U.S. General Services Administration

FEDERAL BUILDINGS FUND

Fiscal Year 2024 Congressional Justification

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Federal Buildings Fund / Public Buildings Service Overview

The mission of the U.S. General Services Administration's (GSA) Public Buildings Service (PBS) is to provide effective, flexible, sustainable workspace solutions for Federal agencies at the best value for the taxpayers. PBS fulfills its mission by maintaining, building, leasing, and operating more than 365 million rentable square feet of space that safely house 1 million Federal employees (nearly 50% of the total Federal civilian workforce) in more than 2,200 communities across the country. These facilities are visited annually by tens of millions of members of the public, including veterans, Medicare and Social Security beneficiaries, small business owners, victims of disasters, plaintiffs and defendants, contractors, and others. Additionally, these facilities support among other things, vital national security, law enforcement, commerce, and research and development missions.

The GSA fiscal year (FY) 2024 budget request for the Federal Buildings Fund (FBF) supports these communities, Federal employees and their missions, as well as the Biden-Harris Administration's priorities, including investing in Federal infrastructure, tackling the climate crisis, creating new business and job opportunities, and advancing equity. The budget request proposes sound, cost-effective investments to address the growing backlog of critical repairs and renovations, enhance Federal facilities' climate posture and resiliency, and reduce the costs of maintaining underutilized facilities as well as reduce the Government's reliance on costly leases. It also positions GSA to respond to this historic opportunity to rightsize the Federal footprint, reduce long-term real estate costs, and meet the future workspace needs of Federal agencies and the public they serve.

This budget request invests in: addressing life-safety and other deficiencies to protect the Federal workforce; advancing long-standing consolidation and facility modernization plans; implementing agencies' post-COVID real estate strategies and modernizing Federal buildings to meet customers' evolving real estate needs; implementing technology that enables PBS to more efficiently operate, maintain, and utilize Federal facilities; and preparing Federal facilities to be more climate resilient.

PBS is requesting $407.1 million in net positive obligational authority for a total of $11.1 billion in FBF New Obligational Authority (NOA). This budget request will enable PBS to:

- Address backlogged repairs and alterations, begin to reduce significant deferred maintenance liabilities, release several hundred thousand rentable square feet of leased space, and save millions in annual future lease payments.
- Enhance the sustainability and resilience of Federal facilities, including transitioning GSA's federally owned buildings to 100% carbon pollution-free electricity by 2030; and modernizing and acquiring secure information technology that will enable PBS to efficiently operate and maintain Federal facilities.
- Enable PBS to support the development of the Federal Government's future of work plans and reduce the size of the Federal inventory.

Additionally, GSA's FY 2024 FBF Budget Request includes a proposal to change the budgetary treatment of the rent revenues deposited in the Federal Buildings Fund and the associated obligations from legislative scoring guidelines. This proposed treatment parallels the recently enacted scoring treatment for the Harbor Maintenance Trust Fund in the CARES Act (P.L. 116-136, 134 Stat. 281, 526) that allows Congress to allocate the full value of funds. Adopting similar scoring treatment for the FBF will help ensure that GSA is provided full access to the annual revenues and collections deposited in the FBF. Agencies make rental payments to GSA with the expectation that such funds will be used to properly maintain the facilities they occupy, which GSA has been unable to do over the past decade due to lack of resources. Modernizing owned facilities should enable GSA to consolidate and reduce the Federal Government's heavy reliance on space leased from private entities, which should provide savings many times over.

Real Estate Investment and Savings Opportunities

Since its establishment in 1949, GSA has continually worked to improve Government operations, streamline acquisitions, and provide efficient real estate services to allow its customers in the executive, legislative, and judicial branches to complete the essential functions of Government. GSA's FY 2024 budget request has been formulated using the same tenets that led to its establishment 74 years ago. However, many things have changed since GSA was established. For one, GSA's buildings are now, on average, over 49 years old and many of the buildings have not undergone any significant modernizations since they were constructed. In addition, over the last 13 fiscal years since FY 2011, the average FBF funding shortfall of $1 billion per year has hit the Repair & Alteration budgets the hardest, which has contributed to growing deficiencies in the portfolio of federally owned facilities managed by PBS.

GSA and occupant agency alignment around the opportunity to transform GSA's real estate portfolio into one that is high performing, more efficient, and physically smaller than today's inventory has never been better, with the opportunity for substantial savings to taxpayers. Increased workplace flexibility, taken together with the fact that approximately half of all active leases in PBS' leased inventory, which account for 78 million rentable square feet or of leased space, areexpiring in the next five years, illustrate how this budget request and others in the near future will determine the makeup, condition, size, and functionality of tomorrow's portfolio.

For PBS, every major program in FY 2024 was developed with the goal of being as efficient and effective as possible for the taxpayer.

- The Capital Investment Program was developed with the intent to reduce Government liabilities, build better workplaces within Federal buildings that are safe, improve customer mission delivery, reduce operating expenses, promote adaptability to future changes in Government space needs, and increase resilience to climate change.
- The Rental of Space Allocation was based on known customer space needs, while also providing the needed flexibility for customers and GSA to make prudent decisions for U.S. taxpayers as customer needs evolve. This strategy will allow our program to align with evolving customer requirements, as lessons learned during the COVID-19

pandemic about future workplace requirements are incorporated into space layouts.
- The Building Operations Allocation was developed to support a diverse and effective PBS workforce that has the tools to reduce operating costs, provide a safe workspace for over 1 million Federal tenants, and to leverage the Government's purchasing power to achieve its 2030 goal for 100% carbon pollution-free electricity in federally owned GSA-controlled facilities, including 50 percent 24/7 carbon pollution-free electricity.

Capital Investment Program: Rightsizing the Federal Footprint

Since FY 2011, the total revenues and collections deposited into the FBF have substantially exceeded the annual NOA appropriated by Congress. Over the past decade, GSA's Capital Investment Program has been underfunded compared to the President's budget request by over $13 billion, with the New Construction and Acquisition Programs receiving $4.1 billion less in appropriations of NOA than requested by GSA. GSA's Minor Repairs and Alterations Program has received $376 million less in appropriations of NOA than requested by GSA, while the Major Repairs and Alterations Program has endured the greatest diminution receiving over $6.9 billion less in appropriations of NOA than requested by GSA. Congress must close the gap between the annual revenues and collections deposited into the FBF and NOA appropriated so that GSA may begin to reverse the cumulative impacts of underinvestment in deferred maintenance and necessary capital improvements among its federally owned facilities. In the absence of such reinvestment, GSA's federally owned assets will deteriorate further and can only offer future liabilities with compounding effects, not future returns - and we will fail to take advantage of this critical opportunity to transform the Federal workspace, shift agencies from costly leases into federally owned space, and dramatically reduce long-term real estate costs while supporting Federal employees and the public they serve.

The FY 2024 Capital Investment Program was developed, in part, with early insights gained from future workplace plans brought about by the COVID-19 pandemic. As the future workplace of the Federal Government becomes clearer, it is becoming evident that changes are needed in both the composition of physical infrastructure and space layouts within federally owned buildings. There is a finite window of opportunity presented by the quickly evolving workplace needs to reposition GSA's inventory to make federally owned space as effective as leased space in meeting the demands of the Federal workforce. GSA will need to address the space needs of the Federal Government as each agency calibrates to new norms in the workplace. If early predictions are correct, there will be many changes in the types of space and amount of physical office, storage and other special space required by the Government. Fully supporting GSA's Capital Investment Program is a prerequisite in order to meet these new demands and to realize the enormous potential for reducing the size of GSA's leased inventory.

Many of the proposed FY 2024 projects include essential infrastructure work, and alterations necessary to position these facilities for long-term Federal occupancy. For example, fire suppression and alarm systems need to function with readily available replacement parts; elevators need to operate without causing entrapment; heating, ventilation and air conditioning (HVAC) systems need to adequately ventilate and condition air for health and comfort; electrical systems need to support basic building operation and an increasingly digital workplace; and exterior building facades need to be sound and secure as a matter of occupant agency safety and building efficiency. With these investments, GSA's federally owned inventory will offer a viable alternative to leasing for the Government's future space needs. Without them, leasing space will become the preferred alternative, which is proven to cost the taxpayers significantly more than properly maintaining the buildings already owned by the Federal Government.

The FY 2024 Capital Investment Program includes $239 million for New Construction and Acquisition activities, including the funding necessary to facilitate the ongoing consolidation of the Department of Homeland Security (DHS) onto the St. Elizabeths Campus. This investment will eliminate multiple and inefficient workplace facilities in dispersed locations and replace them with functional integration and build the synergies of a campus environment. Additionally, the New Construction and Acquisition request will provide for the final request for funding in support of the remediation at the Southeast Federal Center in Washington, DC, the remediation of the former Hardesty Federal Complex in Kansas City, MO, and the design of a replacement facility in Seattle, WA for the National Archives and Records Administration (NARA).

Additionally, the FY 2024 Capital Investment Program includes $1.87 billion for Repairs and Alterations, including $481 million for Minor (non-prospectus/basic) Repairs and Alterations, $1.19 billion for Major Repairs and Alterations projects and $197 million for the Special Emphasis Programs. Of the 17 projects requested for Major Repairs and Alterations, 13 projects were previously included in a prior year's President's budget request. As these projects were not funded previously, the cost of the 13 projects has increased cumulatively by over $300 million since their original submissions. In addition to increases in the overall Major Repairs and Alterations request, GSA will be forced to continue to utilize Minor Repairs and Alterations funds for interim repairs in these buildings, which become more difficult and costly to make over time. Continued delays in funding will further exacerbate the problems and repairs will more frequently turn into replacements, with system failures that could result in cascading impacts to occupant agency missions and potential relocation to leased space until such time that the repairs are made.

The proposed $1.19 billion requested in GSA's FY 2024 Major Repairs and Alterations program will be reinvested in more than 17 high-value assets spread across 13 states and the District of Columbia and the $197 million in Major Repairs and Alterations Special Emphasis Programs will be expended nationwide. In total, the Major Repairs and Alterations program will address the following critical work items:

- **$551 million** for new HVAC, mechanical, electrical and plumbing systems, upgrades to improve building functionality and meet safety codes, and enhancements to reduce building energy consumption;
- **$335 million** to address site infrastructure, facades, and inefficient deteriorating window systems. These repairs will: address life-safety concerns due to falling debris, improve building security, reduce energy consumption, and improve the climate resilience of buildings; and correct and reduce seismic risks associated with structural and non-structural seismic hazards, such as bracing and strengthening of facade elements.

- **$106 million** for interior space alterations and repairs, interim leases where needed, and ancillary support services.
- **$115 million** in fire protection and life-safety improvements to address outdated fire alarm and sprinkler systems. This work will correct hazards and reduce risks to Government personnel and the general public. This does not include any Special Emphasis projects.
- **$50 million** in conveyance systems replacements and repairs to improve building operations, reduce energy consumption and reduce the chance of entrapments.
- **$104 million** in scope-related demolition and hazardous materials abatement.
- **$197 million** in five special emphasis programs addressing Consolidation Activities, Judiciary Capital Security, Fire Protection and Life Safety, Energy and Water Retrofit and Conservation Measures, and Inventory Risk Mitigation and Resilience Programs. These Special Emphasis Programs will provide the necessary funds to improve the condition, safety, and utilization of multiple facilities nationwide.

GSA is also proposing an increase to the prospectus threshold from $3.613 million to $10 million in alignment with a recent U.S. Government Accountability Office (GAO) report in order to reduce the timeline for project delivery and provide better service to other Federal agencies' need for space for those projects that fall beneath the revised proposed prospectus threshold.

As the Capital Investment Program begins to reposition GSA's federally owned inventory and makes it more effective for the Federal workforce, it will do so in a way that improves the climate resiliency and sustainability of the inventory. Individual projects will aim to incorporate the White House Council on Environmental Quality's longstanding *Guiding Principles for Sustainable Federal Buildings* and other green building certification standards. Wherever possible, building and parking garage designs will incorporate electric vehicle charging infrastructure. Additionally, GSA has identified climate resilience and energy and water conservation as two key areas of special emphasis, and the Capital Investment Program will incorporate projects in Federal buildings across the country designed to reduce climate change vulnerabilities and improve buildings' energy efficiency and water consumption. GSA is also exploring the incorporation of low-carbon standards for building materials as these investments are delivered.

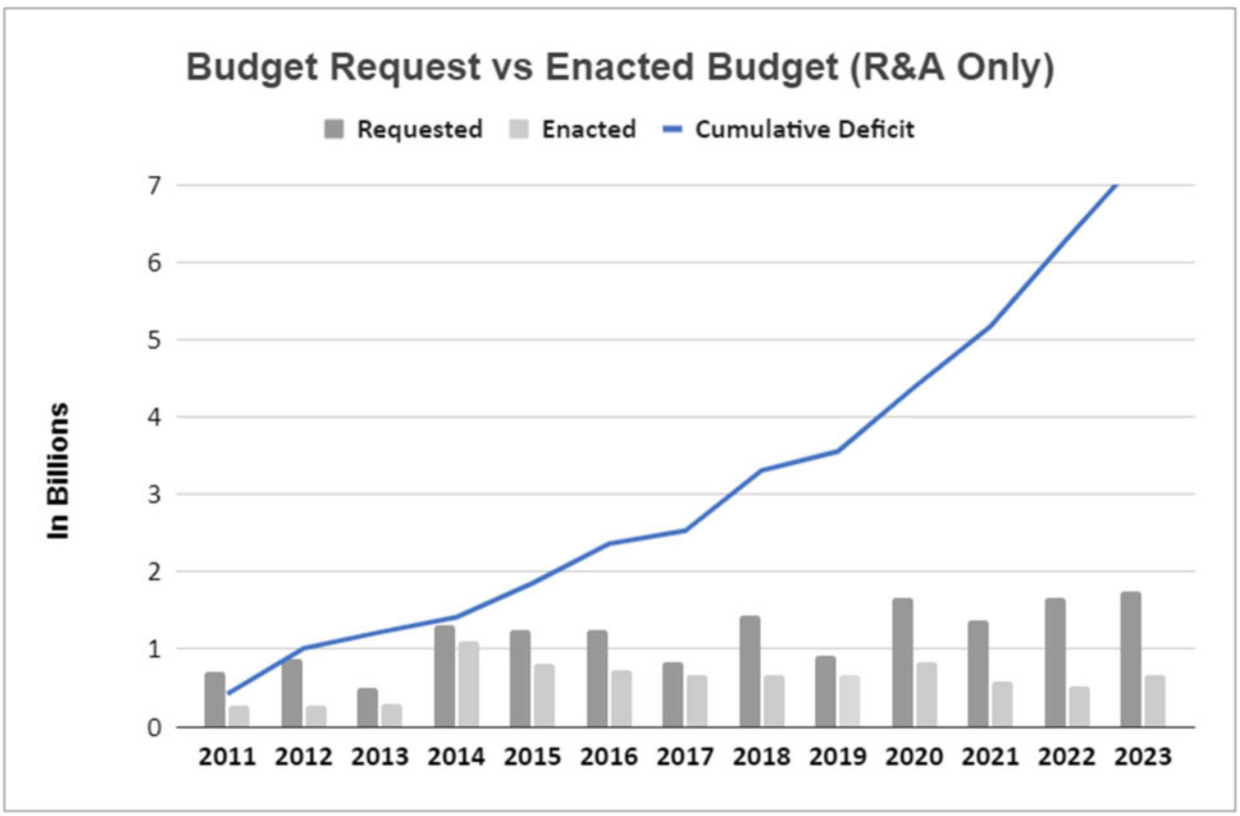
A fully funded annual Capital Investment Program can also serve as a catalyst for job creation, strengthening small businesses and supporting local communities across the country. Each dollar invested will have a long-term multiplying effect on these economies, directly supporting architectural, engineering, and construction industries and indirectly supporting industries that will sustain the Federal workforce occupying these buildings.

Modernizing and Optimizing Federal Workplaces

PBS will play a key role in the transformation of agency space requirements, and the facilitation of the Federal Government's transition to what is likely in the long term to be a smaller, less costly real estate footprint. As agencies are evaluating how they can most effectively deliver on their missions, GSA has an opportunity to partner with its Federal Government occupant agencies in the strategic planning of their future space needs. Over the next five fiscal years through FY 2028, approximately half of all active leases, accounting for 78 million rentable square feet of leased space, will expire across the country. As occupant agencies work through their long term human capital policy and likely incorporate flexibility into future space needs, a significant opportunity exists for potential consolidation into a modernized and optimized work space that will reduce the Government's reliance on costly leased space.

To capitalize on this opportunity, GSA's federally owned buildings will need infrastructure investments that provide flexibility to handle dynamic working arrangements and increased reliance on technology that occupant agencies need for the future. Building system modernization is also necessary to increase mission resilience and reduce emissions. The net positive budget authority requested in the FY 2024 budget will position GSA to enact many long-term cost savings initiatives and ensure that Federal employees across Government have access to high functioning work spaces that improve mission delivery. Taking advantage of the full opportunity to reduce costly lease expenses can only be realized through direct investment in the current federally owned infrastructure.

FBF Funding Trends
Revenue Collected vs. Reinvested



Note: This table represents the Minor and Major R&A budget numbers.

The FY 2024 budget request recognizes that GSA had an $8.5 billion unavailable fund balance at the end of FY 2022 and anticipates accumulating an additional $439 million in FY 2023, for a total of nearly $9 billion. This fund balance has grown as a result of $12.4 billion in FBF revenues and collections that could have been appropriated as NOA to the FBF, but instead was used to offset increases for other agencies over the 12 of the last 13 fiscal years due to limitations in the Financial Services and General Government Appropriations Subcommittee's funding allocation. This represents a trend in which GSA is collecting commercially equivalent rent from its occupant agencies but is precluded from reinvesting all of these funds in its aging Federal facilities and other activities occupied by those rent-paying agencies. This underfunding relative to revenue generation is almost entirely offset and absorbed through PBS's New Construction and Repairs and Alterations programs. As such, there are dramatic differences between what is needed and what is funded.

Habitual underfunding of needed reinvestments is the driving factor behind PBS's growing deferred maintenance. Those projects, and needed capital to complete them, are in addition to the reinvestment dollars that should be allocated for a portfolio of PBS's size and structure to keep pace with depreciation and degradation. As shown in the table below, the appropriations process generally provided funding authority at or above the level of revenues and collections prior to FY 2011. However, over the past 13 fiscal years, the enacted funding has fallen well below the annual revenues and collections deposited in the FBF in all years except one.

Net Budget Authority - 15 Year History
(Dollars in Thousands)

	President's Budget Revenue Estimate	Enacted NOA	Net Budget Authority
FY2009	$ 8,134,239	$ 8,427,771	$ 350,397
FY2010	$ 8,222,539	$ 8,443,585	$ 287,406
FY2011	$ 8,870,933	$ 7,597,540	$ (1,202,123)
FY2012	$ 9,302,761	$ 8,017,967	$ (1,205,174)
FY2013	$ 9,777,590	$ 8,024,967	$ (1,665,003)
FY2014	$ 9,950,560	$ 9,370,042	$ (580,518)
FY2015	$ 9,917,667	$ 9,238,310	$ (679,357)
FY2016	$ 9,807,722	$ 10,196,124	$ 388,402
FY2017	$ 10,178,339	$ 8,845,147	$ (1,333,192)
FY2018	$ 9,950,519	$ 9,073,938	$ (876,581)
FY2019	$ 10,131,673	$ 9,285,082	$ (846,591)
FY2020	$ 10,203,596	$ 8,856,530	$ (1,347,066)
FY2021	$ 10,388,375	$ 9,065,489	$ (1,322,886)
FY2022**	$ 10,636,648	$ 9,342,205	$ (1,294,443)
FY2023	$ 10,488,857	$ 10,013,150	$ (475,707)
15 Year Total Underfunding			$ (11,802,436)

Note: Net Budget Authority does not include rescission of prior year funding, transfers, or supplemental appropriations. FY2022 excludes the $3.418 billion appropriation from the Infrastructure Investment and Jobs Act (IIJA) and the $3.375 billion appropriation from the Inflation Reduction Act (IRA). The use of these funds are limited to LPOEs and other border related projects (IIJA) as well as sustainable building improvements (IRA). The funding cannot be used for the regular upkeep and maintenance of GSA's federally owned buildings portfolio. FY 2023 does not include $36.8 million in disaster recovery funding for necessary expenses related to the consequences of Hurricane Ian.

Providing Full Access to Annual Revenues and Collections in the Federal Buildings Fund

The continued lack of sufficient funding, year after year, to carry out necessary capital improvements especially repairs and alterations to reinvest FBF collections back into GSA's federally owned portfolio has resulted in an inventory of deteriorating buildings that have rapidly escalating fire and life-safety liabilities and increasingly do not meet customer agency mission and security requirements. When GSA is unable to provide suitable space from within its federally owned inventory for Federal agencies, it must procure leased space, usually at significantly higher costs.

In response to feedback from members of Congress, and in recognition of the significant opportunity to rightsize the Federal inventory and save taxpayers substantial amounts of money, the below draft legislative proposal was developed to will facilitate access to the full amount of annual FBF revenues and collections, as was originally intended when the FBF was first created, to maintain and improve public buildings responsibly, while preserving Congress's role in authorizing and appropriating NOA to the FBF. The language directs both the Congressional Budget Office and the Office of Management and Budget to subtract new Budget Authority and Outlays from their application of legislative scoring guidelines for the FBF, as well as collections deposited into the Fund. This scoring adjustment would apply only to funds annually deposited into the FBF and used to support FBF-authorized purposes. The maximum amount of this scoring adjustment is limited to the revenues and collections expected to be deposited into the FBF for that fiscal year.

Sec. 527. For fiscal year 2025 and each fiscal year thereafter, the following amounts shall be subtracted from the estimate of discretionary budget authority and resulting outlays for any estimate of an appropriations Act under the Congressional Budget and Impoundment Control Act of 1974 or the Balanced Budget and Emergency Deficit Control Act of 1985: (1) collections estimated to be deposited in the General Services Administration—Real Property Activities—Federal Buildings Fund (FBF), as transmitted with the President's budget submitted pursuant to section 1105 of title 31; and (2) any discretionary appropriation of new obligational authority derived from the FBF for that fiscal year, in an amount not to exceed the collections estimated in subsection (1).

This proposed language will not only provide full access to annual revenues and collections in the FBF, it will also save taxpayer money while allowing Congress to maintain its role authorizing and appropriating obligational authority.

Resources, New Obligational Authority, Fund Balance, and Mandatory Authority
(Dollars in Thousands, excludes Indefinite Authority)

The PBS net positive budget authority request is outlined in the table below, showing the distribution of estimated revenue into each of the FBF budget activities as NOA. The following sections highlight each activity and how PBS will maximize the value of the requested budget authority.

	FY 2022 Enacted	FY 2023 Enacted	FY 2024 Request
Resources:			
Available from prior year for reauthorization	$ 8,813,587	$ 8,528,609	$ 9,004,316
Appropriation	$ 6,793,008	$ 36,788	$ -
Transfer	$ -	$ -	$ -
Revenue from operations:			
Rent	$ 10,218,002	$ 10,450,291	$ 10,491,076
Miscellaneous	$ 26,660	$ -	$ -
Outleasing	$ 1,996	$ 5,096	$ 3,863
Retention of Proceeds (Sale of Real Property)	$ 7,326	$ 22,000	$ 223,000
SSA/CDC/CMS Payments	$ 11,631	$ 11,470	$ 10,471
Subtotal, Revenue	**$ 10,265,615**	**$ 10,488,857**	**$ 10,728,410**
Total Resources Available	$ 25,872,210	$ 19,054,254	$ 19,732,726
New Obligational Authority:			
Construction and Acquisition	$ 291,434	$ 807,809	$ 239,235
Major Repairs and Alterations	$ 216,797	$ 263,483	$ 1,384,290
Basic Repairs and Alterations	$ 389,669	$ 398,797	$ 480,978
Installment Acquisition Payments	$ -	$ -	$ 233,333
Rental of Space	$ 5,746,179	$ 5,561,680	$ 5,724,298
Building Operations	$ 2,820,207	$ 2,981,381	$ 3,073,386
Infrastructure Investment and Jobs Act	$ 3,418,008	$ -	$ -
Inflation Reduction Act	$ 3,375,000	$ -	$ -
Disaster Recovery	$ -	$ 36,788	$ -
Total New Obligational Authority	**$ 16,257,294**	**$ 10,049,938**	**$ 11,135,520**
Fund Balance:			
Total Resources Available	$ 25,872,210	$ 19,054,254	$ 19,732,726
Total New Obligational Authority	$ (16,257,294)	$ (10,049,938)	$ (11,135,520)
Changes to Prior Year Authority	$ (1,086,307)	$ -	$ -
Fund Balance (Available for Reauthorization)	$ 8,528,609	$ 9,004,316	$ 8,597,206
Net Budget Authority	**$ 5,991,679**	**$ (438,919)**	**$ 407,110**

Note: FY 2022 enacted includes supplemental appropriations, indefinite authority, transfers, and reprogrammings. FY 2023 enacted includes $36.8 million in disaster recovery funding for necessary expenses related to the consequences of Hurricane Ian. This table does not reflect the requested transfer and obligational authority from the Federal Capital Revolving Fund (FCRF) in FY 2024. The FCRF payback is reflected in Installment Acquisitions.

The requested funding includes:

(1) $239 million for Construction and Acquisition of Facilities, to provide funding for the following projects:

CONSTRUCTION AND ACQUISITION OF FACILITIES SUMMARY OF FY 2024 PROGRAM (Dollars in Thousands)		
		FY2024 NOA
New Construction:		
Washington, DC DHS Consolidation at St. Elizabeths	$	193,400
Kansas City, MO Hardesty Federal Complex Remediation	$	32,635
Washington, DC Southeast Federal Center Remediation	$	4,200
Seattle, WA Design of Replacement Facility	$	9,000
Subtotal, Executive Agencies	**$**	**239,235**
Total FY 2024 Construction and Acquisition of Facilities Program	**$**	**239,235**

(2) 1.87 billion for Repairs and Alterations, including $481 million for Basic Repairs and Alterations, and to provide funding for the following Major Repairs and Alterations projects:

REPAIRS AND ALTERATIONS SUMMARY OF FY 2024 PROGRAM (Dollars in Thousands)		
		FY 2024 NOA Request
Nonprospectus (Basic) Repairs and Alterations Program	**$**	**480,978**
Major Repairs and Alterations Projects		
Philadelphia, PA James A. Byrne U.S. Courthouse	$	83,799
Boston, MA John J. Moakley U.S. Courthouse	$	126,390
Atlanta, GA Sam Nunn Atlanta Federal Center	$	70,200
Oklahoma City, OK William J. Holloway, Jr. U. S. Courthouse & U.S. Post Office & Courthouse	$	65,926
New York, NY Silvio J. Mollo Federal Building	$	285,825
Boston, MA Thomas P. O'Neill, Jr. Federal Building	$	19,317
Martinsburg, WV IRS Enterprise Computing Center	$	23,098
Sacramento, CA 801 I Street Federal Building	$	18,546
Chicago, IL Everett McKinley Dirksen U.S. Courthouse	$	24,490
Los Angeles, CA Federal Building - 11000 Wilshire Boulevard	$	34,619
Pittsburgh, PA Joseph F. Weis, Jr. U.S. Courthouse	$	40,699
Indianapolis, IN Major General Emmett J. Bean Federal Center	$	50,413
Paducah, KY Federal Building and U.S. Courthouse	$	40,479
Beaumont, TX Jack Brooks Federal Building U.S. Post Office and Courthouse	$	86,701
Tacoma, WA Tacoma Union Station	$	79,256
Washington, DC Ronald Reagan Building Complex	$	90,584
Detroit, MI Patrick V. McNamara Federal Building	$	46,948
Subtotal, Major Repair and Alterations Projects	**$**	**1,187,290**
Major Repair and Alterations Special Emphasis Programs		
Consolidation Activities Program	$	50,000
Judiciary Capital Security Program	$	30,000
Fire Protection and Life Safety Program	$	32,000
Energy and Water Retrofit and Conservation Measures Program	$	25,000
Inventory Risk Mitigation and Resilience Program	$	60,000
Subtotal, Major Repair and Alterations Special Emphasis Programs	**$**	**197,000**
Subtotal, Major Repair and Alterations Program	**$**	**1,384,290**
Total FY 2024 Repairs and Alterations Program	**$**	**1,865,268**

(3) $233 million for Installment Acquisition Payments, for proposed statutorily required annual
repayment to the Federal Capital Revolving Fund for purchase transfers received in FY 2024.

(4) $5.7 billion for Rental of Space, to acquire and administer leasehold interests in privately owned facilities when federally owned space is not available or does not meet the specific requirements of occupant agencies. This amount funds annual rent for current leases, real estate taxes and other one-time payments, as well as rent increases associated with replacement leases and expansion space. Additionally, this account funds any lease terminations or lease buyouts in instances when there is a cost associated with such actions.

(5) $3.1 billion for Building Operations, to provide services for both federally owned and non-fully serviced leased facilities, as well as the administration and management of all PBS real property programs. Of the total amount requested in support of Building Operations, the Building Services allocation funds services and cost increases for cleaning, utilities, maintenance, and other related services. The Salaries and Expenses allocation within Building Operations supports PBS personnel costs excluding reimbursable full time equivalents (FTE), PBS-specific IT applications and PBS's contribution to the GSA Working Capital Fund (WCF).

Lastly, PBS projects $1.4 billion of reimbursable services provided to and paid for by other agencies, including funding for 316 FTEs. PBS also projects $207 million in permanent indefinite authority attributable to leased space relating to the expansion needs of occupant agencies, outleasing, energy rebates, and revenue from the sale of recyclable materials.

Crosswalk of FY 2022 New Obligational Authority
(Dollars in Thousands)

	P.L. 117-103 Enacted 03/15/2022	Approved Reprogramming / Transfers	Total FY 2022 Enacted, Reprogramming/ Transfers	Indefinite Authority	FY 2022 Authority
New Obligational Authority:					
Construction and Acquisition	$ 299,476	$ (8,042)	$ 291,434	$ -	$ 291,434
Major Repairs and Alterations	$ 192,871	$ 8,042	$ 200,913	$ 15,884	$ 216,797
Minor Repairs and Alterations	$ 388,710	$ -	$ 388,710	$ 959	$ 389,669
Rental of Space	$ 5,665,148	$ -	$ 5,665,148	$ 81,031	$ 5,746,179
Building Operations	$ 2,796,000	$ -	$ 2,796,000	$ 24,207	$ 2,820,207
Infrastructure Investment and Jobs Act	$ 3,418,008	$ -	$ 3,418,008	$ -	$ 3,418,008
Inflation Reduction Act	$ 3,375,000	$ -	$ 3,375,000	$ -	$ 3,375,000
Total, New Obligational Authority	**$ 16,135,213**	**$ -**	**$ 16,135,213**	**$ 122,081**	**$ 16,257,294**

1. ($8,042) represents the transfer from Construction and Acquisition to Major Repairs and Alterations for the 300 North LA project.
2. The IIJA was enacted on November 15, 2021 (P.L. 117-58, 135 Stat. 429).
3. The IRA was enacted on August 16, 2022 (P.L. 117-169, 136 Stat. 1818).

Indefinite Authority
(Dollars in Thousands)

	FY 2022 Actual	FY 2023 Enacted	FY 2024 Request
Repairs and Alterations:			
Historical Outleasing	$ 10,740	$ 13,368	$ 12,000
Energy Rebates	$ 5,104	$ 10,000	$ 10,000
International Trade Center	$ 959	$ 4,080	$ 4,080
Recycling	$ 40	$ 700	$ 700
Total, Repairs and Alterations	**$ 16,843**	**$ 28,148**	**$ 26,780**
Rental of Space: Leased Expansion Space	**$ 81,031**	**$ 170,699**	**$ 142,534**
Building Operations:			
International Trade Center - Building Services	$ 18,386	$ 38,140	$ 32,185
International Trade Center - Salaries and Expenses	$ 673	$ 590	$ 668
Cooperative Use Act - Outleasing	$ 2,795	$ 3,176	$ 2,922
National Antenna Program	$ 2,353	$ 2,821	$ 2,080
Total, Building Operations	**$ 24,207**	**$ 44,727**	**$ 37,855**
Total Indefinite Authority	**$ 122,081**	**$ 243,574**	**$ 207,169**

Note: Indefinite authorities are not included in reported resources or new obligational authority for out years.

Obligations by Object Classification
(Dollars in Thousands)

		FY 2022 Actual	FY 2023 Plan	FY 2024 Request
11.1	Full-time, permanent..................................	$ 572,080	$ 657,501	$ 703,726
11.3	Other than full-time permanent......................	$ 6,462	$ 5,161	$ 5,478
11.5	Other personnel compensation......................	$ 15,012	$ 17,970	$ 19,079
11.8	Special personnel services payments.............	$ 265	$ 2	$ 2
12.1	Civilian personnel benefits............................	$ 219,457	$ 246,868	$ 235,016
13.0	Benefits for former personnel.........................	$ 0	$ 0	$ 0
21.0	Travel and transportation of persons................	$ 3,974	$ 11,280	$ 10,737
22.0	Transportation of things...............................	$ 34	$ 6	$ 6
23.1	Rental payments to GSA	$ 33	$ 0	$ 0
23.2	Rental payments to others.............................	$ 5,580,504	$ 5,669,158	$ 5,747,776
23.3	Communications and utilities.........................	$ 402,831	$ 469,805	$ 430,644
	Subtotal, Rent, communications & utilities...	$ 5,983,368	$ 6,138,963	$ 6,178,420
24.0	Printing and reproduction..............................	$ 157	$ 174	$ 156
25.1	Advisory and assistance services...................	$ 413,632	$ 457,625	$ 453,646
25.2	Other services..	$ 63,448	$ 69,365	$ 71,531
25.3	Goods & services from Gov't accounts............	$ 452,065	$ 462,270	$ 494,572
25.4	Operation and maintenance of facilities............	$ 2,185,133	$ 1,943,071	$ 1,985,944
25.5	Other contractual services - Research and Development	$ 45	$ 0	$ 0
25.6	Medical care...	$ 18	$ 184	$ 218
25.7	Operation and maintenance of equipment.........	$ 7,192	$ 35,911	$ 40,921
25.8	Subsistence and support of persons.............	$ 0	$ 0	$ 0
	Subtotal, Contractual services.................	$ 3,121,533	$ 2,968,426	$ 3,046,832
26.0	Supplies and materials	$ 9,635	$ 8,408	$ 8,867
31.0	Equipment..	$ 96,869	$ 71,761	$ 87,366
32.0	Land and structures....................................	$ 1,170,465	$ 2,401,024	$ 3,320,182
33.0	Investments and loans.................................	$ 0	$ 0	$ 0
41.0	Grants, subsidies, and contributions................	$ 0	$ 0	$ 0
42.0	Insurance claims and indemnities....................	$ 283	$ 659	$ 659
43.0	Interest and dividends..................................	$ 30,730	$ 49,150	$ 44,801
44.0	Refunds	$ 16	$ 0	$ 0
94.0	Financial Transfers	$ 0	$ 0	$ 233,333
99.9	**Total Obligations.......................................**	**$ 11,230,340**	**$ 12,577,353**	**$ 13,894,661**
	Subtotal, PC&B..	$ 813,276	$ 927,502	$ 963,302
	Subtotal, Non-labor..................................	$ 10,417,064	$ 11,649,851	$ 12,931,359

Note: The above total obligations include funds from carryover, prior year recoveries, and reimbursable funding. Includes initial obligations from the IIJA and the IRA in FY 2022, FY 2023, and FY 2024.

Obligations by Program
(Dollars in Thousands)

	FY 2022 Actual		FY 2023 Plan		FY 2024 Request		Increase/(Decrease) FY 2024 Request	
	FTE	Obligations	FTE	Obligations	FTE	Obligations	FTE	Obligations
FTE and Obligations:								
1. Construction and Acquisition		$ 217,506		$ 758,880		$ 930,674		$ 171,794
2. Repairs and Alterations		$ 873,407		$ 839,421		$ 936,596		$ 97,175
3. Construction of Lease Purchase Facilities		$ -		$ -		$ -		$ -
4. Installment Acquisition Payments		$ -		$ -		$ 233,333		$ 233,333
5. Pennsylvania Avenue Activities								
a) Repairs and Alterations		$ 3,701		$ -		$ -		$ -
b) Building Operations - Building Services		$ 1,500		$ -		$ -		$ -
6. International Trade Center								
a) Repairs and Alterations		$ -		$ 959		$ -		$ (959)
b) Building Operations - Building Services		$ 24,658		$ -		$ -		$ -
c) Building Operations - Salaries and Expenses		$ 728		$ -		$ -		$ -
7. Rental of Space		$ 5,574,874		$ 5,668,680		$ 5,747,298		$ 78,618
8. Building Operations	5,083	$ 2,809,803	5,247	$ 3,178,665	5,247	$ 3,260,909	-	$ 82,244
9. Reimbursable	270	$ 1,531,087	316	$ 1,233,712	316	$ 1,238,349	-	$ 4,637
10. Disaster Recovery		$ 33,158		$ 26,662		$ 36,288		$ 9,626
11. CARES Act		$ 31,055		$ 60,221		$ 53,675		$ (6,546)
12. Infrastructure Investment and Jobs Act		$ 128,863		$ 316,153		$ 469,539		$ 153,386
13. Inflation Reduction Act		$ -		$ 494,000		$ 988,000		$ 494,000
Total FTE and Obligations	**5,353**	**11,230,340**	**5,563**	**$ 12,577,353**	**5,563**	**$ 13,894,661**	**-**	**$ 1,317,308**

Note: The above total obligations include funds from carryover, prior year recoveries, and reimbursable funding. Includes initial obligations from the IIJA and the IRA in FY 2022, FY 2023, and FY 2024.

FY 2024 Capital Program - Construction and Acquisition of Facilities

Program Description

This activity provides for the construction or purchase of facilities costing in excess of the prospectus threshold, additions to existing buildings costing in excess of the prospectus threshold, and remediation. All costs directly attributable to site acquisition, construction, the full range of design and construction services, and management and inspection of construction projects are funded under this activity.

Program Strategy

The FY 2024 request of $239 million for new construction addresses essential customer needs that are not presently met within GSA's existing inventory. GSA's new construction program efficiently meets space and security needs and facilitates lease cost avoidance through targeted investments. The list of new construction projects was determined based on GSA's review of each project and rating its priority relative to other potential projects. The following factors were considered:

- Serving PBS's Partners: Agency priority and existing master plans;
- Responsible Asset Stewardship: Condition of the facility being replaced, including the building systems, security and functionality of the space, funds received to date, existing occupancy status and housing plan, and support of local and national portfolio plans;

- Delivering Better Value and Savings: Lease cost avoidance and return on investment;
- Reducing the Federal Footprint: Space recapture and utilization rate improvement; and
- Significance to external stakeholders as driven by various executive orders, including real estate investment impact on local communities, especially those that have historically suffered from disinvestment and environmental harm.

The FY 2024 Construction and Acquisition program request is $239 million and reflects GSA's support of investments in homeland security projects, projects to improve the safety and condition of GSA's federally-owned assets, addressing known environmental liabilities, and activities in support of the Administration's direction to reduce the cost of operating the Federal Government and improving the portfolio's climate impact and resiliency.

- The budget supports $193 million for the continued consolidation of DHS in the National Capital Region at the St. Elizabeths Campus. By bringing most DHS Headquarters components into a single federally-owned campus, DHS will avoid incurring higher costs for commercial leases and enable its employees to collaborate more readily in a secure working environment. To date, appropriations to GSA for the St. Elizabeths Campus consolidation have exceeded $1.9 billion. Less than full funding of the FBF has delayed the original project for several years leading to increased costs. Continued support of this vital project will halt further delays and allow the Government to significantly reduce its DHS leased portfolio in the National Capital Region.

- $32.6 million is requested for the remediation of soil and ground water on the former Hardesty Federal Complex, an 18-acre parcel located at 607 Hardesty Avenue, Kansas City, MO. While under Federal control, underground storage tanks deteriorated and fluids leaked into the soil and groundwater on the property and onto the adjoining residential parcels.

- $4.2 million is requested for the remediation of environmental contamination of the Southeast Federal Center (SEFC) in Washington, DC. Remediation efforts have been underway at this site for several years to comply with a Consent Decree from the U.S. District Court in Washington, DC. While GSA requested the funds needed to satisfy the requirements of the Consent Decree on multiple occasions in prior fiscal years, no funds were appropriated between 2010 and the partial funding received in 2023.

- $9 million is requested for the analysis and design of a future construction project for a facility in Seattle, WA to meet NARA's long-term crucial records management space needs.

Construction and Acquisition of Facilities
(Dollars in Thousands)

CONSTRUCTION AND ACQUISITION OF FACILITIES
SUMMARY OF FY 2024 PROGRAM
(Dollars in Thousands)

	FUNDED TO DATE	ESTIMATED TOTAL PROJECT COST					FY 2024 REQUEST				
		SITE	DESIGN	CONSTRUCTIO	M&I	TOTAL	SITE	DESIGN	CONSTRUCTIO	M&I	TOTAL
New Construction:											
Washington, DC DHS Consolidation at St. Elizabeths	$1,969,863	$ 6,722	$ 294,293	$2,642,994	$ 162,179	$3,106,188	$ -	$ 9,908	$ 172,615	$ 10,877	$ 193,400
Kansas City, MO Hardesty Federal Complex Remediation	$ 3,000	$ -	$ 1,675	$ 32,738	$ 1,222	$ 35,635	$ -	$ -	$ 31,413	$ 1,222	$ 32,635
Washington, DC Southeast Federal Center Remediation	$ 79,802	$ 84,002	$ -	$ -	$ -	$ 84,002	$ 4,200	$ -	$ -	$ -	$ 4,200
Seattle, WA Design of Replacement Facility	$ -	$ -	$ 9,000	$ -	$ -	$ 9,000	-	$ 9,000	$ -	$ -	$ 9,000
Subtotal, Executive Agencies	**$2,052,665**	**$ 90,724**	**$ 304,968**	**$2,675,732**	**$ 163,401**	**$3,234,825**	**$ 4,200**	**$ 18,908**	**$ 204,028**	**$ 12,099**	**$ 239,235**
Total FY 2024 Construction and Acquisition of Facilities Program	**$2,052,665**	**$ 90,724**	**$ 304,968**	**$2,675,732**	**$ 163,401**	**$3,234,825**	**$ 4,200**	**$ 18,908**	**$ 204,028**	**$ 12,099**	**$ 239,235**

New Construction - Project Descriptions

District of Columbia

Washington, DC DHS Consolidation at St. Elizabeths……………………..…………$193,400,000

GSA proposes to continue the ongoing development of the DHS consolidated headquarters at the St. Elizabeths Campus by: 1) commencing design and construction of a new Federal building to house the DHS Office of Intelligence & Analysis; 2) commencing construction on a below-grade parking structure adjacent to Gate No. 2 along Martin Luther King, Jr. Avenue to accommodate campus visitors and employee parking; 3) ongoing historic preservation activities; and 4) management and inspection funding for these activities.

By bringing DHS headquarters components into a single federally-owned campus, DHS will avoid incurring higher costs for commercial leases and enable its employees to collaborate more readily in a secure working environment. On the St Elizabeths West Campus, GSA and DHS previously completed the construction of the Munro Building occupied by the U.S. Coast Guard and the historic Center Building occupied by the Secretary of Homeland Security and the senior leadership team. GSA is currently undertaking the design and construction of a new facility to house the Headquarters of the Cybersecurity and Information Security Agency currently located in more than nine leased locations in Northern Virginia.

The FY 2024 request is for Historic Preservation ($2.337 million) Design ($9.908 million), Construction ($170.278 million) and Management and Inspection ($10.877 million).

Washington, DC Southeast Federal Center Remediation..………………………...$4,200,000

GSA proposes $4.200 million for the continued remediation of the SEFC. SEFC is a 53-acre site, in the southeast quadrant of the District of Columbia along the Anacostia River. Congress previously authorized the GSA to redevelop this property by entering into agreements with private entities to enhance the value of the site to the Federal Government

Remediation of environmental contamination has been underway at this site for several years to comply with a Consent Decree from the U.S. District Court in Washington, DC. GSA will continue to fund mitigation requirements related to a Consent Order from the Environmental Protection Agency pursuant to section 7003 of the Resource Conservation and Recovery Act of 1976, as amended by the Hazardous and Solid Waste Amendments of 1984, 42 U.S.C. § 6973, and the provisions of the development agreement with Brookfield Properties, the successor to Forest City Washington. Compliance with the remediation requirements of the Consent Decree, the Consent Order, and the development agreement are necessary to enable the site to be redeveloped and will continue until all the remediation requirements have been satisfied. To date, $79,802,500 has been appropriated in support of remediation activities for the SEFC. Prior to the receipt of $3,946,000 in FY 2023, the last appropriation GSA received was in the amount of $15 million in FY 2010.

The FY 2024 request is for Mitigation and Oversight ($4.200 million).

Missouri

Kansas City, MO Former Hardesty Federal Complex Remediation..……………..$32,635,000

GSA proposes $32.635 million for remediation of soil and ground water on the former Hardesty Federal Complex, an 18-acre parcel located at 607 Hardesty Avenue, Kansas City, MO. While under Federal control, underground storage tanks deteriorated and fluids leaked into the soil and groundwater on the property and onto the adjoining residential parcels. The chemical trichloroethylene, commonly referred to as TCE, is the current source of pollution.

The Kansas City Quartermaster Depot occupied this property from 1940 to 1953, with GSA assuming custody and control in 1960 from the Department of Defense. The former Hardesty Federal Complex was home to several Federal agencies until the complex was vacated in the early 2000s and sold by GSA in 2011 through a public auction to the Hardesty Renaissance Economic Development Corporation, a Missouri non-profit corporation. Although the Federal Government no longer owns the property, GSA remains responsible for the environmental remediation pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, *et seq*. GSA's obligations for the environmental remediation of the property are memorialized in an April 2014 Administrative Order on Consent and Agreement, Order No. HWP-2014-001, with the State of Missouri.

The FY 2024 request is for Construction ($31.413 million) and Management and Inspection ($1.222 million).

Design

Seattle, WA Long-term Records Storage Facility….………………………………… $9,000,000

GSA proposes $9 million for the analysis and design of a future construction project for a facility to meet the National Archives and Records Administration (NARA) long-term crucial records storage space needs in the Seattle-Tacoma-Bellevue, WA MSA. Site, construction, and management and inspection will be funded in a future fiscal year once the Federal agencies and interested State and Tribal stakeholders agree upon a location and consultation is complete. Long-term archival and Federal records stored at the facility hold significant value to individuals and organizations including State agencies, higher education institutions, researchers, scientists, Tribal members, and students. NARA will digitize all records, which will allow for more dense storage and a smaller footprint; however, based on strong interests expressed in previous Tribal consultations, NARA will not permanently relocate records out of the MSA.

The existing National Archives facility in Seattle is located at 6125 Sand Point Way NE, Seattle, Washington. The aging facility, constructed in 1946 requires significant reinvestments that do not make it economically viable to repair and improve. In advance of relocation to a newly constructed facility, funds in support of repair and alterations to the existing facility that are necessary for continued occupancy and protection of records and materials stored within the facility, will be provided annually from GSA's Basic Repairs and Alterations Program.

GSA and NARA are committed to the consultative process with impacted State and Tribal nations as the replacement of the Sand Point facility progresses. The program of requirements and building design provided for in this prospectus are essential prerequisites for meaningful consultation with Tribal entities regarding site selection.

The FY 2024 request is for Analysis and Design ($9.000 million).

FY 2024 Capital Program - Repairs and Alterations

Program Description

This activity provides for repairs and alterations of existing buildings, as well as associated design and construction services. Protection of the Government's investment, the health and safety of building occupants, relocation of agencies from leased space, and cost effectiveness are the principal criteria used in establishing GSA’s priorities for projects funded from this activity. Repairs and alterations to improve space utilization, address life-safety issues, and prevent deterioration and damage to buildings, building support systems, and operating equipment are given priority.

Program Strategy

The FY 2024 request of $1.87 billion in Repairs and Alterations funding is necessary to address the growing backlog of liabilities present in GSA’s inventory of facilities and to improve the utilization of GSA’s federally owned space. In the past 13 fiscal years, many Basic and Major repairs and alterations projects were repeatedly deferred, including major repairs to malfunctioning elevators, replacement of obsolete electrical systems, updates to outdated fire alarm systems, seismic retrofits, and environmental abatement.

GSA prioritizes repairs and alterations projects consistent with the goal of investing in a long-term sustainable and effective portfolio. The following factors were considered:

- Risk: Project Development and Project Readiness
- Return: Project Cost, Market Alternatives, FBF sustainability, and Return on Investment
- Optimization: Portfolio Optimization, Asset Optimization, Improvement in Facility Condition, Sustainability and Climate Resilience
- Stakeholder: Serving PBS Partners, Administration and Customer Priorities, and Historic Stewardship

The FY 2024 request funds repair activities to ensure that the existing infrastructure, for which there is a long-term need, receives investments to provide better and safer workplaces that are adaptable to respond to changes in Government space needs, supports partner agencies, improves customer mission delivery, reduces operating expenses, and are more resilient to climate change.

- PBS requests $1.19 billion for Major Repairs and Alterations projects. Funding for these capital improvements in GSA’s federally owned facilities (including the repair/replacement of outdated mechanical; electrical; fire and life safety; conveying; HVAC systems; and the correction of exterior and structural deficiencies) are critical to maintaining safe, secure, and functional facilities where occupant agencies can perform their missions. Proposed repairs and alterations will also facilitate improved asset utilization and lower costs for the American taxpayers.

- PBS requests $481 million for the Basic Repairs and Alterations program, investing in projects with a total cost below the prospectus threshold of $3.613 million. This program ensures that emerging needs are met, mitigating the need for more costly projects. A portion of these funds are to be used in conjunction with IRA projects that otherwise could not execute a fully functional project. Additionally, approximately 64% of these funds will be allocated to undertake regular and preventive maintenance; address basic serviceability items, such as keeping the chillers and boilers running and elevators in working order; improve efficiency in operations; and ensure GSA's facilities are safe for occupancy.

- PBS requests $197 million in five special emphasis programs addressing Consolidation Activities, Judiciary Capital Security, Fire Protection and Life Safety, Energy and Water Retrofit and Conservation Measures, and Inventory Risk Mitigation and Resilience Programs.

Major Repairs and Alterations Projects
(Dollars in Thousands)

REPAIRS AND ALTERATIONS
SUMMARY OF FY 2024 PROGRAM
(Dollars in Thousands)

	FUNDED TO DATE	ESTIMATED TOTAL PROJECT COST DESIGN	CONSTRUCTION	M&I	TOTAL	FY 2024 Request DESIGN	CONSTRUCTION	M&I	TOTAL
Nonprospectus (Basic) Repairs and Alterations Program	$ -	$ -	$ 480,978	$ -	$ 480,978	$ -	$ 480,978	$ -	$ 480,978
Major Repairs and Alterations Projects									
Philadelphia, PA James A. Byrne U.S. Courthouse	$ 12,927	$ 7,349	$ 83,799	$ 5,578	$ 96,726	-	$ 83,799	$ -	$ 83,799
Boston, MA John J. Moakley U.S. Courthouse	$ 10,345	$ 10,345	$ 119,977	$ 6,413	$ 136,735		$ 119,977	$ 6,413	$ 126,390
Atlanta, GA Sam Nunn Atlanta Federal Center	$ 10,229	$ 5,547	$ 70,200	$ 4,682	$ 80,429	$ -	$ 70,200	$ -	$ 70,200
Oklahoma City, OK William J. Holloway, Jr. U. S. Courthouse & U.S. Post Office & Courthouse	$ 15,222	$ 12,129	$ 197,242	$ 9,955	$ 219,326	$ -	$ 62,543	$ 3,383	$ 65,926
New York, NY Silvio J. Mollo Federal Building	$ 46,600	$ 15,913	$ 298,831	$ 17,681	$ 332,425	$ -	$ 269,708	$ 16,117	$ 285,825
Boston, MA Thomas P. O'Neill, Jr. Federal Building	$ -	$ 1,554	$ 16,433	$ 1,330	$ 19,317	$ 1,554	$ 16,433	$ 1,330	$ 19,317
Martinsburg, WV IRS Enterprise Computing Center	$ -	$ 1,994	$ 19,751	$ 1,353	$ 23,098	$ 1,994	$ 19,751	$ 1,353	$ 23,098
Sacramento, CA 801 I Street Federal Building	$ -	$ 1,594	$ 15,888	$ 1,064	$ 18,546	$ 1,594	$ 15,888	$ 1,064	$ 18,546
Chicago, IL Everett McKinley Dirksen U.S. Courthouse	$ -	$ 2,291	$ 20,272	$ 1,927	$ 24,490	$ 2,291	$ 20,272	$ 1,927	$ 24,490
Los Angeles, CA Federal Building - 11000 Wilshire Boulevard	$ -	$ 15,887	$ 200,096	$ 9,045	$ 225,028	$ 7,720	$ 25,101	$ 1,798	$ 34,619
Pittsburgh, PA Joseph F. Weis, Jr. U.S. Courthouse	$ 11,000	$ 4,707	$ 43,217	$ 3,775	$ 51,699	$ 3,698	$ 34,066	$ 2,935	$ 40,699
Indianapolis, IN Major General Emmett J. Bean Federal Center	$ 3,200	$ 3,814	$ 47,176	$ 2,623	$ 53,613	$ 614	$ 47,176	$ 2,623	$ 50,413
Paducah, KY Federal Building and U.S. Courthouse	$ -	$ 3,324	$ 34,485	$ 2,670	$ 40,479	$ 3,324	$ 34,485	$ 2,670	$ 40,479
Beaumont, TX Jack Brooks Federal Building U.S. Post Office and Courthouse	$ -	$ 6,724	$ 76,072	$ 3,905	$ 86,701	$ 6,724	$ 76,072	$ 3,905	$ 86,701
Tacoma, WA Tacoma Union Station	$ 3,395	$ 7,155	$ 70,071	$ 5,425	$ 82,651	$ 7,155	$ 66,676	$ 5,425	$ 79,256
Washington, DC Ronald Reagan Building Complex	$ -	$ 6,398	$ 79,226	$ 4,960	$ 90,584	$ 6,398	$ 79,226	$ 4,960	$ 90,584
Detroit, MI Patrick V. McNamara Federal Building	$ -	$ 3,798	$ 40,778	$ 2,372	$ 46,948	$ 3,798	$ 40,778	$ 2,372	$ 46,948
Subtotal, Major Repair and Alterations Projects	**$ 112,918**	**$ 110,523**	**$ 1,433,514**	**$ 84,758**	**$ 1,628,795**	**$ 46,864**	**$ 1,082,151**	**$ 58,275**	**$ 1,187,290**
Major Repair and Alterations Special Emphasis Programs									
Consolidation Activities Program	$ -	$ -	$ 50,000	$ -	$ 50,000	$ -	$ 50,000	$ -	$ 50,000
Judiciary Capital Security Program	$ -	$ -	$ 30,000	$ -	$ 30,000	$ -	$ 30,000	$ -	$ 30,000
Fire Protection and Life Safety Program	$ -	$ -	$ 32,000	$ -	$ 32,000	$ -	$ 32,000	$ -	$ 32,000
Energy and Water Retrofit and Conservation Measures Program	$ -	$ -	$ 25,000	$ -	$ 25,000	$ -	$ 25,000	$ -	$ 25,000
Inventory Risk Mitigation and Resilience Program	$ -	$ -	$ 60,000	$ -	$ 60,000	$ -	$ 60,000	$ -	$ 60,000
Subtotal, Major Repair and Alterations Special Emphasis Programs	**$ -**	**$ -**	**$ 197,000**	**$ -**	**$ 197,000**	**$ -**	**$ 197,000**	**$ -**	**$ 197,000**
Subtotal, Major Repair and Alterations Program	**$ 112,918**	**$ 110,523**	**$ 1,630,514**	**$ 84,758**	**$ 1,825,795**	**$ 46,864**	**$ 1,279,151**	**$ 58,275**	**$ 1,384,290**
Total FY 2024 Repairs and Alterations Program	**$ 112,918**	**$ 110,523**	**$ 2,111,492**	**$ 84,758**	**$ 2,306,773**	**$ 46,864**	**$ 1,760,129**	**$ 58,275**	**$ 1,865,268**

Repair and Alterations - Project Descriptions

California

Los Angeles, CA Federal Building - 11000 Wilshire Boulevard………………….. $34,619,000

GSA proposes $34.619 million for a repair and alteration project located at 11000 Wilshire Boulevard in Los Angeles, CA to remediate the fire-damaged East Annex at the Federal Building complex and to design alterations to the main tower of the Federal building. Repairs to the East Annex will enable use of space vacated as a result of the fire and the return of common services, including the credit union and the cafeteria, to the building. The project will fully restore the annex and includes seismic upgrades, exterior and interior construction, mechanical, electrical, plumbing replacement, and fire and life safety work. In addition, design of the future repair and alteration project will address critical seismic deficiencies, abate asbestos containing material in floor decking, and replace building systems that are beyond their useful service.

In May 2017, the East Annex was badly damaged in a fire that started in the U.S. Postal Service space and quickly spread throughout the Annex building. Emergency remediation and encapsulation efforts were completed to prevent further damage to the annex but 19,000 usable square feet of critical office and joint-use space remains unsuitable for occupancy. Temporary space on the 7th floor of the tower now houses some of the agencies, but there is no longer a cafeteria or post office on the site. Renovating the East Annex will allow the agencies to vacate the 7th floor of the tower.

The Federal Building (main tower) provides secure, long-term housing for Federal agencies with a mission-critical need to be located in west Los Angeles. The building was constructed in 1969 and has never been modernized, with many building systems beyond their useful service, including the HVAC and electrical systems. In addition, hazardous material abatement from the underside of floor decking will mitigate a life-safety liability. Exterior construction will correct widespread glazing gasket failure and deteriorating sealant and caulking. GSA’s *Seismic Rating System Report,* released on March 31, 2016, lists the main tower of the Federal Building complex as a high seismic priority in the GSA portfolio. Plumbing upgrades will mitigate antiquated fixtures, equipment and piping.

The FY 2024 request is for Design ($7.720 million), Construction ($25.101 million) and Management and Inspection ($1.798 million).

Sacramento, CA 801 I Street Federal Building………………………………………$18,546,000

GSA proposes $18.546 million for a repair and alteration project for the Federal Building located at 801 I Street in Sacramento, CA, to backfill vacant space and restack the first and second floors. GSA will relocate existing first and second floor tenants for backfill of the Social Security Administration (SSA) into the building from a leased location, remove industrial space inefficiencies in the former postal workroom, and reconfigure space to maximize its utility and ability to house more efficiently future Federal agencies.

The Federal Building at 801 I Street has suffered chronic space vacancy due to its industrial space layout that was built to accommodate the former U.S. Postal Service tenant. This project will address the building's vacancy, increase efficiency and revitalize one of GSA's historic assets. In addition, the Government will realize a lease cost avoidance of approximately $600,000 annually, with relocation of SSA from its current leased location to the Federal building.

The FY 2024 request is for Design ($1.594 million), Construction ($15.888 million) and Management and Inspection ($1.064 million).

District of Columbia

Washington, DC Ronald Reagan Building Complex………………………………$90,584,000

GSA proposes $90.584 million for the full replacement of the fire alarm system and the completion of targeted fire protection and life safety repairs/upgrades throughout the Ronald Reagan Building Complex (RRB). RRB is a 10-story, mixed-use office building comprised of a Federal Office Building, an International Trade Center, and a public parking garage. The building has five separate office towers connected by an atrium and public concourse areas and was constructed in 1996.

The fire alarm system has reached the end of its useful life, and the manufacturer has issued notice that the panel will no longer be supported with parts and service. Presently, when failures arise, GSA has to send existing parts out to second-party electronics refurbishers to be fixed and repaired at considerable cost to the taxpayer.

In addition to replacement of the fire alarm system, numerous life-safety improvements need to be undertaken, including relocating/expanding/providing sprinkler replacement in accordance with recognized codes and standards as well as Federal laws and regulations, installing firestopping where missing/inadequate, providing additional signaling and notification device coverage, correcting inadequate exit signage, and directing egress to outdoor pathways.

The FY 2024 request is for Design ($6.398 million), Construction ($79.226 million) and Management and Inspection ($4.960 million).

Georgia

Atlanta, GA Sam Nunn Atlanta Federal Center……….…………………………. $70,200,000

GSA proposes $70.200 million for a repair and alteration project for the Sam Nunn Atlanta Federal Center (SNAFC), located at 100 Alabama Street SW in Atlanta, GA. The project will upgrade critical electrical systems, clean and remediate the air conveyance system, and repair and upgrade outdoor air systems.

The Downtown Development Authority of the City of Atlanta, a governmental entity created by state statute, acts as the lessor for this facility. The lease is triple net in nature, and GSA is responsible for all repair and alterations in the building over the life of the lease. At the time of the lease signing, the City made a separate Offer of Donation to GSA, which was signed and finalized by both parties. In accordance with the longstanding agreement, GSA plans to acquire the asset through donation upon lease expiration and take Federal ownership of SNAFC on October 1, 2023.

The proposed project will address elements of the electrical distribution system to resolve outage issues, replace the three facility generators, and provide for a dedicated electrical lighting distribution system for the facility. In addition to the electrical system upgrades, the project will fully remediate the air conveyance systems of the SNAFC. Contaminant levels were found to be at safe levels, and are regularly monitored and tested to ensure the safety of building occupants, however, this project is needed to fully address and prevent this issue from developing further.

The FY 2024 request is for Construction ($70.200 million).

Illinois

Chicago, IL Everett McKinley Dirksen U.S. Courthouse……………………….…..$24,490,000

GSA proposes $24.490 million for a repair and alteration project for the Everett McKinley Dirksen U.S. Courthouse, located at 219 S. Dearborn, Chicago, IL. The project will correct fire and and life safety deficiencies and upgrade the lighting systems in both courtrooms and the ground floor elevator lobbies.

The fire sprinkler system in the two-story courtrooms and the ground floor lobbies do not meet current requirements. The existing sprinkler installation results in a discharge pattern that is disrupted by elements of the historic ceiling grid, compromising the effectiveness of the sprinklers. In addition, the placement of the sprinkler heads does not meet current requirements and could prevent timely operation in the event of a fire. Upgrades to the sprinkler system are required to correct these issues.

To correct the fire life safety deficiencies outlined above, the lighting system must be reconfigured. Additionally, the lighting system in the two-story courtrooms has exceeded its useful life. The manufacturer has discontinued service, and parts are no longer available. The existing ballasts are not energy efficient and generate a buzzing sound that disrupts court proceedings. Parts of the infrastructure are original to the building and have cloth wiring, which can be an electric shock and fire hazard. The lighting control system does not meet the requirements of the 2007 U.S. Courts Design Guide (as partially revised in 2016).

The FY 2024 request is for Design ($2.291 million), Construction ($20.272 million) and Management and Inspection ($1.927 million).

Indiana

Indianapolis, IN Major General Emmett J. Bean Federal Center…………………..$50,413,000

GSA proposes $50.413 million for a repair and alteration project for the Major General Emmett J. Bean Federal Center located at 8899 E. 56th Street, Indianapolis, IN. The project will complete critical repairs and upgrades to the building's exterior, including to window systems, and replace the building's cooling tower. Additional design is required for repairs to the building's windows as well as to correct the resulting ongoing water infiltration and to repair the interior.

The building is experiencing a serious structural failure that poses a life safety hazard to its occupants and visitors. The roof parapet is separating from the roof and moving outwardly over the building's perimeter facades. There is a significant risk of large portions of the roof parapet falling off the building, and the risk grows greater as the parapet continues to move further. The movement is also causing delamination of the building's exterior coating, which continues to fall off the building. Access to portions of the exterior sidewalk has been restricted, and temporary protective netting and scaffolding have been installed to protect tenants from any falling debris.

The north roof of the building, which has reached the end of its useful life, is experiencing leaks. Failed window sealant is allowing water intrusion into the building, causing water damage to the interior side of the gypsum board below the windows and corrosion of metal studs. The water infiltration below the windows has the potential for mold growth. Additionally, the building's cooling tower is corroding and has reached the end of its useful life.

The FY 2024 request is for Additional Design ($614 thousand), Construction ($47.176 million) and Management and Inspection ($2.623 million).

Kentucky

Paducah, KY Federal Building and U.S. Courthouse……………………………….$40,479,000

GSA proposes $40.479 million for a repair and alteration project for the Federal Building & US Courthouse (FBCT) located at 501 Broadway Street, Paducah, KY. The project will address security deficiencies identified by the U.S. Courts and U.S. Marshal Service (USMS). It will also address the needs and conditions of the FBCT by completing a full building system and infrastructure modernization and a full seismic upgrade to the building.

The proposed project will address various security-related deficiencies identified by the U.S. Courts and USMS, provide for a complete seismic upgrade to the structure of the FBCT, and address needed replacements and upgrades to multiple building systems, infrastructure, and exterior envelope. It will address elements that improve the separation of circulation for the public, judges, and prisoners, including adding doors, reconfiguring or adding corridors, reconfiguring or adding elevators, secured parking and sally ports, constructing physical or visual barriers and associated demolition, improving physical security systems and site security, and abating hazardous materials as necessary. Structural improvements to the FBCT will include a complete seismic retrofit and progressive collapse-related upgrades to the structural steel. The seismic retrofit will include installing new shear walls, demolishing or reinforcing interior clay-tile partitions, installing reinforcements at perimeter walls, and installing seismic bracing for new and existing nonstructural components. Modernization of the FBCT's major systems include replacements/upgrades to the HVAC, plumbing, electrical, and lighting systems, roof replacement, exterior enclosure repairs, compliance with egress requirements, as well as fire and life safety improvements including the installation of a new fire alarm and fire suppression system. The project also includes upgrades to meet Architectural Barriers Act Accessibility Standard (ABAAS) requirements with the installation of a new ABAAS handicapped accessible ramp and compliant restrooms. Improvements to the interior finishes in the FBCT's common areas will be undertaken and hazardous materials will be abated.

The FY 2024 request is for Design ($3.324 million), Construction ($34.485 million) and Management and Inspection ($2.670 million).

Massachusetts

Boston, MA John Joseph Moakley U.S. Courthouse…………………………….... $126,390,000

GSA proposes $126.390 million for a repair and alteration project for the John Joseph Moakley U.S. Courthouse, located at One Courthouse Way in Boston, MA. The project will address the mechanical, electrical, fire alarm systems, repair the deteriorating building envelope to mitigate impacts of the humid climate, replace the roof, and modernize conveyance systems.

The project will replace outdated boilers, chillers, and air handling units, upgrade the building automation system, and improve overall energy performance thereby reducing operating costs. Exterior construction includes replacement of the roof with a new high-efficiency assembly to provide related ceiling and roof perimeter fire barriers and replacement of lightning protection. Building envelope repairs include sealants and metal flashing that will be replaced around the facility, including the glass curtain wall, windows, skylights, doors, and expansion joints, and repointing of the masonry in some areas will be undertaken. The conveyance system will be modernized to meet current technology, performance, and code standards. The project also includes replacement of the voice evacuation fire alarm system. Additionally, full lighting fixture, sensor, and control upgrades will be integrated into the new building automation system.

The FY 2024 request is for Construction ($119.977 million) and Management and Inspection ($6.413 million).

Boston, MA Thomas P. O'Neill, Jr. Federal Building……………………………..…..$19,317,000

GSA proposes $19.317 million for repair and alterations to replace the deficient roof systems at the Thomas P. O'Neill, Jr. Federal Building located at 10 Causeway Street in Boston, MA. The proposed project will address existing roof deficiencies, improve performance, and comply with applicable life safety code requirements.

The project will replace the failed roof system, flashing and sealants with a new membrane roofing system coupled with high efficiency insulation. The existing solar hot water/photovoltaic system will be temporarily removed and reinstalled after the new roof installation. The new roof system will meet high performance building envelope design criteria, and also include the full refurbishment of all original seals, gaskets and glass panels to the existing public central lobby atrium skylight system. A roof anchor/fall arrest system will be installed throughout, including a skylight-specific system to provide increased personnel safeguards for all future exterior roof and skylight access. Interior leak repairs, removal of obsolete fire protection equipment, and an LED retrofit of atrium lighting are also included in the project.

The building's roofing system has not only reached the end of useful life, but has experienced multiple catastrophic failures including a significant billowing event requiring emergency repair action to refasten back to the substrate. Changing wind dynamics resulting from two newly constructed adjacent 40+ story high-rise buildings could pose novel wind loading events that could exacerbate future failures. The building has limited fall protection anchors risking personnel safety, especially related to the building's expansive atrium skylight, which currently has no dedicated fall protection system.

The FY 2024 request is for Design ($1.554 million), Construction ($16.433 million) and Management and Inspection ($1.330 million).

Michigan

Detroit, MI Patrick V. McNamara Federal Building $46,948,000

GSA proposes $46.948 million in repair and alterations for the Patrick V. McNamara Federal Building (PVM) located at 477 Michigan Avenue in Detroit, MI.

The project will modernize the PVM conveyance systems which include eighteen passenger and two freight elevators, along with controls, cars, and drive systems. The project will also replace the building's electrical switchgear, motor control centers, and transformers. Lastly, the existing perimeter bollards and deteriorating concrete planters will be replaced.

The elevator equipment for the building's eighteen passenger and two freight elevators is failing and has surpassed its useful life. Component replacement parts are no longer available and instead need to be rebuilt. Elevator shutdowns have reduced service and access to the building's high-rise, occupied by the Federal Bureau of Investigation (FBI) Field Office. Modernization will improve safety and reliability as well as combat significantly rising elevator maintenance contract costs resulting from aging and failing equipment. The electrical infrastructure is original to the Federal building. Its aging and failing condition are causing performance, power, and balance issues. Transformers are failing at the lower voltage levels, and the building has been exposed to power surges and dips on numerous occasions. The perimeter security bollards require upgrades, and the planter surrounds are deteriorating. The existing bollards are in the public right of way; replacement of the bollards will address tenant security concerns and improve the pedestrian experience on and around the facility's site.

The FY 2024 request is for Design ($3.798 million), Construction ($40.778 million) and Management and Inspection ($2.372 million).

New York

New York, NY Silvio J. Mollo Federal Building…………………………………….. $285,825,000

GSA proposes $285.825 million for construction of Phase II of a two-phase modernization project of the Silvio J. Mollo Federal Building (Mollo Building), located at 1 St. Andrew's Plaza, New York, NY. The project will address seismic, structural, security, and major building systems deficiencies, as well as provide a new buildout of the Department of Justice–U.S. Attorney's Office (USAO) Criminal Division, and USMS space.

Phase I of the two-phase modernization, funded in FY 2020, provided for the design of the modernization of the Mollo Building and the design and construction of swing space buildout, space recapture, and related improvements at the Jacob K. Javits Federal Building, located at 26 Federal Plaza, New York, NY.

Phase II includes the full modernization of the Mollo Building to address seismic, building systems, security, and structural and tenant space deficiencies. The modernization entails complete replacement of all building elements and building infrastructure, retaining only the foundation and structural superstructure. Seismic, progressive collapse, security, and ABAAS deficiencies will be corrected, and a blast-resistant façade will replace the existing exterior wall construction. All building systems, including system equipment, distribution, controls, and fixtures will be replaced, accessibility upgrades will be undertaken, and interior space will be built out in accordance with current USAO and USMS requirements. A new main entrance and security pavilion will be integrated into the modernization.

It is imperative that the Southern District of New York USAO's Criminal Division remain housed within the Mollo Building. This location provides USAO with secure and easy access to both the Daniel Patrick Moynihan U.S. Courthouse and the Thurgood Marshall U.S. Courthouse, as well as the Metropolitan Correctional Center, a Federal prison serving Manhattan. The commercial real estate market makes it highly unlikely that office space for the USAO Criminal Division could be found in one location within a reasonable distance from both courthouses and the USAO has a clear, long term need proximate to the Courthouse. If the USAO Criminal Division were to be housed elsewhere, the transit times from the courthouses and correctional facility would be longer, and there would be a chance USAO operations would have to be split up among multiple locations, impacting security and operational efficiency and resulting in a significantly higher cost to the taxpayer. If Phase II is not funded or is delayed, the USAO Criminal Division and the USMS's operations will be severely impacted. Under Phase I, these agencies are temporarily relocating to reduced square footage in Javits.

The Mollo Building systems are outdated, at risk for failure, and not in compliance with current codes and standards. Additionally, since the mechanical systems provide air conditioning (chilled water) and heating (reduced pressure steam) to the adjacent MCC. Any failures of these systems would result in a lack of heating, air conditioning, or both at MCC in addition to Mollo. Replacement of the façade, roof, and building systems will increase the performance of the building and promote energy and resource efficiency. Security and seismic enhancements are necessary to protect Federal personnel, building occupants, and surrounding structures, while accessibility enhancements are required to meet current codes and standards. The interior spaces, as currently configured, are inefficient and do not meet the needs or requirements of tenant agencies. The proposed modernization will minimize or eliminate these deficiencies. Additionally, security will be enhanced, and the interior space will be accessible for persons with disabilities.
The FY 2024 request is for Construction ($269.708 million) and Management and Inspection ($16.117 million).

Oklahoma

Oklahoma City, OK William J. Holloway Jr. U.S. Courthouse & Post Office…… $65,926,000

GSA proposes $65.926 million for the construction for Phase II, of a two-phase repair and alteration project for the William J. Holloway, Jr. United States Courthouse at 200 Northwest Fourth Street, Oklahoma City, OK, and the United States Post Office and Courthouse (PO-CT) at 215 Dean A. McGee Avenue. These two buildings are part of a three-building Federal complex that also includes the Federal Parking Garage. Alterations in Phase II will address work in the PO-CT including interior alterations; exterior improvements, such as roof replacement at penthouse and window system improvements; modernization of outdated mechanical, electrical, fire alarm, and plumbing systems; and sitework.

The second phase includes the remaining repair and alteration of the PO-CT. Proposed interior construction includes replacement of finishes and fixtures in restrooms and common areas, as well as repair of water damage to interior woodwork and stone. The HVAC system also will be upgraded. Electrical work includes additional lighting and replacement of electrical panels. The mechanical penthouse roof will be replaced and the walls repaired. Fire and life-safety upgrades include seismic modifications and enhancements to the fire sprinkler system. Plumbing fixtures will be replaced in all restrooms and a basement drainage system installed. Site improvements include walkway repair, landscaping upgrades, and the installation of an accessible entry landing and ramp at the main building entry.

The FY 2024 request is for Construction Cost ($62.543 million) and Management and Inspection ($3.383 million).

Pennsylvania

Philadelphia, PA James A. Byrne U.S. Courthouse………………………...……… $83,799,000

GSA proposes $83.799 million for a repair and alteration project for the James A. Byrne U.S. Courthouse, located at 601 Market Street in Philadelphia, PA. The proposed project will upgrade the HVAC system, which includes comprehensive repairs or replacement of obsolete air handling units and degraded ductwork, and the installation of enhanced controls and related electrical and life-safety upgrades.

Portions of the HVAC distribution system will be upgraded to a variable air volume network and the existing perimeter heating systems will be balanced with the new distribution network to enhance control, optimize efficiency, and improve tenant comfort. Ductwork will be replaced or comprehensively repaired to mitigate additional damage that has already caused blockages and air leaks. Secondary boilers will be added to the common mechanical plant to provide hot water for reheat coils in the variable air volume devices. The building automation system (BAS) will be upgraded to integrate the controls for all HVAC components and incorporate control points for all building systems.

Demolition will be required to access the required components being replaced or upgraded. Abatement of asbestos-containing materials will be undertaken in mechanical spaces and around ductwork. Electrical and life-safety upgrades resulting from the HVAC component upgrades and distribution network changes will be undertaken, where required.

The FY 2024 request is for Construction ($83.799 million).

Pittsburgh, PA Joseph F. Weis, Jr. U.S. Courthouse………………………………..$40,699,000

GSA proposes $40.699 million for repairs and alterations to the Joseph F. Weis, Jr. U.S. The project includes replacing the HVAC system, associated electrical systems, and a section of the roof as well as lightning protection and a fall arrest system.

The Weis Courthouse currently supports the operations of the U.S. Court of Appeals for the Third Judicial Circuit and the Western District of Pennsylvania for the U.S. District Court. The majority of the HVAC system is more than 60 years old and has exceeded its expected useful life. Older units still utilize the antiquated original pneumatic and communication controls. With multiple system components exceeding the expected service life and in deteriorated condition, there is increased risk for a system failure and outage to portions of floors. Failures would lead to a significant disruption to the Judiciary's ability to meet caseload requirements. In addition, GSA has been working to improve space utilization within the building and building systems need to be upgraded to continue to support tenants. The scope also includes replacement of the plumbing and electrical systems associated with the HVAC infrastructure as these are more than 60 years old and past their expected useful life.

The FY 2024 request is for Design ($3.698 million), Construction ($34.066 million), and Management and Inspection ($2.935 million).

Texas

Beaumont, TX Jack Brooks Federal Building-U.S. Post Office & Courthouse....$86,701,000

GSA proposes $86.701 million for a repair and alteration project for the Jack Brooks Federal Building, U.S. Post Office and Courthouse at 300 Willow Street in Beaumont, TX. The project will address the building's deteriorating envelope and mitigate impacts of humid climate, modernize outdated mechanical, electrical, plumbing and conveyance systems, historic attributes, repair damaged portions of the interior, and undertake site and life safety improvements. The project will substantially enhance the preservation, duration, and efficiency of the building.

Exterior construction includes comprehensive restoration of all building exterior stonework, roof replacement, and a window component. Modernization of building systems includes HVAC, electrical switchgear, panel, wiring, lighting, domestic water, storm drainage, waste piping, and plumbing fixture replacement, and conveyance upgrades. Interior construction includes restoration of historic finishes and other damaged finishes and restroom and accessibility upgrades, and alterations for temporary interior moves. Site work includes replacement of retaining walls; repairs/replacement to parking areas, gates, and bollards; and the addition of a perimeter drainage system. Life-safety improvements include upgrades to the building sprinkler system, replacement of door hardware, and code-compliance improvements to mechanical spaces and stairways.

The building's original cladding is in poor condition with areas of cracks, spalling, and delamination on all elevations. Materials on the building's exterior, such as exterior stone and pieces of mortar, are falling off the building and posing a risk to pedestrians. In anticipation of further degradation, the building facade has been netted to protect pedestrians below. The building's multiple roofing systems are approaching the end of their useful lives and require replacement to prevent further water intrusion. The HVAC system has had multiple modifications since original construction and needs complete replacement for code compliance and energy efficiency. The electrical system throughout the building is dated and no longer serviceable. Public corridors, elevator lobbies, courtrooms, and public restrooms require maintenance and repair as identified in the historic building preservation plan. The aging elevators require parts that are no longer available. Plumbing systems are a combination of original and retrofit piping and are unsafe to test due to extensive corrosion. Site work will address poor drainage conditions, trip hazards, and deteriorated parking areas. Life-safety work will correct fire rating of doors and walls in mechanical spaces, emergency lighting, the aging fire alarm and sprinkler system, and exit signage.

The FY 2024 request is for Design ($6.724 million), Construction ($76.072 million) and Management and Inspection ($3.905 million).

Washington

Tacoma, WA Tacoma Union Station……………………………………………………$79,256,000

GSA proposes $79.256 million for a repair and alteration project for the Tacoma Union Station (TUS) located at 1717 Pacific Avenue, Tacoma, WA to address seismic deficiencies, undertake targeted building system modernizations, and address life safety upgrades. TUS is made up of 3 buildings: the historic building, the courts' addition building, and the link building. GSA's *Seismic Rating System Report*, lists the Tacoma Union Station as having one of the highest seismic risk ratings in the GSA portfolio. In addition to the critical structural repairs and upgrades, the proposed project will modernize the building's outdated systems, address life-safety upgrades, alter interior space, and undertake exterior repairs. GSA acquired the building from the City of Tacoma on September 21, 2022.

The project includes replacement of the HVAC system, including air handling units, ductwork, ceiling diffusers, grills, exhaust and pressurization fans, fan coil units, and unit heaters. Existing cooling towers, boilers and primary heating water pumps will be replaced. Plumbing upgrades include fixture retrofits, replacement of hot water tanks, and the installation of energy efficient piping insulation. New family accessible restroom and a lactation room will be installed in the courts' addition building.

Interior construction includes modifications to accommodate the installation of new shear walls in the historic building. Interior alterations include repairs to the water damaged rotunda ceiling, restoration of the historic terrazzo flooring, installation of building signage and construction of a temporary lobby area for the bankruptcy courts during the construction process All art in the building will be removed, stored offsite, and reinstalled upon project completion.

Structural upgrades include seismic mitigation and progressive collapse protection in the historic building to include the installation of shear walls and a concrete tie beam to support the perimeter masonry walls and rotunda dome. Non-structural seismic mitigation includes the installation of bracing and seismic anchoring of mechanical and electrical equipment, reinforcement of window frame anchoring and application of both blast mitigation and thermal window film and replacement of approximately 60 ballistic windows due to the failing window seals. Roofing upgrades include parapet work, roof membrane replacement and installation of a fall protection system on courts' addition building roof. Exterior sitework includes excavation and restoration of courtyard planters and installation of new drains in support of new waterproofing membranes for the prisoner transfer tunnel, cooling tower enclosure, and mechanical chase. It will also include additional security barriers around the existing parking lot.

Fire protection upgrades include replacement of the existing fire alarm system and installation of a new fire command center. Electrical upgrades include replacement of all major electrical distribution equipment, panel boards, motor control centers, circuit breakers, transformer feeder wiring, and conduit. All interior and exterior lighting except historic fixtures will be replaced with new LED lighting.

The FY 2024 request is for Design ($7.155 million), Construction ($66.676 million) and Management and Inspection ($5.425 million).

West Virginia

Martinsburg, WV IRS Enterprise Computing Center…..…………..………………. $23,098,000

GSA proposes $23.098 million for repair and alterations of the IRS Enterprise Computing Center (ECC) located at 250 Murall Drive in Martinsburg, WV. The proposed project will replace the four roof sections which covers approximately 200,000 square feet and replace the roofing materials with cooler and more energy efficient materials. Fall protection, accessibility structures, lightning protection and drainage systems will be installed and upgraded throughout the roof area.

The ECC is one of two data centers for the IRS which process and store tax return data. It is a critical component of IRS' operations, which during peak season processes over 13 million tax returns each day. Due to the continuous operations year-round and critical mission performed within, this project is viewed as a high priority.

The building's roof has reached the end of its useful life. Failure of the roofing system could result in catastrophic impact to IRS operations and the nation's tax administration system. The existing roof system has required several repairs in recent years to remedy moisture infiltration and active leaks that have interfered with daily operations.

The new roof will address various deficiencies such as fall protection and access systems throughout. The new roofing system would increase energy efficiency of the building by doubling the thermal resistance of the roof and use materials designed to keep the surface cooler. Lastly, the lightning protection system and drains will be upgraded.

The FY 2024 request is for Design ($1.994 million), Construction ($19.751 million) and Management and Inspection ($1.353 million).

Special Emphasis Program
Nationwide

Judiciary Capital Security Program…………………………………………………… $30,000,000

GSA proposes $30 million to improve physical security in buildings occupied by the Federal judiciary and USMS. These projects are in lieu of constructing new facilities, thereby providing cost savings and expedited delivery. These projects will vary in size, location, and delivery method, and are designed to improve the separation of circulation for the public, judges, and prisoners. Funding provided for the security improvement projects will address elements such as adding doors, reconfiguring, or adding corridors, reconfiguring or adding elevators and sallyports, and constructing physical or visual barriers.

Since FY 2012, GSA has received $167.422 million in support of this program. These funds were allocated to 15 projects.

Fire Protection and Life Safety Program……………………………………………... $32,000,000

GSA proposes $32 million to upgrade, replace, and improve fire protection systems and life-safety features in buildings under the jurisdiction, custody, and control of the GSA during FY 2024.

As part of its fire protection and life-safety efforts, GSA currently is identifying projects in Federal buildings throughout the country through surveys and studies. These projects will vary in size, location, and delivery method. Typical projects include:

● Replacing antiquated fire alarm and detection systems that are in need of repair or for which parts are no longer available.

● Installing emergency voice communication systems to facilitate occupant notification and evacuation in Federal buildings during an emergency.

● Installing or expanding, as necessary, fire sprinkler systems to provide a reasonable degree of protection for life and property from fire in Federal buildings.

● Constructing additional exit stairs or enclosing existing exit stairs to facilitate the safe and timely evacuation of building occupants in the event of an emergency.

Since FY 2010, GSA has received $171,566,000 in total funding for this program. The funds supported 136 projects in 109 federally-owned buildings.

Energy and Water Retrofit and Conservation Measures Program………………. $25,000,000

GSA proposes $25 million to invest in projects that directly result in reduced energy usage, reduced water usage, utility cost savings, and reduced pollution and emissions in GSA-controlled federally-owned buildings beginning in FY 2024.

GSA's Energy and Water Retrofit and Conservation Measures Program is designed to reduce on-site energy and water consumption through building alteration projects or retrofits of existing buildings systems. Completing these projects is an important part of GSA's approach to complying with requirements in the Energy Act of 2020 and Executive Order 14057: *Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability (December 8, 2021)*.

Projects will reflect GSA and Administration priorities including reducing costs; advancing clean and innovative technologies; and reducing pollutants and emissions from building operations. Furthermore, this investment may generate rebates and incentives from utility companies and grid operators.

In addition to meeting the stated priorities, the decision criteria for proposed projects will be evaluated economically using life-cycle cost methodologies to ensure they will generate a positive return-on-investment within the expected lifetime of the equipment in addition to meeting the stated priorities. In addition, other qualitative criteria may be applied to projects that have ancillary benefits. For example, a project that improves energy resiliency at a mission-critical facility.

Typical projects include, but are not limited to, the following:

- Upgrade HVAC systems with new, high efficiency systems;
- Replace existing lighting and lighting controls including associated wiring;
- Install and upgrade BAS and energy management control systems;
- Design and install and connect renewable energy systems including solar photovoltaics, solar water heating, and wind power;

- Design and install advanced geothermal heat pumps to replace conventional heating and cooling equipment;
- Install or repair energy and water metering systems, diagnostic sensors, and equipment;
- Replace electrical motors with multi-speed or variable-speed motors;
- Install battery backup systems with load shedding and grid stabilization functions;
- Insulate roofs, walls, pipes, HVAC ducts; and mechanical equipment;
- Install multi-pane windows, and seal and repair existing windows;
- Upgrade plumbing systems with high efficiency toilets and sinks; and
- Install high efficiency irrigation and watering systems, and provide for native landscaping and natural habitat restoration.

Inventory Risk Mitigation and Resilience Program …………..……………………. $60,000,000

GSA proposes $60 million to advance risk assessments and risk management strategies to safeguard property, under GSA's jurisdiction, custody and control, to the observed and expected changes in climate. As part of this effort, GSA will use forward-looking information, conduct climate adaptation analyses and planning to identify vulnerabilities and manage risks created by changes in extreme weather and climate patterns.

GSA is undertaking formal agency efforts to determine a portfolio-wide asset Vertical Data and Information profile to more accurately define flood vulnerabilities using both the observed and expected changes in climate. These efforts include buildings and site infrastructure (horizontal), estimated flood mitigation project costs, time frames for project execution, and updates toagency Geographic Information Systems (G.I.S.) and asset management systems. Program funds will be used to conduct formal agency-wide vulnerability assessments to align with the actionable science from the latest National Climate Assessment and to fortify agency risk management efforts. Program funds will also be used to execute the identified, highest priority projects. The following items would be included:

- Modernization of agency internal guidance, systems, and tools to assist GSA with implementation and to avoid maladaptation.
- Tailored training for agency professionals.
- Execute capital projects developed using the data, analysis, mapping, and processes identified and developed above for the highest priority assets.

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- Integrate statistical downscaling for Puerto Rico, Hawaii, and Alaska into new and existing asset risk assessment processes.

Consolidation Activities Program……………..………………………………………. $50,000,000

GSA proposes $50 million for the reconfiguration and renovation of space within GSA's federally-owned and leased buildings during FY 2024 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.

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 usable square feet 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 (which may include reconfigurations of existing occupied Federal tenant space);
- Right sizing the Federal footprint including restacking and consolidations to account for anticipated remote and hybrid work arrangements; and
- Incidental alterations and system upgrades, such as fire sprinklers or heating, ventilation, and air conditioning, needed as part of relocation and consolidation.

Since the inception of the Consolidation Activities program in FY 2014, GSA has received $330,531,000 in support of the program and, through FY 2022, has funded 89 projects. When complete, these 89 projects will result in more than a 2 million usable square foot space reduction, thereby reducing agency rental payments to GSA by $83 million annually and generating more than $168,000,000 in annual Government lease cost avoidance. These projects will more than recover the initial capital investment after just two years of project completion and will continue to accrue additional savings over the life of these assets.

Minor (Basic) Repairs and Alterations Nationwide
Basic Repairs and Alterations Program…………………………………………….. $480,978,000

The FY 2024 repairs and alterations program request includes $480.978 million for Basic Repairs and Alterations and is dedicated to ensuring that the existing infrastructure receives the investment necessary to support customer agencies at the lowest possible cost to the taxpayers. Projects executed in this account are executed below the current prospectus threshold of $3.613 million or are for recurring repairs costing both above and below the prospectus threshold.

The majority of obligations address below prospectus-level serviceability work items to maintain a facility's suitability to its original intended function. These are repairs to prevent deterioration and damage to buildings, their support systems, and operating equipment. The balance of funds received address space alterations, health and safety, physical security and special programs.

Postponing repairs and system upgrades leads to higher operating and maintenance costs and subsequent increased repair or replacement costs.

Basic Repairs and Alterations in Conjunction with the Inflation Reduction Act

The Basic Repairs and Alterations request includes funding to be used in conjunction with IRA projects that otherwise could not execute a fully functional project. Due to the unique statutory requirements in the IRA, certain expense components integral to the completion of proposed projects would not qualify to be fully funded by IRA. R&A funds will be critical to pay for necessary construction expenses and will support execution of the program within the required obligation timeframes, most predominantly for projects funded by the Low Carbon Materials section 60503 of IRA (P.L. 117-169, 136 Stat. 1818, 2083).

National Archives and Records Administration Facility in Seattle, Washington:

The Basic Repairs and Alterations request includes not less than $3 million for the necessary repairs and alterations to the existing NARA Federal facility in Seattle, WA. In advance of relocation to a newly constructed facility, funds in support of repair and alterations to the existing facility that are necessary for continued occupancy and protection of records and materials stored within the facility, will be provided annually from GSA's Basic Repairs and Alterations Program. GSA's FY24 New Construction request includes $9 million for the analysis and design of a long term records storage facility.

Updating the GSA Prospectus Process to Streamline Project Delivery While Maintaining Congressional Oversight

Presently, 40 U.S.C. § 3307 requires that appropriations to construct, alter or acquire any building to be used as a public building or lease space for use for public purposes, when the total expenditure is above the prospectus threshold (currently $3.613 million), may not be made until GSA's authorizing committees approve the purpose. As outlined in a recent U.S. Government Accountability Office (GAO) report, the prospectus approval process substantially increases the timeline for project delivery and approval delays complicate GSA's portfolio management efforts. The below legislative proposal increases the prospectus threshold for new construction, site acquisitions, and leases from $3.613 million to $10 million, and provides GSA with authority to carry out repairs and alterations for projects in public buildings exceeding $10 million after congressional notification. Alterations in buildings leased by the United States exceeding $5 million would also still require the submission of a prospectus.

Providing GSA with the proposed authority will reduce delivery times for many GSA Capital Investment and Leasing Program projects that do not exceed the revised prospectus threshold. As noted in recent testimony before the House Transportation and Infrastructure Committee[1], GSA conservatively estimates that reducing the time required to deliver repair and alteration

[1] Testimony of PBS Commissioner Nina Albert before Subcommittee on Economic Development, Public Buildings, June 22, 2022, "Capital Investment Program: Identifying Risks to GSA Facilities."

and lease projects will yield over $50 million annually in cost avoidance. It will also enable GSA to better service other Federal agencies' needs for space by substantially reducing delivery times for those projects that fall beneath the revised proposed prospectus threshold.

While increasing the prospectus threshold would reduce the number of prospectuses requiring congressional approval, Congress would still retain review and oversight over the overwhelming share of capital and lease project spending. For example, between fiscal year (FY) 2014 and FY 2020, among new construction and major repair and alteration projects, 19 percent of funded projects (a total of 28) would have fallen below $10 million, more notably those projects in total represent only 2 percent of the $8.7 billion spent in total on capital projects over that period. Overall, the total reduction in the number of both capital and leased prospectus-level projects over this period would have decreased by 48 percent, but the total dollar value of both capital and lease projects subject to the prospectus process would have decreased by only 8 percent. Increasing the prospectus threshold will allow Congress to focus its review and oversight on the most significant projects.

GSA's legislative proposal includes updates to the following sections:

Sec. 1. Updates to Prospectus Thresholds. Section 3307(a) of title 40 of the United States Code is amended as follows:

a) In paragraph (1), strike "$1,500,000" and insert "$10,000,000"**;**
b) In paragraph (2), strike "$1,500,000" and insert "$10,000,000"; and
c) In paragraph (3), strike "$750,000" and insert "$5,000,000".

Sec. 2. Update to Construction Cost Indexing. Section 3307(h) of title 40 of the United States Code is amended as follows: strike "the composite index of construction costs of the Department of Commerce" and insert "the Administrator based on an assessment of composite construction and leasing indices".

Sec. 3. Conforming edits. Section 3305(b)(2) of title 40, United States Code, is amended –

a) in subparagraph (A), by striking "$1,500,000" and inserting "$10,000,000"; and
b) in subparagraph (B), in the first sentence, by striking "the composite index of construction costs of the Department of Commerce" and inserting "the Administrator, based on an assessment of composite construction and leasing indices"

Installment Acquisition Payments
(Dollars in Thousands)

FY 2022 Enacted	FY 2023 Enacted	FY 2024 Request
$0	$0	$233,333

Program Description

This activity provides for payments owed to the proposed FCRF. In accordance with the proposed FY 2024 FCRF appropriations language and program guidelines, the purchasing agency shall budget for the first repayment to the FCRF prior to receiving the transfer of funds. The purchasing agency shall pay back 1/15 of the total transfer annually until the funds are repaid.

Program Strategy

The President's FY 2024 Budget Request proposes the capitalization of the FCRF with a $10 billion mandatory appropriation and will provide opportunities for civilian Federal agencies to fund the largest Federal real property projects, such as construction, renovation and purchase, in one appropriation, capturing economies of scale and greater certainty in schedule and funding. Annual discretionary repayments by purchasing agencies would replenish the FCRF and would be available until expended to fund additional capital projects. Total annual capital purchases would be limited to the lower of $5 billion or the balance in the FCRF, including annual repayments.

The establishment of the FCRF will: (1) fund large-dollar, federally owned, civilian real property capital projects that house Federal civilian employees; and (2) provide specific budget enforcement rules for the FCRF that would allow it to function, in effect, like State and local government capital investment budgets. This proposal incorporates principles that are central to the success of capital budgeting at the State and local levels—a limit on total funding for capital investment, annual decisions on the allocation of funding for capital projects, and spreading the acquisition cost in the discretionary operating budgets of agencies that purchase the assets.

GSA's FY 2024 budget request proposes an FCRF project for the FBI Suburban Headquarters Campus, for project funding through the FCRF at a total upfront cost of $3.5 billion. FCRF funding will be partnered with available unobligated balances previously appropriated for this project. The FY 2024 budget requests $233.333 million to pay the 1st of 15 installment payments.

Installment Acquisition Payments, Summary of Request
(Dollars in Thousands)

	FY2024	FY 2025 through FY 2038	Total
Mandatory:			
Collection of Transfer from Federal Capital Revolving Fund	$(3,500,000)		$(3,500,000)
Total Estimated Project Cost:	$ 3,500,000		$ 3,500,000
Discretionary:			
Federal Bureau of Investigations (FBI) Suburban Headquarters Campus	*$ 233,333*	*$ 3,266,667*	*$ 3,500,000*
Total Repayments to Federal Capital Revolving Fund:	$ 233,333	$ 3,266,667	$ 3,500,000

Installment Acquisition Payments, Project Description

Federal Bureau of Investigation Suburban Headquarters Campus….$3,500,000,000 transfer with annual repayments of $233,333,000

The Administration recognizes the critical need for a new FBI headquarters. The J. Edgar Hoover building can no longer support the long-term mission of the FBI. Major building systems are near end-of-life and structural issues continue to mount, making the current building unsustainable. The Administration proposes continuation of a multi-year effort to construct a modern, secure suburban facility from which the FBI can continue its mission to protect the American people.

GSA and FBI are currently working to select one of the three sites previously included in the 2016 procurement, on which GSA will construct a Federally-owned, modern and secure headquarters facility for at least 7,500 personnel in the D.C. suburbs. Pending the site selection and full funding, GSA and FBI will proceed with procurement and construction activities.

The 2024 Budget supports the funding necessary for execution of this complex project via the FCRF. The Administration's FCRF proposal provides a new budgetary mechanism to fully fund the costs of very large civilian real property capital projects that are difficult to accommodate in the annual appropriations process. This is accomplished by providing mandatory resources for the total project cost upfront and repaying those resources with annual discretionary appropriations over 15 years. For the FBI suburban headquarters campus, the Budget proposes a $3.5 billion allocation from the FCRF, to be repaid by the Federal Buildings Fund in 15 annual amounts of $233 million. The FCRF funding would be paired with $645 million in GSA prior year appropriations to support the acquisition and construction of the FBI's new suburban headquarters campus.

Additionally, GSA and FBI continue efforts to identify a Federally-owned location in the District of Columbia to support a presence of approximately 750-1,000 FBI personnel that would support day-to-day FBI engagement with the U.S. Department of Justice's headquarters, the White House, Congress and other partners. The Administration plans to use existing balances in the

FBI's account previously appropriated for the new headquarters effort to build out a downtown DC location to support the FBI's mission.

Rental of Space
(Dollars in Thousands)

FY 2022 Enacted	FY 2023 Enacted	FY 2024 Request
$5,665,148	$5,561,680	$5,724,298

Note: Figures do not include indefinite authority for leased space.

Program Description
This activity provides for the leasing of privately owned buildings when federally owned space is not available. This includes space controlled by other Federal agencies, including U.S. Postal Service facilities. GSA provided 173 million square feet of leased space in FY 2022, and expects to provide 170 million square feet in FY 2023 and 168 million square feet in FY 2024. (Note: This NOA request does not include any space funded by GSA's Indefinite Lease Authority).

In FY 2024, $5.7 billion is required for the Rental of Space program. This amount funds annual rent for current leases, real estate taxes and other one-time payments, and rent increases associated with replacement leases and expansion space.

The FY 2024 Rental of Space request consists of the following requirements:

- $5,637 million for annual rent for leases already in GSA's inventory;
- $169 million for real estate taxes;
- $435 million for one-time payments, such as free rent and broker commission credits, offset by claims and potential lease buyouts, and COVID-19-related cleaning costs for confirmed or suspected cases;
- ($153) million in cancellations, which represents the amount of space leaving the FBF inventory;
- $49 million for rent increases, typically associated with replacement leases, operating cost escalations, and step rents;
- $10 million for temporary expansion space, the amount of space entering the inventory for temporary leases in support of major repair and alteration projects and relocations due to forced moves or health and safety conditions;
- The request is reduced by $423 million for the funds projected to be available from carryover and prior year recoveries.

The FY 2024 request represents a 3% increase for Rental of Space requirements from the FY 2023 enacted funding level. While there is an overall projected decrease of over 2.2 million rentable square feet from the FY 2023 requirements, the decrease is overtaken by lease cost increases and roughly $42.5 million in delegated leases that are returning to GSA. Agencies with the largest delegated lease annual rent dollars returning include: Securities and Exchange Commission (SEC) $14.6 million, Health and Human Services (HHS) $8.9 million, Department of Interior (DOI) $4.5 million, and U.S. Department of Agriculture (USDA) $4.5 million. Additionally, the FY 2024 request assumes that available carryover funding is offsetting the FY 2024 requirements and is necessary to cover "high risk" single tenant leases currently in the firm term but which could be returned to the GSA portfolio by occupant agencies in accordance with terms of agency occupancy agreements. Funding is necessary to support return of space or payments to lessors due to potential opportunities for agencies to reduce space as a result of increased flexibility.

Rental of Space, Explanation of Changes
(Dollars in Thousands)

	New Obligational Authority (NOA) ($000)
Fiscal Year 2023 Request	**$5,645,680**
FY2023 Requirement	**$5,606,518**
Annualization of remaining FY 2024 Program Changes	(32,440)
NOA Conversion of FY2023 IA Base	138,672
Less: Lump Sums (Taxes, IBAAs, RWAs, Double Rent, Others)	(111,561)
Plus: FY24 PYC of Program Changes Not In Base	35,832
Fiscal Year 2024 Base	**$5,637,021**
Rent Changes (Step Rent, CPIs, Escalations)	49,384
Real Estate Taxes	168,521
Other One Time Payments (Double Rent, RWAs, Others)	(22,240)
Potential Lease Buyouts	452,286
Cancellations	(153,063)
Expansions	10,389
COVID Suspected Case Cleaning	5,000
Fiscal Year 2024 Requirement	**$6,147,298**
Funds from Carryover and Prior Year Recoveries:	(423,000)
Fiscal Year 2024 Request	**$5,724,298**

Program Strategy

GSA has worked closely with partner Federal agencies to create a roadmap for those agencies to right-size their respective footprints, including the potential for agencies to consolidate into GSA-controlled federally owned facilities as leases expire. As such, GSA continually assesses opportunities for consolidation and is establishing a sustainable ratio of leased and federally owned real estate for the GSA portfolio. The funding provided for consolidation projects, including the consolidation activities special emphasis in the Capital Program request, allows PBS to create new opportunities for agencies to downsize and reduce costs.

As the Government continues to implement strategies to identify savings through efficient space use, the cost to lease new space is expected to decrease in aggregate as GSA replaces, consolidates or terminates expiring leases. Although GSA passes on the costs of leased space to its occupant agencies, GSA's objective is to reduce the overall size of the leased portfolio, while also budgeting for the necessary costs of Rental of Space requirements. This activity provides the Government with a portfolio approach to managing leasing requirements for space. PBS will look to fill a requirement for another agency with any recently vacated space. Having a centralized portfolio approach for leasing enables this type of holistic approach to meeting needs across all Federal agencies.

GSA recognizes the opportunity for substantial space reduction as a result of increased workplace flexibility. The expiring leases across the country are prime for potential consolidation into a more agile work space that will reduce the Government's reliance on more costly leased space. Accordingly, the FY 2024 budget aims to provide enough flexibility for GSA to manage expiring leases, terminations, and an anticipated increase in potential buyouts and cancellations that could result from new space planning or Federal agencies exercising their option to return space to GSA with the provision of 120 days' prior notice as agencies move toward new work postures. At the start of FY 2023, 34% of cancellable agency occupancy agreements are tied to leases in the firm term. The firm term does not include termination rights and could contribute to vacant space costs, should agencies exercise their 120 day notice allowing the agency to return space to GSA. The FY 2024 request reflects prudent planning, with anticipated carryover dedicated to support the anticipated increases in buyouts and cancellations to ensure sufficient budget activity availability to support return of space or payments to lessors due to new opportunities for agencies to reduce space as a result of increased workplace flexibility as agencies work to implement updated human capital policies. GSA recognizes that the evolving post-pandemic workplace strategies place greater uncertainty on projected FBF lease rent payment requirements and requires GSA to be positioned to support leases in the firm term should customer agencies choose to vacate them before their term expires.

Impact of Delegated Buildings Returning to GSA

Part of GSA's new inventory in FY 2024 is attributed to facility leases executed under delegated authority returning to GSA from other Federal agencies. During FY 2024, it is expected that approximately 1.4 million RSF of leased space will be returned to GSA's inventory, resulting in a $19.9 million requirement within the indefinite lease authority (IA). The additional costs will be recovered in GSA's rent collections and do not represent a net increase in overall obligations across the Government. These returned delegations generate an overall benefit as GSA is able to better manage the leasing of space for agencies, allowing these agencies to focus on mission-oriented work. The NOA impact of delegated returns in FY 2024 is $42.5 million and 1.1 million RSF from the FY 2022 returned delegations that move from IA to NOA.

Impact of COVID-19 Costs

The FY 2024 Request contains $5 million for costs related to addressing the Centers for Disease Control and Prevention's (CDC) requirements related to cleaning and disinfecting in response to confirmed or suspected COVID-19 cases. PBS is utilizing CARES Act funds to pay for HVAC air filtration improvements in federally owned facilities, and it is the lessor's responsibility to provide HVAC air filtration improvements in leased facilities.

Building Operations
(Dollars in Thousands)

FY 2022 Enacted	FY 2023 Enacted	FY 2024 Request
$2,796,000	$2,981,381	$3,073,386

Note: Figures do not include indefinite authority

Program Description

The Building Operations program requires $3.1 billion in FY 2024 to provide services for both GSA-controlled federally owned and non-fully serviced leased facilities, as well as for the administration and management of all PBS real property programs. Of the total amount requested in support of Building Operations, the Building Services allocation funds services and cost increases for cleaning, utilities, maintenance, and building services; the Salaries and Expenses allocation supports PBS personnel costs excluding reimbursable FTE, PBS-specific IT applications and PBS's contribution to GSA's WCF.

In addition to the NOA requested in FY 2024, PBS projects $1.4 billion in reimbursable authority for services provided to other agencies, including funding for 316 FTEs. PBS also projects $38 million in permanent indefinite authority from the International Trade Center, Cooperative Use Act and National Antenna programs.

Building Operations, Explanation of Changes
(Dollars in Thousands)

		FY 2022 Actual		FY 2023 Enacted		FY 2024 Request
BASE BUILDING	**$**	**1,369,503**	**$**	**1,495,822**	**$**	**1,476,582**
Maintenance	$	537,616	$	546,635	$	562,801
Cleaning	$	464,636	$	483,505	$	500,562
Utilities	$	295,244	$	389,540	$	335,080
Security	$	72,007	$	76,142	$	78,139
OTHER / MISC BUILDING	**$**	**145,579**	**$**	**143,263**	**$**	**152,668**
Misc Bldg Support	$	116,012	$	113,755	$	121,881
Studies	$	27,180	$	25,898	$	27,343
Building Moves	$	2,387	$	3,610	$	3,444
PBS ADMINISTRATIVE	**$**	**1,307,845**	**$**	**1,412,034**	**$**	**1,478,205**
Personnel Compensation and Benefits	$	839,842	$	927,502	$	963,302
RWA Project Management Fee Offset	$	(50,347)	$	(52,212)	$	(56,849)
GSA Working Capital Fund	$	379,436	$	392,261	$	416,060
Management Support	$	84,712	$	83,038	$	91,957
PBS Information Technology	$	56,569	$	60,775	$	61,968
Administrative Services	$	7,075	$	10,064	$	11,319
Heating Operation and Transmission Division	$	(9,442)	$	(9,394)	$	(9,552)
OTHER / MISC PBS ADMINISTRATIVE	**$**	**(13,126)**	**$**	**(6,738)**	**$**	**(69)**
Travel	$	3,846	$	10,899	$	10,356
Training	$	6,012	$	7,495	$	8,220
Telephones	$	3,715	$	4,868	$	4,394
Equipment	$	1,005	$	2,258	$	1,647
Supplies	$	522	$	812	$	780
Printing	$	88	$	174	$	174
Transportation	$	14	$	6	$	6
RWA Sliding Scale Fee	$	(28,328)	$	(33,250)	$	(25,645)
TOTAL BUILDING SERVICES REQUIREMENT	**$**	**2,809,801**	**$**	**3,044,381**	**$**	**3,107,386**
OTHER FUNDING SOURCES	**$**	**(13,801)**	**$**	**(63,000)**	**$**	**(34,000)**
TOTAL BUILDING OPERATIONS NOA	**$**	**2,796,000**	**$**	**2,981,381**	**$**	**3,073,386**

Note: Other Funding Sources includes funds from projected prior year recoveries, the National Antenna Program, the Cooperative Use Act, and carryover balances. The above table includes the reimbursable fee offsets.

Program Strategy

While maximizing resources for New Construction and Acquisition and the Repairs and Alterations programs, the FY 2024 request of $3.1 billion for Building Operations continues to optimize PBS's internal operations, while supporting key building operations needs requested by GSA's customer agencies, addresses the COVID-19 pandemic requirements, and supports the goals of the Administration.

Explanation of Programmatic Changes

The FY 2024 request continues efforts to operate PBS's building inventory as efficiently as possible by keeping requested funding levels at the lowest possible level. Below are key areas of investment that will contribute to PBS's mission:

Maintenance: The maintenance budget consists of the electrical, plumbing, HVAC, elevator/escalator operations, and labor in support of the operations of facilities within GSA's jurisdiction, custody or control. The FY 2024 request includes $563 million, a 3.0% increase from the FY 2023 enacted funding level for maintenance. This increase provides for wage rate increases and inflation on current maintenance contracts, as well as maintenance support for facilities that will come into PBS's inventory, including newly constructed or renovated space.

