GSA Public Buildings Service

Mid-Atlantic Focus

A Newsletter for Clients of the GSA Public Buildings Service

Spring 2011

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GSA Completes IRS Philadelphia Campus Consolidation

New Facility Expands IRS Customer Service and Accommodates Changing Business Needs

This spring, GSA and the Internal Revenue Service (IRS) celebrated the opening of the new consolidated IRS Campus in Philadelphia.

The $252 million lease project has restored the historic 900,000 square foot, five-story former Main U.S. Post Office at 30th and Market streets in Philadelphia, transforming it into a modern office building. The renovated facility houses nearly 5,000 IRS employees and includes a childcare center, cafeteria, credit union, health unit and a fitness center.

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Cutting the Ceremonial Ribbon for the new IRS Philadelphia Campus (from left): Congressman Chaka Fattah; Colleen Kelley, National Treasury Employees Union President; IRS Deputy Commissioner Elizabeth Tucker; David Ehrenwerth, GSA Mid-Atlantic Regional Administrator; Jerry Sweeney, President & CEO of Brandywine Realty Trust; Craig Carnaroli, Executive Vice President of the University of Pennsylvania; and Alan Greenberger, City of Philadelphia's Deputy Mayor for Planning and Economic Development

From the Desk of Rob Hewell

Budget constraints have left many of us are looking for ways to "tighten our belts" and minimize expenses. At GSA, we are not just looking for ways to cut costs, but are transforming our business processes, business systems, and workplace solutions to meet current and future demands of our federal clients.

In this edition of *Focus,* you'll read about reforms we've made to simplify and streamline GSA leasing, providing the vehicles for you and GSA to work together to craft a lease that best fits the specific size and complexity of your requirements. You'll also read about the launch of eRETA, a new web-based system that offers GSA clients expanded information and real-time data, helping you to more easily track and manage your Reimbursable Work Authorizations.

Our workplace solutions are also taking on a new look and feel these days. In this issue, we're excited to announce our new Mid-Atlantic Region Telepresence Center, slated to open this summer in Philadelphia. New GSA Telepresence Centers across the country will provide the latest in video conferencing technology, offering federal agencies an effective option for meeting "face-to-face" without the cost or environmental impact of traveling.

While vigilantly monitoring costs, we continue moving forward on projects critical to the future delivery of our clients' unique agency missions. You'll also read about the opening of the new consolidated Internal Revenue Service (IRS) Campus in Philadelphia, a modern facility that accommodates the changing business needs of the IRS.

We are honored that agencies, such as the National Oceanic and Atmospheric Administration (NOAA), continue to recognize the dedication and excellence of GSA professionals. In this edition, we share some kind words we received from NOAA regarding our work in support of their new High Performance Computing Center in West Virginia.

Together, we will navigate the budget constraints we face today, while planning for the federal workplace needs of future generations.

Rob Hewell
Regional Commissioner
Public Buildings Service
GSA Mid-Atlantic Region

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GSA Completes IRS Philadelphia Campus Consolidation

New Facility Expands IRS Customer Service and Accommodates Changing Business Needs

The facility was designed to meet the Leadership in Energy and Environmental Design (LEED®) silver environmental criteria from the U.S. Green Buildings Council. Sustainable features include a high efficiency heating, ventilation and air conditioning system; low-flow plumbing fixtures; energy efficient lighting with occupancy sensors; and the addition of a light well which provides access to natural daylight.

"This major redevelopment project is a wonderful example of how the private and federal sectors and major stakeholders can work together to achieve something that will have long lasting positive effects for the City of Philadelphia," said David Ehrenwerth, Regional Administrator, GSA Mid-Atlantic Region.

The project was awarded the Preservation Alliance for Greater Philadelphia's 2011 Preservation Achievement Award, which celebrates individuals, organizations, and projects that exemplify outstanding achievement in the field of historic preservation throughout the region.

IRS Deputy Commissioner Elizabeth Tucker praised the new facility in Philadelphia calling it the "showplace of the 700-plus buildings the agency occupies."

"[The IRS Campus] is the showplace of the 700-plus buildings the agency occupies."

