

**PROSPECTUS - ALTERATION  
OPTIMIZATION PROGRAM  
VARIOUS BUILDINGS**

Prospectus Number: POP-0001-MU25

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**FY 2025 Project Summary**

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

**FY 2025 Committee Approval and Appropriation Requested.....\$425,000,000**

**Program Summary**

As part of GSA's ongoing efforts to right-size and modernize the Federal Government's real estate footprint in support of agencies' missions, GSA is identifying opportunities to optimize space within its inventory of real property assets. GSA continues to partner with federal agencies to transform federal workspaces for the future and to make the federal footprint more sustainable and cost effective for taxpayers. Projects will vary in size by location, agency mission and operations. Funding in this program will help to modernize federally owned buildings under GSA's jurisdiction, custody and control, as well as fund customer agency tenant improvements, furnishings, equipment, and any necessary move expenses.

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

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

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

Projects will be evaluated using the following criteria:

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

**Justification**

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

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

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

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

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

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

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**Certification of Need**

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

Submitted at Washington, DC, on 4/1/2024

Recommended: Elliot Doomes  
Commissioner, Public Buildings Service

Approved: Adam Carmaha  
Administrator, General Services Administration