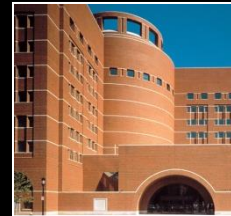


Space Consolidation & Workplace Transformation

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

DOROTHY ROBYN
COMMISSIONER
PUBLIC BUILDINGS SERVICE



U.S. GENERAL SERVICES ADMINISTRATION

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



- 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...



To a any device



Take a stationary desktop...



And make it a laptop or tablet.



Moving information from hardware...

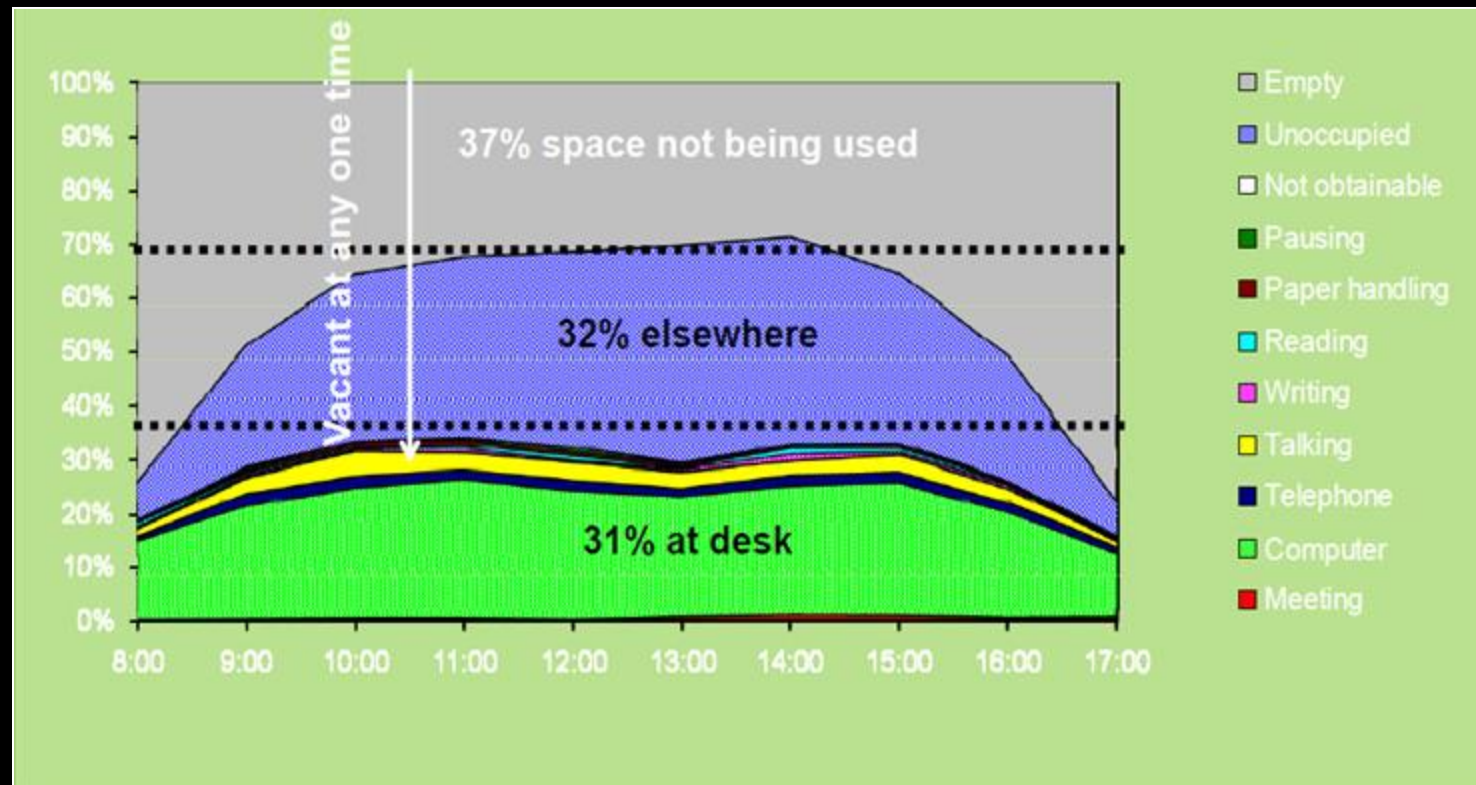


To the cloud.



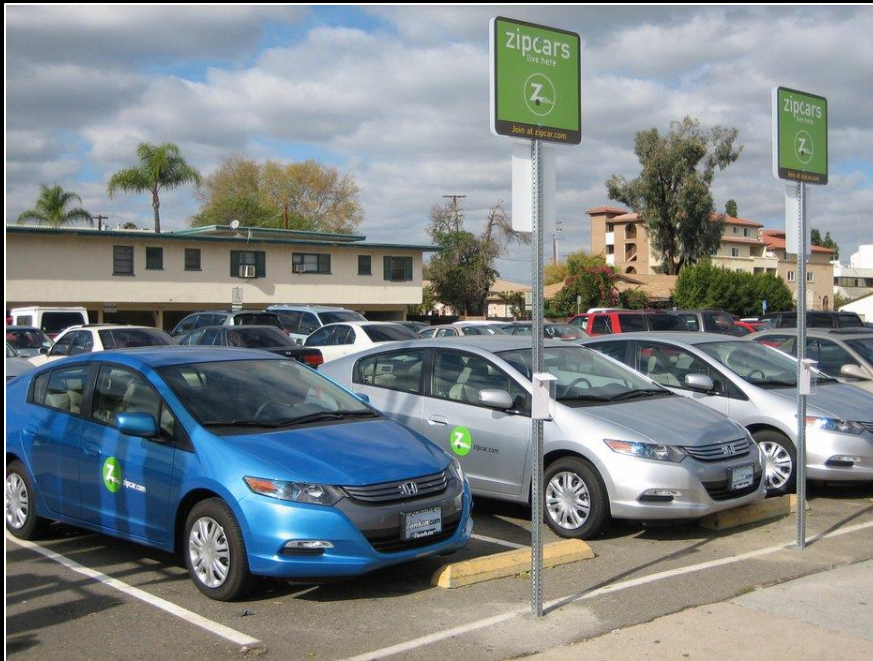
Technology has changed the way we work

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...

Driver #3: Agencies Need A Different Kind of Space



Driver #3: Agencies Need A Different Kind of Space



Driver #3: Agencies Need A Different Kind of Space



Space Consolidation & Workplace Transformation

What is GSA
doing to
consolidate its
own space?



GSA Headquarters Challenge



Willow
Woods



Crystal
City



NCR



1800 F



GSA Headquarters: Before



GSA Headquarters: After

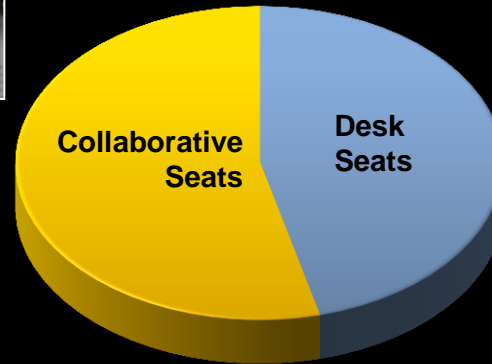


GSA Leadership Space: Old & New



GSA Headquarters Consolidation: By the Numbers

GSA



50%

Projected
Reduction Energy
Consumption

40%

Reduction
in
Space

\$24M

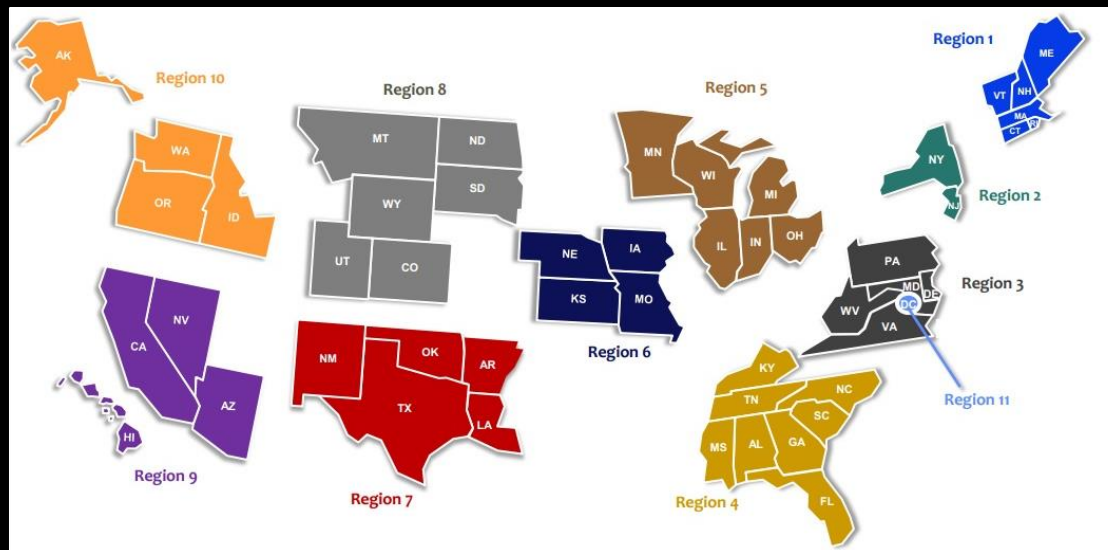
Annual
Rent
Savings

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

GSA



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Total Workplace

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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.