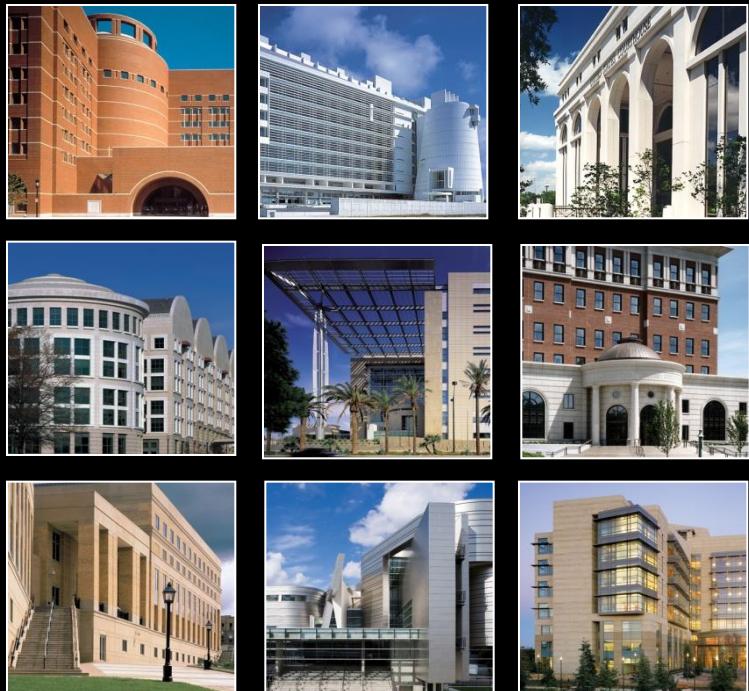


# Space Consolidation & Workplace Transformation

**National Academies of Sciences**  
**October 31, 2013**

**DOROTHY ROBYN**  
**COMMISSIONER**  
**PUBLIC BUILDINGS SERVICE**



# Agenda

- What is driving agencies' interest in space consolidation?
- What is GSA doing to consolidate its own space?
- What can GSA do to help other agencies consolidate?



# Public Buildings Service (PBS)



## **Mission:**

- To provide effective, mobile, sustainable workplace solutions for federal agencies at the best value for the American taxpayer

## **Key Functions:**

- Design & Construction
- Leasing
- Facilities Management
- Disposal
- Historic Preservation

## **Rationale:**

- Aggregate demand to leverage buying power
- Prevent agencies from competing for the same space
- Eliminate duplicate real estate organizations

# PBS Asset Profile

- 376 Million Square Feet
- 9,100+ Facilities
  - 1500+ Owned; 182 Million SF
  - 7600+ Leased; 194 Million SF
  - 455 Historic Buildings; 35 National Historic Landmarks
- \$10 Billion Revenue

# Space Consolidation & Workplace Transformation

What is driving agencies' interest in space consolidation?



# Driver #1: Agencies Have Less Money

GSA



- Rent is the second largest expense for most agencies (personnel is first).



- Money not spent on rent is money that can go into mission.

# Driver #2: Agencies Need Less Space

*Go from a desk phone...*



*Take a stationary desktop...*



*Moving information from hardware...*



*To a any device*



*And make it a laptop or tablet.*

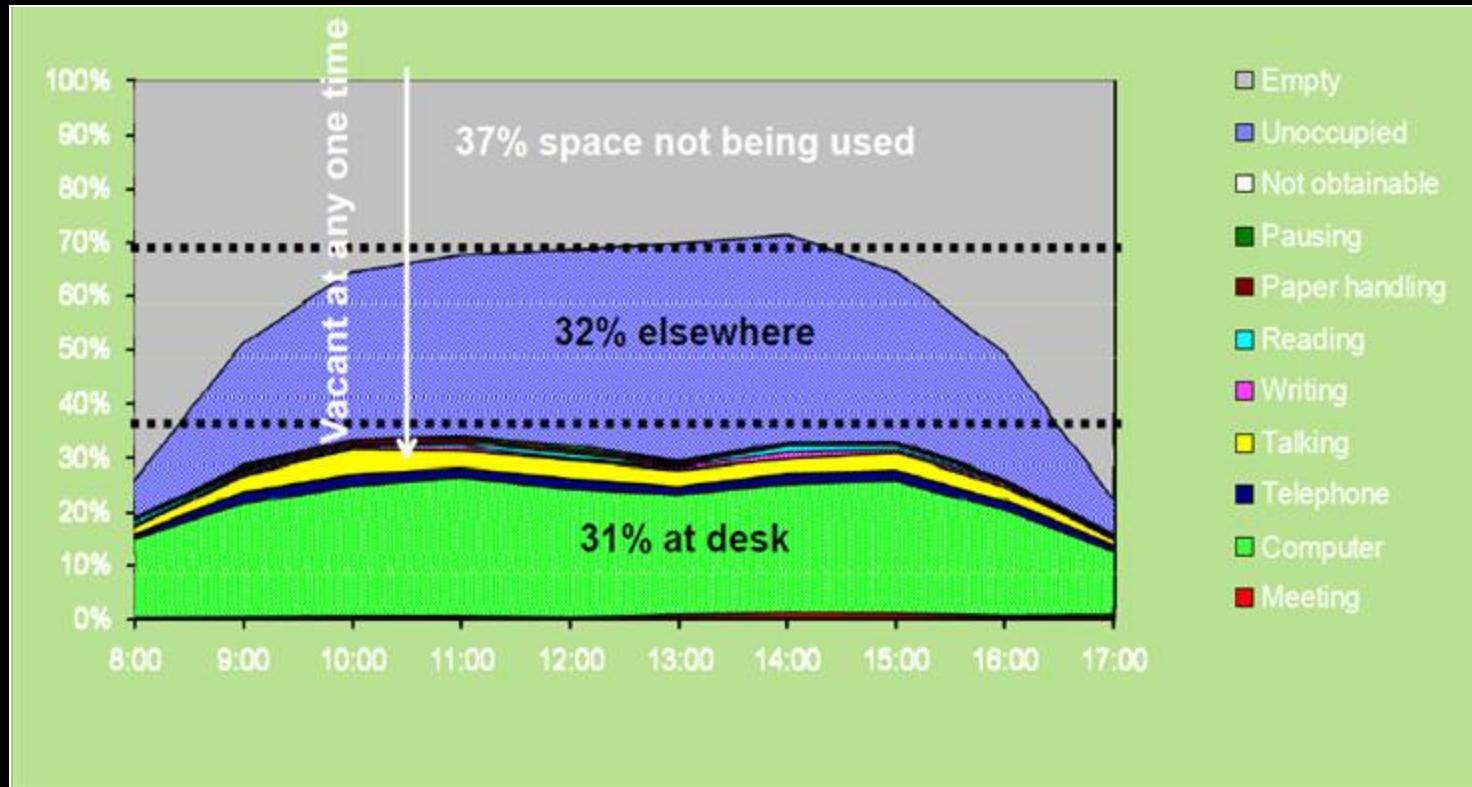


*To the cloud.*



# Technology has changed the way we work

# Driver #2: Agencies Need Less Space



Most office space isn't occupied at any given time

# Driver #2: Agencies Need Less Space



The desk is a small piece of real estate, like an apartment or a parking space, that can be shared by multiple users so that it is never vacant...

“The Workplace of the Future”  
GSA & ULI September 2012

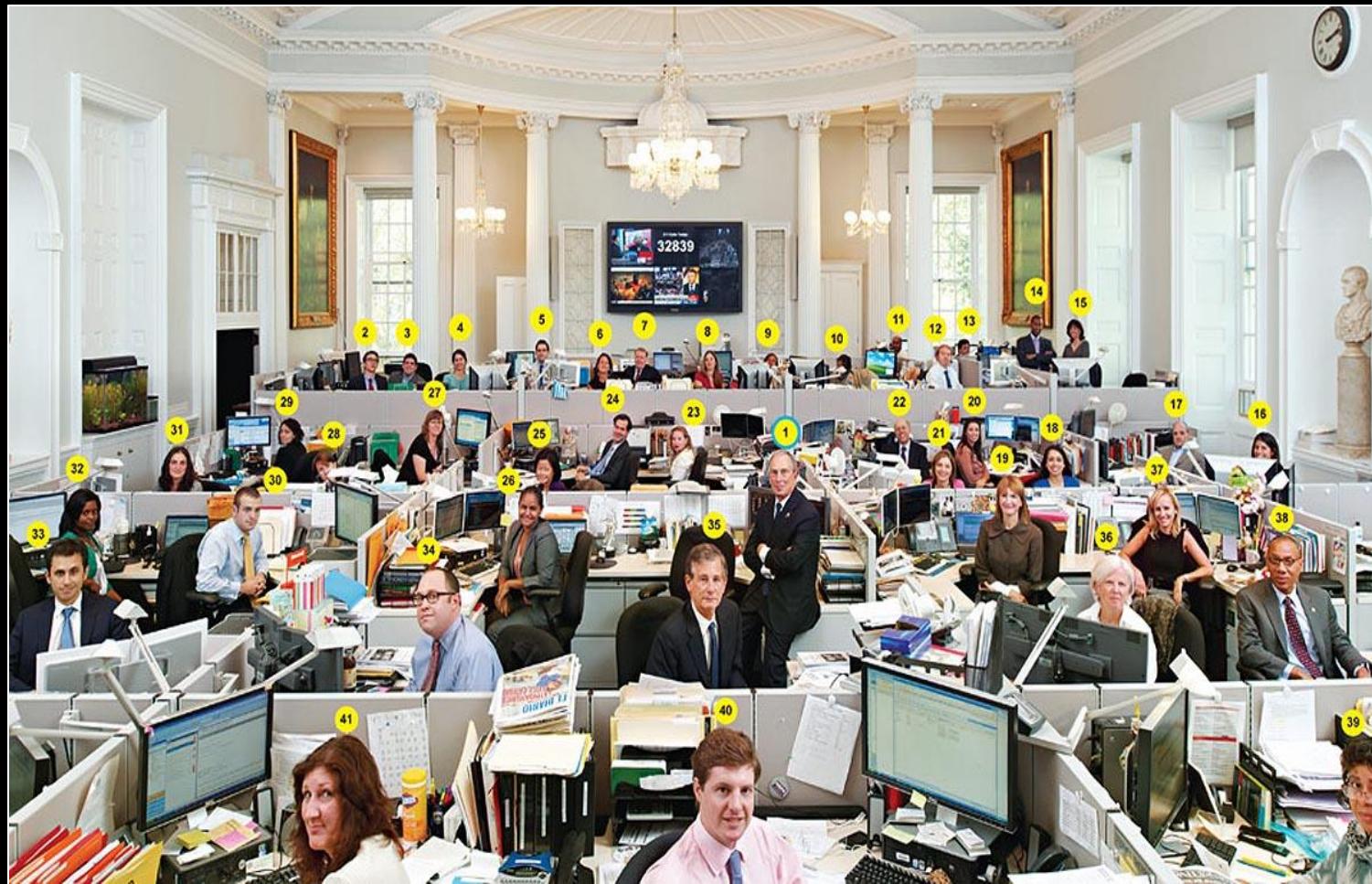
# Driver #3: Agencies Need A Different Kind of Space



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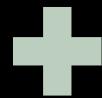
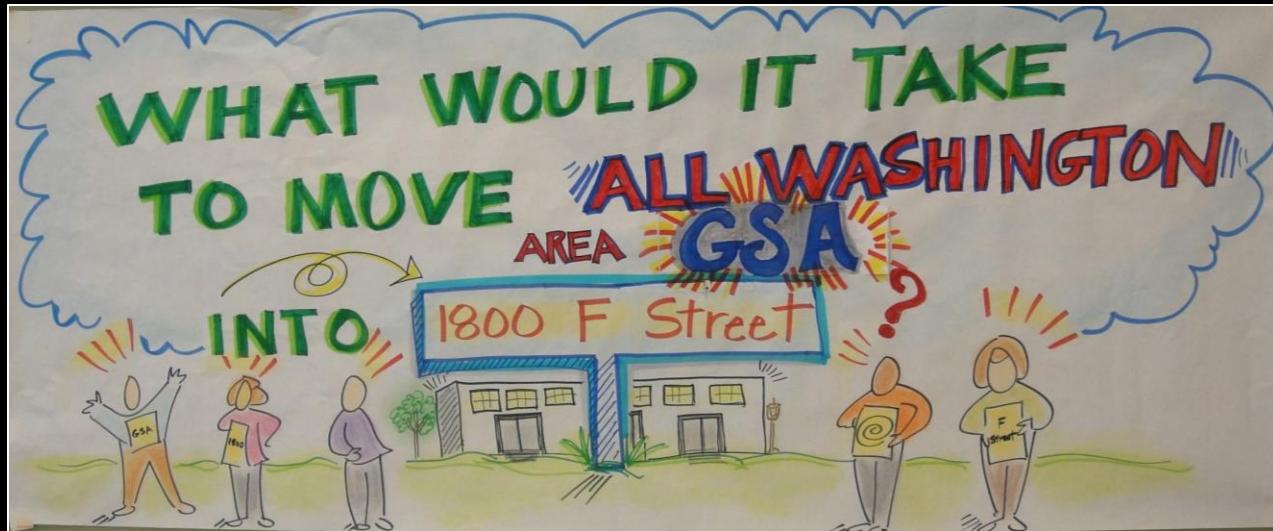


# Space Consolidation & Workplace Transformation

What is GSA  
doing to  
consolidate its  
own space?



# GSA Headquarters Challenge



# GSA Headquarters: Before



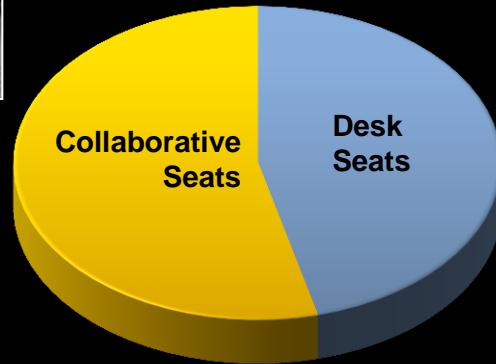
# GSA Headquarters: After



# GSA Leadership Space: Old & New



# GSA Headquarters Consolidation: By the Numbers



**50%**

Projected  
Reduction Energy  
Consumption

**40%**

Reduction  
in  
Space

**\$24M**

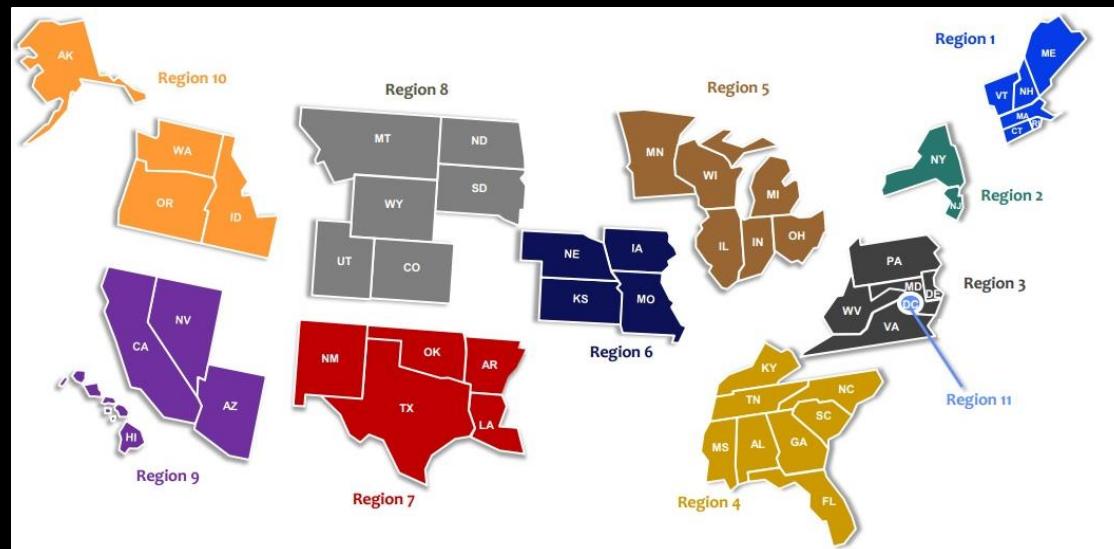
Annual  
Rent  
Savings

**2:1**

Targeted  
Desk Sharing  
Ratio



# GSA Regional Pilots



# Space Consolidation & Workplace Transformation



What can GSA do  
to help other  
agencies  
consolidate?



# GSA Programs to Help Agencies Consolidate

- Client Portfolio Plans
- Budget request for \$100M for consolidation opportunities in the FY13 and FY14 budget
- Total Workplace



# Total Workplace

## Signed Agreements:

### **Fish & Wildlife Service - Leesburg Pike, VA**

- \$10M Furniture and \$2.5 M Information Technology
- Saving more than \$3.8 million in annual real estate costs
- Consolidating three buildings into one
- 26% Footprint Reduction...down ~ 72,200 square feet

### **Health and Human Services – Seattle, WA**

- \$2.5M Furniture and \$1.8 M Information Technology
- Saving approximately \$1.5 million in annual real estate costs
- 44% Footprint Reduction ~ 115,000 RSF to 69,000 RSF
- Increased shared spaces – improving efficiencies

# Total Workplace

## In Process Agreements:

### **National Labor Relations Board**

- \$3.6M Furniture and \$2.6M Information Technology
- 32% Footprint Reduction anticipated

### **Department of Commerce – Economic Development Agency**

- \$200k Furniture and \$56k Information Technology
- 30% Footprint Reduction anticipated

### **HHS – Parklawn**

- \$39.6M Furniture
- 32% Footprint Reduction anticipated

# www.gsa.gov/totalworkplace

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# Total Workplace

Overview    Cost Savings    Sustainability    Productivity    Technology    Case Studies    Get Started



**Increase**  
Energy Efficiency

**Align**  
IT Spending  
with Value

**Saving Taxpayer Dollars and Better Serving the American People**

GSA is creating a 21st century workplace across government to drive down costs and increase productivity.