— Elizabeth Tucker
IRS Deputy Commissioner

GSA Introduces New Web-based RWA Entry and Tracking Application
Makes Managing RWAs Easier for Our Clients

This spring, GSA will go live with a new web-based client portal for Reimbursable Work Authorizations (RWAs) called "external RWA Entry and Tracking Application" or "eRETA" for short. Many of our clients currently obtain information related to their RWAs from GSA via our RWA Search website, which can be cumbersome and sometimes unreliable. eRETA will be a marked improvement, offering GSA clients expanded information and real-time data.

RWAs provide documentation of a formal agreement between GSA and a client agency whereby GSA agrees to provide goods and/or services, and the client agency agrees to reimburse GSA's costs. The GSA Public Buildings Service (PBS) RWA Entry and Tracking Application (RETA) is the "one-stop shop" for PBS to manage its 20,000 active RWAs. It provides GSA users with real-time access to both project and financial information, while also allowing them to upload and maintain important RWA documentation.

eRETA will provide our client agencies with read-only access to information housed in RETA. PBS has developed a schedule to phase-in client access to eRETA. Please visit **www.gsa.gov/rwa** and click on the eRETA banner at the top of our website to learn more about the system, our schedule for phasing-in client access, and how to gain access. Access to the new eRETA system will be available to all client agencies by June 2011. In the interim, please continue to use the existing RWA Search website.

As we continue to partner on real estate solutions, we hope our federal clients will find eRETA a useful resource in helping to manage RWAs. Please contact **eRETA@gsa.gov** with any questions you may have.

SSA Metro West Lease Replacement
Next big step for SSA in Baltimore

GSA and the Social Security Administration (SSA) have taken a major step forward in the process to relocate the SSA Metro West facility currently located at 300 N. Greene Street in Baltimore, MD. GSA has awarded a lease to the selected developer, The JBG Companies, to design and construct a new SSA leased facility to be located at 6100 Wabash Avenue in the northwest corner of Baltimore.

The current Metro West location is functionally and technologically obsolete for SSA's needs and the new facility will better meet current space requirements. The approximately 1,600 employees who will move to the new leased facility will accomplish their work in an innovative, sustainable workplace that will serve as an industry example of Leadership in Energy and Environmental Design (LEED®).

The contract awarded to The JBG Companies is for a 20-year lease agreement at the 6100 Wabash Avenue location. The lease totals 538,000 rentable square feet of space, making it the largest, single-office lease ever executed in the city of Baltimore. The development team is led by developer The JBG Companies of Chevy Chase, MD, and includes architectural/engineering firm AECOM of Arlington, VA, and general contractor Clark Construction of Bethesda, MD.

The Wabash Avenue site has been an underutilized space owned by the State of Maryland Department of Transportation (MDOT) and is the best site for this project, which will also provide further transit oriented development for Baltimore. GSA is pleased to partner with MDOT, the Mayor's office, the Baltimore City Department of Planning, the City's Planning Board, and the Baltimore City Council on this project. This project is a wonderful example of federal, state and city government, and community organizations, working together to cooperatively serve the public.

"This is such an exciting project for so many reasons. GSA is providing efficient workspace vital to the mission of the Social Security Administration through partnership with the Maryland State and Baltimore City governments," said GSA Regional Administrator David H. Ehrenwerth. "This partnership is allowing local and federal government to reduce underutilized space and enhance the local community in an environmentally responsible way."

> "This is such an **exciting project** for **so many reasons.**"
>
> *— David H. Ehrenwerth*
> *Regional Administrator*
> *GSA Mid-Atlantic Region*

The project is in the design phase, which will occur over the next several months.

GSA Shares Cutting-Edge
Building Information Modeling Practices

On March 25, GSA Project Technology Specialist Steve DeVito conducted a best practices presentation on integrating Building Information Modeling (BIM) with facilities management practices at the International Facility Management Association (IFMA) Facility Fusion Conference and Expo in Boston, MA. Approximately 60 participants heard DeVito discuss the implementation plan used to define rules and responsibilities to collect and exchange building data through his case study on the NASA New Town Program, a 15-year facility modernization program at the NASA Langley Research Center (LaRC) in Hampton, VA.

The New Town Program consists of five phases to construct six new buildings and renovate two existing buildings within NASA LaRC campus, with all phases implementing BIM technology. NASA facility managers and maintenance contractors manage roughly 275 various LaRC facilities utilizing a Computerized Maintenance and Management System, IBM Maximo, for ordering and documenting work orders. The first phase of New Town consists of a new Langley Headquarters Building, which is currently completing its construction phase. This building, like all new GSA prospectus level construction projects since 2007, was designed using BIM technology.

Steve DeVito, GSA Project Technology Specialist

BIM is a sophisticated database which can be queried by end-users to view a building's 3D geometry, spatial program, equipment schedules, equipment manufacturer information, and attached files including PDF and JPG files, all in one place. The beauty of BIM models is that they can be integrated with any Information System that uses database technology as a platform for sharing information. They maximize the ability for co-locating extensive building data and making it interoperable.

When NASA's first phase for New Town was underway, there was a need identified early in the project to develop a strategic plan to integrate NASA's existing asset management software, IBM Maximo, with the on-going design updates in BIM throughout the construction phase and beyond. The challenge was unique, forward-thinking, rather advanced for the building industry, and was met head on through a task order issued through GSA BIM Indefinite Delivery Indefinite Quantity (IDIQ) contractor, EcoDomus.

The NASA Langley Headquarters Building project proved the BIM Model could be integrated with the NASA IBM Maximo System because they are both databases. BIM is revolutionizing the turnover of project documents from the general contractor to the building owner on capital projects. What used to be the turnover of tens of thousands of documents provided in many different formats including paper, and digital files such as CDs, DVDs, FTP sites, etc., is now a turnover of only a few BIM files transferred via one medium. The BIM files, or databases, contain all of these tens of thousands of documents in a formatted manner which can be specified to be compliant with the owners asset management, portfolio management, project management, and geographic information systems, as well as building automation systems and energy management systems.

DeVito and EcoDomus president, Igor Starkov, both presented details to IFMA conference attendees of how to incorporate BIM into facility management plans, the lessons they learned in doing so, and demonstrated the actual integration between the AOB1 BIM Models and the IBM Maximo Computerized Maintenance and Management System. They shared software solutions available for bringing BIM to facility management, and discussed the time savings and cost benefits of using BIM in facility management practices. For example, if there were 24,000 work orders issued in a given year, and two hours savings per work order at a cost of $50 an hour, there would be $2.4M savings on maintenance costs alone due to BIM's ability to quickly, through automation, detect and pinpoint sources of and information about faulty mechanical, electrical, plumbing, and HVAC operations. This integration process enables facility managers to reconcile and analyze information about their facilities to more efficiently and effectively perform maintenance and manage their inventory. By doing so, building owners will ensure a higher level of tenant satisfaction, while simultaneously saving significantly in portfolio operations costs.

For more details and/or lessons learned about BIM practices, please visit **www.gsa.gov/bim** or contact GSA Mid-Atlantic BIM Champion **Steve DeVito** at **steve.devito@gsa.gov** or **(215) 446-5724**.

Save Time and Money Buying Office Supplies

Look to GSA's Personal Property Program First for Excess Property

Excess personal property provides a wealth of resources to government agencies looking to acquire a wide variety of property at affordable prices. Each year, re-purposing excess property saves taxpayers hundreds of millions of dollars. GSA's Office of Personal Property Management helps federal agencies dispose of and acquire such property.

Government regulations mandate that federal agencies consider acquiring excess personal property before purchasing new items. GSA's Personal Property Management Program promotes policies and regulations for the most efficient and effective management of personal property assets. This program includes property such as vehicles, tools, machinery, and office equipment. GSA serves as the liaison between departments and agencies, facilitates the transfer of property, and ensures that statutory requirements for federal personal property are met. Utilizing GSA's Personal Property Management Program proves to be cost-efficient and is the most basic of sustainability efforts. After all, re-use is the best form of recycling!

If you are looking to dispose of or acquire excess federal personal property, the GSA Personal Property Program offers the following services to help you through the process:

- Access to excess personal property, the first source of supply
- Disposal services through our online marketplaces: GSAXcess® at **www.gsaxcess.gov** and GSAAuctions® at **www.gsaauctions.gov**
- Disposal planning through our Area Property Officers
- Online auctions and specialized sales services
- Proceeds recovery per the exchange/sale authority (41 CFR 102-39)
- Support to schools through our Computers for Learning Program

Take advantage of GSA's Personal Property Program to save time, money, and the environment!

For questions of more information about GSA's Personal Property Management Program, please contact **Director Steve Olds** at **stephen.olds@gsa.gov** or **(215) 446-5075**.

New Telepresence Centers Provide State-of-the-Art Video Conferencing Capabilities

Meet with Colleagues a World Away and Never Leave Home!

We have all been on teams that have members all across the country. Whether we're faced with another conference call for a nationwide agency initiative with representatives from all regions, or simply sharing emails for a working group with a co-chair the next state over, we have all thought, "If only we could meet face-to-face, we could work through these issues in no time!"

> **"GSA is exploring new ways to create a more efficient, cost-effective, and sustainable government"**
>
> *— Martha N. Johnson*
> *GSA Administrator*

GSA understands and shares this need to meet face-to-face with teams and clients and has the next best thing to in-person meetings to offer—new Telepresence Centers. GSA has taken the initiative to open Telepresence Centers providing the latest in video conferencing technology in every GSA Region across the country. Telepresence Centers will provide to the whole federal community a way of meeting face-to-face without the cost or environmental impact of traveling.

Telepresence Centers will provide state-of-the-art video conferencing capabilities, specially constructed and equipped to provide live, face-to-face, immersive meeting experiences to all participants across the network. Each room will contain high-definition video and advanced audio equipment, as well as state of the art collaboration tools to enhance the immersive experience and facilitate participant productivity. The network will allow any subscribing agency to meet with their counterparts in any of GSA Telepresence Centers in the GSA Regional Offices nationwide, as well as with counterparts in other telepresence-type networks nationally and internationally.

The GSA Mid-Atlantic Region's Telepresence Center will be located in Philadelphia at the Mellon Independence Center at 701 Market Street. This facility will accommodate a small group of participants for an "immersive" meeting experience and will open in the summer. This is a joint Public Buildings Service (PBS), Federal Acquisition Service (FAS) and the GSA Office of the Chief Information Officer program that will be administered through FAS.

Once the equipment is up and running, GSA will test the system to ensure that the facility is operational to meet your needs. When we are satisfied with the operations, this Center will be available to the entire federal community—not just for GSA. The Telepresence Center will also be available to stateside military families so that they can meet virtually with service members overseas. GSA will provide more information about schedule options in a future edition of *Focus* when the Center in Philadelphia is operational.

"As the federal government's workplace solutions expert, GSA is exploring new ways to create a more efficient, cost-effective, and sustainable government for the American people," said GSA Administrator Martha N. Johnson. "This includes incorporating innovative and collaborative technologies like virtual meeting centers to create seamless connections around the world. Availability of virtual meeting technology will help launch our government to the next level of productivity."

We are all faced with ever tightening budgets and continue to work under the philosophy of "doing more with less." The GSA Telepresence Center in Philadelphia will allow teams spread across the country to operate more effectively by having virtual face-to-face meetings while reducing travel costs and the environmental impacts of that travel. You can see the list of all GSA Telepresence Centers online at **www.gsa.gov/itsolutions** and clicking the "Telepresence" link on the left hand page navigation.

Photo courtesy of Cisco Systems, Inc. Unauthorized use not permitted.

The GSA Telepresence Center in Philadelphia will provide the federal community with face-to-face virtual meeting capabilities as shown in this sample facility design.

NOAA Recognizes GSA Public Buildings Service with **Award of Excellence**

William F. Broglie
NOAA Chief Administrative Officer

The National Oceanic and Atmospheric Administration (NOAA) recently presented GSA Public Buildings Service (PBS) employees with an Award of Excellence for their support in completing a 54,154 rentable square foot lease acquisition in Fairmont, WV. The lease will house a NOAA High Performance Computing Center—a Recovery Act funded project that is an essential component of NOAA's climate and weather modeling infrastructure.

The NOAA Office of Chief Administrative Officer (OCAO) "Award of Excellence" recognizes the NOAA workforce and its partners for their significant achievements in furthering the NOAA OCAO mission. PBS Mid-Atlantic Region employees Dale Anderson, Charles Hearn, Andrew Berger, Rebekah Cowles, Helen Maib, Mike Lord and Greg Retzler all received this prestigious recognition from NOAA Chief Administrative Officer, William F. Broglie.

Broglie said, "The GSA team demonstrated the excellence and client-focused service delivery essential for project success: effectively phasing the lease acquisition in order to significantly reduce the time required to make a best value selection and lease award; effectively negotiating the offeror's tenant improvement proposal to ensure maximum value for the government; and working collaboratively with the NOAA team in managing the project and lease acquisition strategy to overcome project challenges."

The new facility is slated to be completed and in full operation by October 2011.

OCAO Award Recipients

Dale Anderson

(from left): Rebekah Cowles, Andrew Berger, Helen Maib, Charles Hearn, and Greg Retzler

Mike Lord

Ask a RAM

Editor's note: GSA PBS Regional Account Managers (RAMs) have received several questions concerning the latest changes to the GSA Reimbursable Work Authorization Form. We share some answers to those questions in this edition of Ask a RAM.

QUESTION:

Why was the GSA Reimbursable Work Authorization (RWA) Form recently revised, what are the changes, and where can I find a copy of the revised form?

ANSWER:

GSA recently revised RWA Form 2957 to include the *Funding Agency Code* (Block 15A) and the *Funding Office Code* (Block 15B) to comply with the Federal Acquisition Regulation (FAR) which requires that contract actions are reported to the Federal Procurement Data System (FPDS). The new FPDS requirements necessitate that the agency funding the procurement, whether directly or indirectly (e.g. via an RWA), be recorded in the FPDS as the "funding agency." The added FPDS fields on the revised RWA Form fulfill this requirement by recording the appropriate funding agency in FPDS. You can obtain the *Funding Agency Code* and *Funding Office Code* from your agency's FPDS System Administrator and/or Acquisition community.

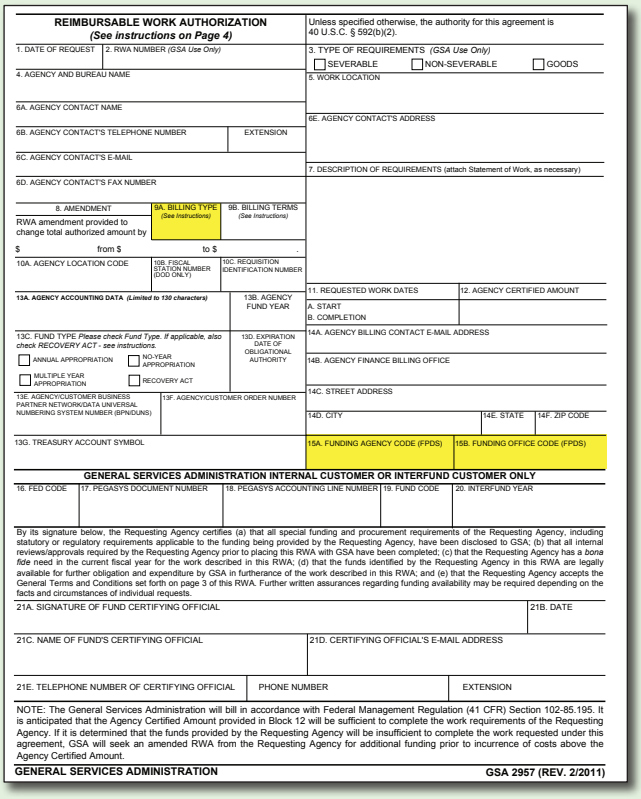
Additionally, the duplicative credit card billing option "Billing Type 7: Automated Credit Card" and billing option "Billing Type C: Credit Card" have been eliminated. All clients wishing to pay with a credit card should use either "Billing Type N" or "Billing Type P". As a result, the *Credit Card Number, Expiration Date, Type of Card* and *Name of Cardholder* (previously Blocks 15A-15D) were removed from the RWA Form. If you plan to use a credit card to pay for reimbursable services with GSA PBS, you must denote "N" or "P" for the Billing Type (Block 9A) field on the RWA Form and utilize **www.pay.gov** to pay GSA for goods and/or services rendered. The pay.gov website is a service provided by the U.S. Department of the Treasury. It is each client's responsibility to enter his/her government credit card information and process payments using this site. The new GSA RWA Form 2957 continues to include the following client billing options:

Billing Type O: IPAC Transaction (federal clients only)

Billing Type N: Non-IPAC Transaction paid by check mailed to GSA or paid by credit card via Pay.gov (federal clients only)

Billing Type I: Interfund Transaction (internal client GSA billing only)

Billing Type P: Prepaid Transaction paid by check mailed to GSA or paid by credit card via Pay.gov (non-federal clients only)



REIMBURSABLE WORK AUTHORIZATION
(See instructions on Page 4)

Unless specified otherwise, the authority for this agreement is 40 U.S.C. § 592(b)(2).