Cleaning: The cleaning budget consists of the interior cleaning, exterior cleaning, trash removal, landscaping, and snow removal operations at GSA-controlled facilities. The FY 2024 request includes $501 million, an increase of 3.5% from the FY 2023 enacted funding level for cleaning. This increase provides for wage rate increases and inflation on current janitorial contracts, as well as janitorial support for facilities that will come into PBS's inventory, including newly constructed or renovated space. The FY 2024 Request contains $5 million for costs related to addressing CDC requirements related to cleaning and disinfecting in response to confirmed or suspected COVID-19 cases.

Utilities: The utility budget consists of the costs of water and sewage, as well as the energy needed to heat, cool and power Federal facility operations controlled by GSA. The FY 2024 request includes $335 million, a decrease of 14.0% from the FY 2023 enacted funding level. The FY 2024 budget continues the FY 2022 funding assumptions for COVID-19 CDC guidelines for increasing ventilation and improving air filtration, and contains $13.4 million for this requirement, which is a decrease from prior FY 2023 funding levels. The decrease is also the result of receipt of additional RWA funding and delegation of the DOT Headquarters building.

The annual costs of Energy Savings Performance Contracts (ESPC) and Utility Energy Service Contracts (UESC) are funded from the utilities budget. GSA anticipates that these costs will be offset in future fiscal years by reductions to utility payments by PBS and cost avoidance within the maintenance and Basic Repairs and Alterations budgets. That said, first year payments for ESPCs and UESCs can have an impact on NOA if not timed with the beginning of the fiscal year. The FY 2024 budget does not contain any funding for first year ESPC costs and will instead be covered by any available energy rebate funding.

Security: The security budget provides funding for services provided by the U.S. Department of Homeland Security – Federal Protective Service in GSA-controlled space. The FY 2024 request includes $78 million, a 2.6% increase compared to the FY 2023 enacted funding level. The majority of the increase is due to costs associated with needed cybersecurity and nationwide Physical Access Control Systems upgrades. GSA is working with the Federal Protective Service to analyze and control costs, where appropriate.

Miscellaneous Building Support: The FY 2024 request includes $122 million, an increase of 7.1% from the FY 2023 enacted funding level, for miscellaneous building support. This category consists of various programs that support improved operations, including:

- The Fire Protection and Life-Safety program identifies fire and safety hazards in GSA-controlled facilities. The FY 2024 budget requests an increase of $3.2 million over FY 2023 for additional risk management surveys and Federal Occupational Health surveys and monitoring.
- The Space Alterations and Changes program funds Federal space requirements development, including expansion space and Minor Repairs and Alterations costing under $50,000.
- The Energy and Environmental program oversees environmental testing and hazardous material abatement, as well as improving efficiencies by diagnosing, metering and enhancing building systems with advanced automation systems. Funding for asbestos investigation and remediation continues to be of high importance and an additional $1.7 million is included in the request to address various sites in FY 2024.
- The Realty Services program funds leased space requirements development, market surveys and appraisals, and assigning and backfilling space.
- The Building Technology program funds the hardware, software and support costs to benefit the major functions of building operations. This category does not include the other specific PBS IT services functions, such as application maintenance and development. This program funds Building Monitoring and Control systems and Operational Technology. The FY 2024 budget requests an increase of $3 million over FY 2023 for additional cybersecurity upgrades.
- The Special Programs budget includes building amenities, such as food service and child care operations, as well as support functions, such as lease construction management (CM) services. This category also includes obligations for ESPC construction period savings and CM services. The FY 2024 budget requests an increase of $3.8 million over FY 2023 for additional ESPC CM support. Miscellaneous Building Support also funds various support functions not chargeable elsewhere, such as key making, signage, and renting operating equipment and tools.

Studies: The FY 2024 request includes $27 million, an increase of 5.6% from the FY 2023 enacted funding level. This category includes project development studies and assessments, building engineering reports, technical studies, and planning studies. Energy audits are not included in this category and are funded through the Energy and Environmental program. Studies are the first phase in successfully developing a capital project.

Building Moves: This category funds costs associated with moving an agency into or out of space or moving offices occupied by GSA personnel. The FY 2024 request includes $3.4 million, a decrease of 4.6% from the FY 2023 enacted funding level.

Personnel Compensation and Benefits (PC&B): The FY 2024 request includes a net requirement of $906 million, an increase of 3.6% from the FY 2023 enacted NOA funding level. The FY 2024 request maintains the same level of FTE identified in FY 2023, funding approximately 5,563 FTE, of which 316 FTE will be funded from reimbursable authority. The anticipated reimbursable authority to fund PC&B in FY 2024 is $57 million. The FBF requested NOA includes a 5.2% pay raise. Awards comprise 2.2% of PC&B, which will best meet agency objectives and support the recruitment and retention of high performing employees.

Personnel in support of 100% Carbon Pollution-free Electricity (CFE) and Electric Vehicle Supply Equipment (EVSE) Initiatives:
The Energy Act of 2020, as well as Executive Orders 13990, 14008, and 14057, established bold sustainability, climate and energy goals for GSA. To meet the Executive Order on *Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability* (EO 14057, December 8, 2021) goals of 100% carbon pollution-free electricity (CFE) by 2030, including 50% 24/7 CFE. GSA will require resources and technical expertise to formulate and execute new projects. Additionally, PBS will require resources to address EVSE offerings across the Government. The FY 2024 budget request supports 7 reimbursable FTE for the CFE and 3 reimbursable FTE for the EVSE workloads, respectively. Both programs are anticipated to generate reimbursable fee offsets to cover program costs through delivery of services, with an overall net zero impact to NOA.

GSA Working Capital Fund (WCF): The FY 2024 request includes $416 million for PBS's contribution to the WCF, an increase of 6.1% from the FY 2023 enacted funding level. The increase is primarily due to the Administration's proposed pay raises for employees funded through the WCF, as well as additional human capital resources to support additional FTE and critical IT cybersecurity investments. This category provides funding for GSA's overhead and administrative functions, including Budget and Finance, the Office of the General Counsel, Human Resources, and GSA IT services, as well as select PBS-specific requirements.

Management Support: The FY 2024 request includes $92 million, an increase of 10.7% from FY 2023 enacted funding levels. Management Support refers to PBS functions that are contracted out rather than maintained in-house to fulfill short-term initiatives, implant specified subject-matter expertise or reduce personnel costs based upon competitive analyses. Positions support administrative functions, as well as core areas of PBS's business, such as leasing and building support, and administration initiative support, such as the renewable energy goals. The key drivers of the increase over FY 2023 levels include inflation on current contracts, new pricing of replacement contracts, a new litigation support contract, and an accounting correction to an existing contract to reflect the fully loaded obligation amount. A corresponding increase to RWA income is included to offset the accounting correction, for a net zero impact to the request.

PBS Information Technology (IT) Services: The FY 2024 request includes $62 million, which is an increase of about $1.2 million or 2% from the FY 2023 enacted funding level. The implementation of G-Invoicing, which is the long-term solution for Federal Program Agencies to manage their intragovernmental buy and sell transactions as mandated by the Department of the Treasury is included for $2.75 million, down from $4.3 million in FY 2023. Funds are needed to enhance and update financial systems to interface with the G-invoicing application, which includes the unique attributes of the PBS rent billing process. The increases to the budget are driven by potential cost increases to contracts of $1.5 million and $1.1 million for Virtual Inspections, which will provide PBS with an enterprise-wide software solution that leverages 360 degree image capture technology and automatically links those images and data to building drawings.

Other/Miscellaneous PBS Administrative: The FY 2024 request includes a net negative of $69 thousand, which represents an increase to NOA in this category in the amount of $6.7 million from the FY 2023 enacted funding level. Driving the increase in the FY 2024 request is the restructuring of PBS's reimbursable work authorization fee model, which offsets other costs within this category. The new PBS reimbursable fee allocation model distributes more of the RWA fee to offset PC&B than to other administrative categories. The anticipated reimbursable authority to fund this category in FY 2024 is $25.6 million. This category provides funding for PBS's administrative costs, such as transportation, telephones, printing, supplies, equipment, and travel, as well as programmatic spending not associated with Management Support. This category also includes $8.2 million for training that represents less than 1% of base salary cost. Training funds provide discretionary and mandatory requirements, such as PBS's Acquisition and Project Management personnel training, and the Facilities Management certification program.

Reimbursable Program

PBS provides, on a reimbursable basis, building services, such as tenant alterations, cleaning, utilities, and other operations, which are in excess of those services provided within PBS's standard commercial rental charges, when requested by other Federal agencies.

REIMBURSABLE PROGRAM EXPLANATION OF BUDGET CHANGES (Dollars in Thousands)		
	FTE	Reimbursable
FY 2023 Request	**316**	**$ 1,419,996**
Workload Increases	0	$ 590
FY 2024 Request	**316**	**$ 1,420,586**

Appropriations Language

Amounts in the Fund, including revenues and collections deposited into the Fund, shall be available for necessary expenses of real property management and related activities not otherwise provided for, including operation, maintenance, and protection of federally owned and leased buildings; rental of buildings in the District of Columbia; restoration of leased premises; moving governmental agencies (including space adjustments and telecommunications relocation expenses) in connection with the assignment, allocation, and transfer of space; contractual services incident to cleaning or servicing buildings, and moving; repair and alteration of federally owned buildings, including grounds, approaches, and appurtenances; care and safeguarding of sites; maintenance, preservation, demolition, and equipment; acquisition of buildings and sites by purchase, condemnation, or as otherwise authorized by law; acquisition of options to purchase buildings and sites; conversion and extension of federally owned buildings; preliminary planning and design of projects by contract or otherwise; construction of new buildings (including equipment for such buildings); and payment of principal, interest, and any other obligations for public buildings acquired by installment purchase and purchase contract; in the aggregate amount of ***$10,902,187,000****, of which—*

(1) ***$239,235,000*** *shall remain available until expended for construction and acquisition (including funds for sites and expenses, and associated design and construction services):*

Provided, amounts identified in the spend plan for construction and acquisition required by section 525 of this division may be exceeded to the extent that savings are effected in other such projects, but not to exceed 20 percent of the amounts included in a transmitted prospectus, if required, unless notice is transmitted to the Committees on Appropriations of the House of Representatives and the Senate of a greater amount;

(2) ***$1,865,268,000*** *shall remain available until expended for repairs and alterations, including associated design and construction services, of which—*

(A) ***$1,187,290,000*** *for Major Repairs and Alterations;*
(B) ***$480,978,000*** *for Basic Repairs and Alterations; and*
(C) ***$197,000,000*** *for Special Emphasis Programs:*

Provided, That amounts identified in the spend plan for major repairs and alterations required by section 525 of this division may be exceeded to the extent that savings are effected in other such projects, but not to exceed 20 percent of the amounts included in a transmitted prospectus, if required, unless advance notice is transmitted to the Committees on Appropriations of the House of Representatives and the Senate of a greater amount: Provided further, That additional projects for which prospectuses have been transmitted may be funded under this category only if advance notice is transmitted to the Committees on Appropriations: Provided further, That the amounts provided in this or any prior Act for "Repairs and Alterations" may be used to fund costs associated with implementing security improvements to buildings necessary to meet the minimum standards for security in accordance with current law and in compliance with the reprogramming guidelines of the appropriate Committees of the House and Senate: Provided further, That the difference between the funds appropriated and expended on any projects in this or any prior Act, under the heading "Repairs and Alterations", may be transferred to “Basic Repairs and Alterations” or used to fund authorized increases in prospectus projects: Provided further, That the amount provided in this or any prior Act for Basic Repairs and Alterations may be used to pay claims against the Government arising from any projects under the heading "Repairs and Alterations" or used to fund authorized increases in prospectus projects;

(3) ***$5,724,298,000*** *for Rental of Space to remain available until expended;*
(4) ***$3,073,386,000*** *for Building Operations to remain available until expended;*

Provided, That the total amount of funds made available from this Fund to the General Services Administration shall not be available for expenses of any construction, repair, alteration and acquisition project for which a prospectus, if required to be submitted pursuant to 40 U.S.C. 3307, has not been transmitted to the Committees referenced therein, except that necessary funds may be expended for each project for required expenses for the development of a proposed prospectus: Provided further, That funds available in the Federal Buildings Fund may be expended for emergency repairs when advance notice is transmitted to the Committees on Appropriations: Provided further, That amounts necessary to provide reimbursable special services to other agencies under 40 U.S.C. 592(b)(2) and amounts to provide such reimbursable fencing, lighting, guard booths, and other facilities on private or other property not in Government ownership or control as may be appropriate to enable the United States Secret Service to perform its protective functions pursuant to 18 U.S.C. 3056, shall be available from such revenues and collections: Provided further, That revenues and collections and any other sums accruing to this Fund during fiscal year 2024, excluding reimbursements under 40 U.S.C. 592(b)(2), in excess of the aggregate new obligational authority authorized for Real Property Activities of the Federal Buildings Fund in this Act shall remain in the Fund and shall not be available for expenditure except as authorized in appropriations Acts.

Appropriations Language for the Federal Capital Revolving Fund Repayment

Contingent upon enactment of the Federal Capital Revolving Fund Act of 2023, amounts in the Fund, including revenues and collections deposited into the Fund, shall be available for acquisition installment payments in the amount of $233,333,000, to remain available until expended, for the first annual repayment amounts to the Federal Capital Revolving Fund: Provided, That $233,333,000 shall be for the Public Buildings Service Federal Bureau of Investigation (FBI) Suburban Headquarters Campus: Provided further, That $3,500,000,000 is approved for a purchase transfer, as defined in the Act, from the Federal Capital Revolving Fund for the Public Buildings Service Federal Bureau of Investigation Suburban Headquarters Campus: Provided further, That such project, as defined in the Act, shall be considered designated and approved pursuant to such Act, contingent upon the President's subsequent approval and designation.

Schedule of Indefinite Authorities

Program	Source	Explanation
Recycling and Energy Rebates	40 U.S.C. § 592	The Administrator may obligate amounts received and deposited into the FBF for energy management improvement and recycling programs.
Historic Properties	54 U.S.C. § 306121	The proceeds of any outlease for a historic property may, notwithstanding any other provision of law, be retained by the agency entering into such lease and used to defray costs incurred by the agency with respect to such property or other properties under the control of the agency that are listed in the National Register of Historic Places.
Pennsylvania Avenue Activities	40 U.S.C. § 6701(b)(1)	The Administrator may use amounts transferred from the Pennsylvania Avenue Development Corporation (PADC) or income earned on PADC property for activities associated with carrying out the responsibilities of PADC transferred to the Administrator. Any income earned after October 1, 1998, shall be deposited to the Federal Buildings Fund to be available for the purposes authorized under this subchapter, notwithstanding 40 U.S.C.§ 592(c)(1).
International Trade Center	40 U.S.C. § 6701(a)(1)	The Administrator may make and perform transactions as necessary to carry out the trade center plan at the Federal Triangle Project. See also 40 U.S.C. § 6701(b) (1), noted above.
Cooperative Use Act and National Antenna Program	40 U.S.C. § 581(h)(3)	The Administrator may deposit into the FBF amounts received under Cooperative Use Act leases or rentals, and amounts deposited shall be credited to the appropriation from the Fund applicable to the operation of the building.
Telecommuting	40 U.S.C. § 587(b)(4)	The Administrator may deposit into the FBF user fees related to telecommuting centers, and use the fees to pay costs incurred in establishing and operating telecommuting centers. GSA may accept and retain income received from Federal agencies and non-Federal sources to defray costs directly associated with the functions of telecommuting centers.
Rental of Space	40 U.S.C. § 586(d)	An agency may make rent payments to GSA for lease space relating to expansion needs of the agency. Payment rates shall approximate commercial charges for comparable space. Payments shall be deposited into the FBF. GSA may use amounts received under this subsection, in addition to amounts received as NOA, in the Rental of Space activity of the FBF.