \$68 million annually, and generate \$145 million in annual Government lease cost avoidance.

FY 2021 Committee Approval and Appropriation Requested\$50,000,000

Program Summary

As part of its ongoing effort to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the Government's environmental footprint, GSA is identifying consolidation opportunities within its inventory of real property assets. These opportunities are presented through surveys and studies, partnering with customer agencies, and agency initiatives. Projects will vary in size by location and agency mission and operations; however, no single project will exceed \$20 million in GSA costs. Funds will support consolidation of customer agencies and will not be available for GSA internal consolidations. Preference will be given to projects that result in an office utilization rate of 130 USF 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 heating, ventilation, and air conditioning needed as part of relocation and consolidation.

Projects will be evaluated using the following criteria:

- Preference will be given to projects that are identified as a reduction opportunity by both GSA and the subject agency, and that meet the other criteria.
- Proposed consolidation projects will result in a reduction in annual rent paid by the impacted customer agency.

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- Preference is given to consolidations within or into owned buildings over consolidations within or into leased space.
- Consolidation of expiring leases into owned buildings will be given preference over those business cases for lease cancellations that include a cancellation cost.
- Co-location with other agencies with shared resources and special space will be given preference.
- Links to other consolidation projects will be given preference.

Justification

GSA continually analyzes opportunities to improve space utilization and realize long-term cost savings for the Government. Funding for space consolidations is essential so that GSA can execute those opportunities.

Projects funded under this authorization will enable agencies to consolidate within Government-controlled leased space or relocate from either Government-controlled leased or federally owned space to federally owned space that more efficiently meets mission needs. These consolidations will result in improved space utilization, cost savings for the American taxpayers, and a reduced environmental impact.

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Certification of Need

Current administration and congressional initiatives call for improved space utilization, lower costs for the Government, and a reduced environmental footprint. GSA has determined that the proposed consolidation program is the most practical solution to meeting those goals.

Submitted at Washington, DC, on February 5, 2020

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration