

**PROSPECTUS - ALTERATION
OPTIMIZATION PROGRAM
VARIOUS BUILDINGS**

Prospectus Number: POP-0001-MU27

FY 2027 Project Summary

The U.S. General Services Administration (GSA) proposes to reconfigure, dispose or renovate assets under GSA's jurisdiction, custody, or control to support efforts to optimize Federal real estate space configuration and performance; deliver the best value in real estate to GSA's customer agencies across government; reduce the government's footprint; and achieve significant annual cost avoidance for taxpayers. This proposed Optimization Program facilitates GSA's strategic divestiture of unneeded federally owned assets and leverages the use of privately owned space.

FY 2027 Committee Approval and Appropriation Requested\$451,267,000

Program Summary

As part of GSA's ongoing efforts to right-size and modernize the Federal Government's real estate footprint in support of agencies' missions, GSA is identifying opportunities to optimize space within its inventory of real property assets. GSA continues to partner with federal agencies to transform federal workspaces for the future and to make the federal footprint more sustainable and cost effective for taxpayers. Projects will vary in size by location, agency mission and operations. Funding for this program may be used to modernize federally owned buildings under GSA's jurisdiction, custody and control or fund customer agency relocation costs, including development of any necessary customer agency requirements, physical move expenses, tenant improvements, furnishings, fixtures, and equipment in GSA federally-owned, GSA-leased, or which enable the disposition of GSA assets or facilitate Federal agency space reductions in GSA space.

Typical projects will include one or more of the following elements:

- Modernization and reconfiguration of existing federally owned space under the jurisdiction, custody and control of GSA to accommodate new customer agency space assignments and the reconfiguration of existing occupied space;
- Rightsizing the federal footprint, including restacking, consolidation, co-location and strategic disposition, to account for anticipated in person work arrangements and utilization goals;
- Alterations, building system and technology upgrades, such as fire sprinklers, heating, ventilation and air conditioning, or smart building technology needed as part of a relocation, optimization, consolidation, co-location, disposition, or any combination of the foregoing; and
- Developing agency requirements and acquiring furniture, fixtures and equipment, physical move services, or a combination of the foregoing.

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Preference will be given to projects that are interrelated to the disposition of assets that no longer support the mission needs of the Federal Government and agency co-location projects that facilitate shared resources and shared space.

Projects will be evaluated using the following criteria:

- Projects that result in a reduction of repair liabilities in core assets;
- Projects that result in an improvement in the utilization of customer agency space assignments;
- Projects that facilitate reductions in the cost to operate and maintain federally owned properties in GSA's portfolio;
- Projects that result in an overall cost savings for the American taxpayers;
- Projects that result in the reduction of unneeded Federally owned space; and
- Projects that result in the release of leased space.

Justification

Executive departments and agencies have been evaluating how their work environments can be structured to most effectively achieve their missions while strengthening their organizations for the future. As federal agencies rethink their workspace and workplace requirements, GSA, as the government's largest civilian real estate provider of space and services, plays a key role in helping federal agencies facilitate the Federal Government's transition to an optimal real estate footprint that saves taxpayer dollars. Funding for portfolio optimization is essential so that GSA can execute those opportunities in GSA-controlled space.

GSA will make critical investments in federally owned GSA assets to allow for the consolidation of federally owned or leased space, the disposal of buildings that do not or cannot meet performance standards and the long-term financial viability of the optimized portfolio.

Federal agencies have identified lack of resources as the main challenge in achieving optimal utilization of workspaces. An optimization program that includes funding for agency tenant improvements, furnishings, fixtures, and equipment, and necessary move expenses will provide more reliable funding to address this challenge.

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Overall, the optimization program will result in improved space utilization, cost savings for the American taxpayers and a more sustainable Federal real estate portfolio.

Summary of Energy, Water, and High-Performance Building Compliance

This program will be designed to conform to GSA's Core Building Standards. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs, incorporate sustainable design principles, and reduce the environmental impact of materials in a manner that is life cycle cost effective in accordance with 42 U.S.C. 6834.

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Certification of Need

GSA has determined that the proposed Optimization Program is the most practical solution to meeting the strategic priority of rightsizing and modernizing the federal government's real estate footprint.

Submitted at Washington, DC, on 3/30/2026

Recommended: 

Acting Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration