

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

Prospectus Number: PCA-0001-MU15

**FY2015 Project Summary**

The General Services Administration (GSA) proposes the reconfiguration and renovation of space within government owned buildings during fiscal year 2015 to support the General Services Administration's (GSA's) ongoing consolidation efforts to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the government's environmental footprint.

**FY2015 Committee Approval and Appropriation Requested .....\$100,000,000**

**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 client agencies, and through agency initiatives such as Client Portfolio Planning (CPP) and Transforming Real Property Information and Management (TRIM). Projects will vary in size by location and agency mission/operations, however, no single project will be more than \$10M in costs or exceed a 5 year Estimated Economic Payback. All projects will aim for a typical Office Utilization Rate of 130 usf/per person 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)
- Incidental alterations and system upgrades such as fire sprinklers or HVAC, needed as part of relocation and consolidation

Projects will be selected in line with the following criteria:

- First consideration will be given to projects that are identified as a reduction opportunity in a Customer Portfolio Plan which has been agreed to by both GSA and the subject agency and meet the remaining criteria.
- Proposed consolidation projects will result in a reduction in annual rent paid by the impacted customer agency.

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- Consolidation of expiring leases into GSA owned buildings will have preference over those business cases for lease cancellations
  - Co-location with other agencies where there are shared resources/special space will receive preference over single agency occupancies
  - Links to other consolidation projects will receive preference over stand-alone projects

**Justification**

Consistent with Administration initiatives such as the June 2010 Presidential Memorandum, *Disposing of Unneeded Federal Real Estate* and the Office of Management and Budget (OMB) Memorandum M-12-12, *Promoting Efficient Spending to Support Agency Operations*, as well as Congressional efforts to dispose of excess and underutilized properties, GSA is continually analyzing opportunities to improve space utilization and realize long-term cost savings for the government. Funding for space consolidations is essential to ensuring that GSA can execute those opportunities.

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

**FY2015 Committee Approval and Appropriation Requested.....\$100,000,000**

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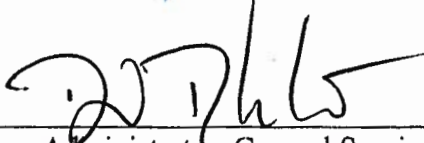
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**Certification of Need**

Current Administration and Congressional initiatives call for improved space utilization, lower costs for the government and a reduced environmental footprint. It has been determined that the proposed consolidation program is the most practical solution to meeting those goals.

Submitted at Washington, DC, on March 6, 2014

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration