

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

Prospectus Number: PCA-0001-MU24

FY 2024 Project Summary

The General Services Administration (GSA) proposes the reconfiguration and renovation of space within Government-owned and leased buildings during fiscal year (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.

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.

FY 2024 Committee Approval and Appropriation Requested\$50,000,000

Program Summary

As part of its ongoing effort to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the Government's environmental footprint, GSA is identifying consolidation opportunities within its inventory of real property assets. These opportunities are presented through surveys and studies, partnering with 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.

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Projects will be evaluated using the following criteria:

- Preference will be given to projects that are identified as a reduction opportunity by both GSA and the subject agency, and that meet the other criteria.
- Proposed consolidation projects will result in a reduction in annual rent paid by the impacted customer agency.
- Preference is given to consolidations within or into federally owned buildings over consolidations within or into leased space.
- Consolidation of expiring leases into federally owned buildings will be given preference over those business cases for lease cancellations that include a cancellation cost.
- Colocation with other agencies with shared resources and special space will be given preference.
- Links to other consolidation projects will be given preference.

Justification

GSA continually analyzes opportunities to improve space utilization and realize long-term cost savings for the Government. Funding for space consolidations is essential so that GSA can execute those opportunities.

Projects funded under this program will enable agencies to consolidate within Government-controlled leased space or to relocate—from either Government-controlled leased or federally owned space—to federally owned space under the jurisdiction, custody, and control of GSA that more efficiently meets mission needs. These consolidations will result in improved space utilization, cost savings for the American taxpayers and a reduced environmental impact.

Summary of Energy, Water, Sustainability, and Climate Risk Compliance

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.


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Certification of Need

GSA has determined that the proposed Consolidation Activities program is the most practical solution to meeting those goals of improved space utilization, lower costs for the Government, and a reduced environmental footprint.

Submitted at Washington, DC, on 3/14/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration