



Bisnow Real Estate Forum  
Washington, D.C.

*GSA and the  
National Capital Region  
Real Estate Marketplace*

Bob Peck  
Commissioner, Public Buildings Service  
U.S. General Services Administration

June 16, 2010



# GSA's Public Buildings Service



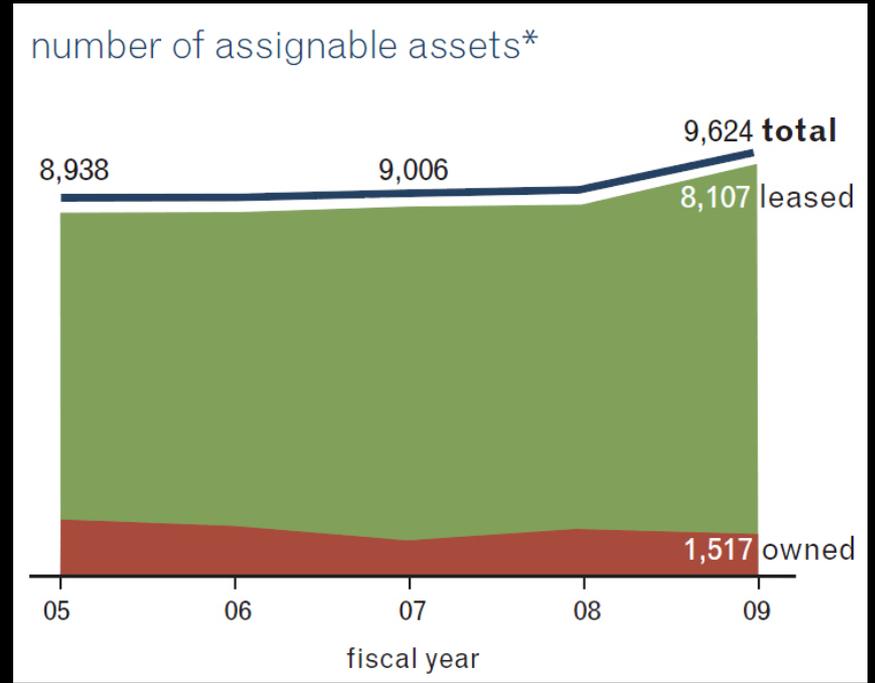
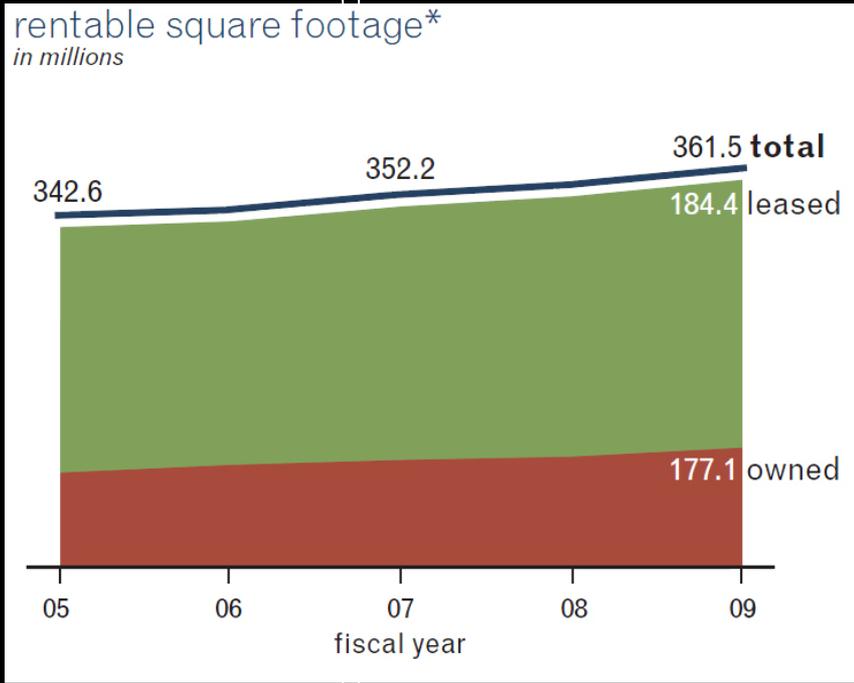


## PBS Profile

- Landlord for Federal Civilian Agencies
- Portfolio of 9,624 Assets
- 361.5 Million Rentable Square Feet
- Space for a Workforce of Over 1 Million People
- FY 09 Revenue--\$8.6 Billion



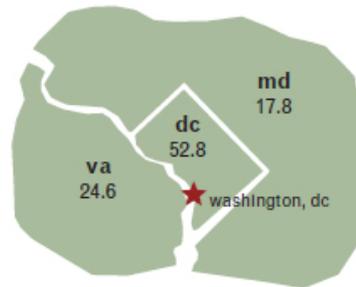
# PBS Profile



# NCR Profile

## region 11. national capital

rentable square footage by state  
in millions



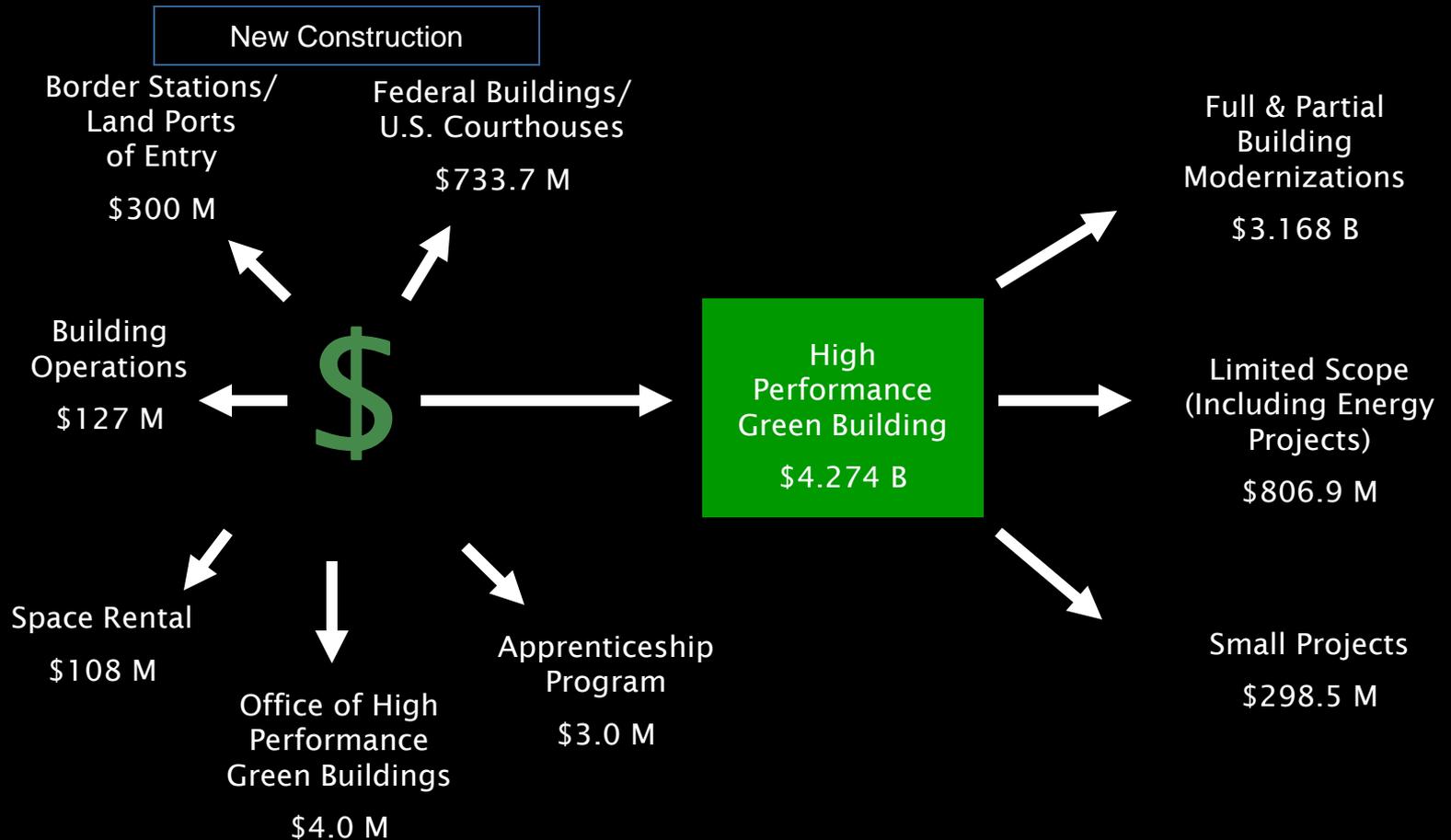
	owned	leased	total	
portfolio	# of bldgs.	192	616	809
	# of CBRs	424	977	1,401
	rsf in millions	40.7	54.4	95.2
	% of rsf total	23.0%	29.5%	26.3%
	vacancy rate	5.2%	1.8%	3.2%
financials	ffo \$ in millions	\$510.0	\$(38.0)	\$472.1
	direct revenue \$ in millions	\$1,010.0	\$1,866.4	\$2,876.4
	% of revenue total	29.1%	36.3%	33.4%