1. DATE OF REQUEST
2. RWA NUMBER (GSA Use Only)
3. TYPE OF REQUIREMENTS (GSA Use Only) ☐ SEVERABLE ☐ NON-SEVERABLE ☐ GOODS
4. AGENCY AND BUREAU NAME
5. WORK LOCATION
6A. AGENCY CONTACT NAME
6B. AGENCY CONTACT'S TELEPHONE NUMBER
EXTENSION
6C. AGENCY CONTACT'S E-MAIL
6D. AGENCY CONTACT'S FAX NUMBER
6E. AGENCY CONTACT'S ADDRESS
7. DESCRIPTION OF REQUIREMENTS (attach Statement of Work, as necessary)
8. AMENDMENT
RWA amendment provided to change total authorized amount by
$ from $ to $.
8A. BILLING TYPE (See Instructions)
9B. BILLING TERMS (See Instructions)
10A. AGENCY LOCATION CODE
10B. FISCAL STATION NUMBER (DOD ONLY)
10C. REQUISITION IDENTIFICATION NUMBER
11. REQUESTED WORK DATES
A. START
B. COMPLETION
12. AGENCY CERTIFIED AMOUNT
13A. AGENCY ACCOUNTING DATA (Limited to 130 characters)
13B. AGENCY FUND YEAR
13C. FUND TYPE Please check Fund Type. If applicable, also check RECOVERY ACT - see instructions.
☐ ANNUAL APPROPRIATION ☐ NO-YEAR APPROPRIATION
☐ MULTIPLE YEAR APPROPRIATION ☐ RECOVERY ACT
13D. EXPIRATION DATE OF OBLIGATIONAL AUTHORITY
14A. AGENCY BILLING CONTACT E-MAIL ADDRESS
14B. AGENCY FINANCE BILLING OFFICE
14C. STREET ADDRESS
14D. CITY
14E. STATE
14F. ZIP CODE
13E. AGENCY/CUSTOMER BUSINESS PARTNER NETWORK/DATA UNIVERSAL NUMBERING SYSTEM NUMBER (BPN/DUNS)
13F. AGENCY/CUSTOMER ORDER NUMBER
13G. TREASURY ACCOUNT SYMBOL
15A. FUNDING AGENCY CODE (FPDS)
15B. FUNDING OFFICE CODE (FPDS)

GENERAL SERVICES ADMINISTRATION INTERNAL CUSTOMER OR INTERFUND CUSTOMER ONLY

16. FED CODE
17. PEGASYS DOCUMENT NUMBER
18. PEGASYS ACCOUNTING LINE NUMBER
19. FUND CODE
20. INTERFUND YEAR

By its signature below, the Requesting Agency certifies (a) that all special funding and procurement requirements of the Requesting Agency, including statutory or regulatory requirements applicable to the funding being provided by the Requesting Agency, have been disclosed to GSA; (b) that all internal reviews/approvals required by the Requesting Agency prior to placing this RWA with GSA have been completed; (c) that the Requesting Agency has a *bona fide* need in the current fiscal year for the work described in this RWA; (d) that the funds identified by the Requesting Agency in this RWA are legally available for further obligation and expenditure by GSA in furtherance of the work described in this RWA; and (e) that the Requesting Agency accepts the General Terms and Conditions set forth on page 3 of this RWA. Further written assurances regarding funding availability may be required depending on the facts and circumstances of individual requests.

21A. SIGNATURE OF FUND CERTIFYING OFFICIAL
21B. DATE
21C. NAME OF FUND'S CERTIFYING OFFICIAL
21D. CERTIFYING OFFICIAL'S E-MAIL ADDRESS
21E. TELEPHONE NUMBER OF CERTIFYING OFFICIAL
PHONE NUMBER
EXTENSION

NOTE: The General Services Administration will bill in accordance with Federal Management Regulation (41 CFR) Section 102-85.195. It is anticipated that the Agency Certified Amount provided in Block 12 will be sufficient to complete the work requirements of the Requesting Agency. If it is determined that the funds provided by the Requesting Agency will be insufficient to complete the work requested under this agreement, GSA will seek an amended RWA from the Requesting Agency for additional funding prior to incurrence of costs above the Agency Certified Amount.

GENERAL SERVICES ADMINISTRATION
GSA 2957 (REV. 2/2011)

Please visit **www.gsa.gov/rwa** for the updated GSA RWA Form 2957, revision date 2/2011. GSA can only accept this version of the RWA Form.

For questions, please contact PBS regional RWA subject matter expert, **Robert Scheible**, at **(215) 446-4920** or **robert.scheible@gsa.gov**, or your Regional Account Manager listed below.

PBS Regional Account Managers

Pat Zucca, *Lead*	**pat.zucca@gsa.gov**	**(215) 446-2889**
Dorothy Grosick	**dorothy.grosick@gsa.gov**	**(215) 446-4569**
Peggy Murr	**peggy.murr@gsa.gov**	**(215) 446-2888**
Pedro Viera	**pedro.viera@gsa.gov**	**(215) 446-4534**

GSA Lease Reform

Streamlining, Standardizing, and Simplifying How We Do Business

Based on your feedback on our lease acquisition process, GSA is implementing new lease models. These models are Simplified, Streamlined, Succeeding and Superseding, Standard, and On-Airport. The lease models adopt a structure that is new to GSA leasing practice, by separating the Solicitation for Offer (SFO) into a Request for Lease Proposal (RLP) and a lease contract. This new structure provides for a shorter lease document and mirrors private-sector practice.

GSA is placing an increased emphasis on obtaining accurate and relevant Agency Specific Requirements (ASRs). Providing offerors the maximum scope of requirements with the solicitation increases the ability of the successful offeror to estimate a sufficient Tenant Improvement (TI) allowance to cover build-out costs.

The Simplified and Streamlined models with turnkey options will require fully developed ASRs prior to scheduling a market survey.

The models define how GSA will propel leasing into the 21st century with new practices, policies, and procedures that benefit GSA, our clients, and private sector partners. GSA will work with you to select the lease that fits the specific size and complexity of your requirements.

This chart summarizes each lease model and how they can be applied. For more information please visit **www.gsa.gov/leasereform** for the April 2011 Final Implementation Report.

Lease Model	Applicability
Simplified	Turnkey lease model designed for security levels I-II not exceeding $150,000 net average annual rent (SLAT). This model will replace the GSA Form 3626 lease.
Streamlined	Ideal for lease actions with security levels I-III not exceeding $500,000 net annual rent. Turnkey optional, and incorporates Design Intent Drawings (DID) workshop.
Succeeding and Superseding	Decision tool allows GSA to make the business case when it is in the best interest of the government to stay-in-place.
Standard	Replaces the TI SFO for all security and rent levels. Ideal for complex leases with level IV security requirements, extensive tenant alterations and prospectus-level leases.
On-Airport	Addresses specific challenges dealing with local governments and airport authorities for leases at airport premises.

2011 Tenant Satisfaction Survey
Your Opinion Counts!

The GSA Public Buildings Service (PBS) will conduct its annual survey of tenants in select PBS owned, leased, and delegated buildings throughout the nation this spring and summer. The Tenant Satisfaction Survey, administered by the Gallup Organization, is designed to obtain feedback regarding your current work environment. We will be asking for tenants' opinions on topics such as building cleanliness, indoor air quality, security, building amenities, and your overall satisfaction with your office environment and with GSA building staff.

Those being surveyed will receive a postage-paid mailer which provides instructions to complete the survey either using the paper form, or online. The survey takes about 10 minutes to complete.

Please visit **www.gsa.gov/midatlanticsurvey** for a comprehensive list of Mid-Atlantic Region buildings that will be surveyed this year. If your building is scheduled to be surveyed, we hope to hear from you. We thank you in advance for your time and participation!

U.S. General Services Administration
The Strawbridge Building
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Philadelphia, PA 19107-3191

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