owned	tiering	# of bldgs.	rsf in millions	leased	extensions	leases extended	33
	tier 1	95	14.8		extended rsf in millions	1.1	
tier 2a	31	12.0	negative nol \$ in millions	\$(67.2)			
tier 2b	37	11.7	direct revenue \$ in millions	\$1,866.4			
tier 3	38	6.4	negative nol % of direct revenue	3.6%			
core assets	% of buildings		66.7%				



# PBS Recovery Act Funding - \$5.55 Billion

## Transforming Federal Buildings into High-Performance Green Buildings





## Major Recovery Act Projects In the National Capital Region (NCR)

- DHS Headquarters—\$450m
- Herbert Hoover Building—\$226m
- GSA Headquarters Building—\$161m
- Lafayette Building—\$138m
- Mary Switzer Building—\$68m
- Department of Interior Building—\$61m
- Limited Scope Energy Projects
  - DC—16 Projects Totaling \$93.5m
  - Maryland—1 Project at \$1.6m
  - Virginia—2 Projects Totaling \$2.4m



## Expiring Leases

- FY 2010      128 Leases      6.1 million sf
- FY 2011      107 Leases      6.4 million sf
- FY 2012      123 Leases      7.2 million sf
- FY 2013      98 Leases      6.4 million sf



## GSA Estimates of NCR Job Growth

- Department of Homeland Security 1,100
- Department of Justice 1,200
- Department of Defense (Over 5 Years) 3,500
- Health and Human Services 270
- State Department 2,047



## Major NCR Lease-Construct Projects

- PTO Alexandria
- Department of Transportation Washington, DC
- FBI – NVRA Manassas
- EPA Potomac Yard One & Two Arlington
- DoD Defense Advanced Research Projects Agency Arlington Under Construction
- NIH – National Cancer Institute Bethesda Under Construction
- NOAA National Center for Weather & Climate Prediction Riverdale Park In Receivership
- Nuclear Regulatory Commission North Bethesda Groundbreaking



## Recent Leases and Active Solicitations

- National Cancer Institute (Mont. Co.) 575k sf
- Nuclear Regulatory Com. (Mont. Co.) 358k sf
- GSA (Swing Space—NoMA) 288k sf
- Defense Intel. Agency (Pending—NoVA) 500k sf
- Depart of Homeland Sec. (Pending) 1.2m sf

## St. Elizabeths East Campus

- Office Space for FEMA
- Adjacent to the Larger Campus Being Developed for DHS
- 750k SF Plus Structured Parking
- Jumpstarts Mixed-Use Development on this District-Owned Site
- Currently in the Initial Stages of Design



# New Life for the Old Post Office





## Tapping into GSA Leasing Opportunities

- FedBizOps
- Automated Advanced Acquisition Program (AAAP)  
(Web-Based Space Inventory for Smaller Leases)

## Re-Engineering PBS Leasing

- Streamline the Leasing Process—Become Quicker, More Nimble
- Make it Easier/Less Costly for the Market to Respond
- Minimize Circumstances and Requirements that Have a Negative Impact on (re)Financing



# GSA as Green Proving Ground





# Transit Oriented Development



## Green Leasing

- 2007—Energy Independence and Security Act
  - SFOs Include Minimum Performance Requirements to Promote Energy Efficiency and Use of Renewable Energy
  - By Dec. 2010, Energy Star Label Required before Lease Award of 10k sf or More
- Other Policies Related to Indoor Environmental Quality, Materials and Maintenance



# Responding to President Obama's Memo On Reducing Facilities Costs





Contact us:

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1-866-PBSVEND (1-866-727-8363)



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