Space Consolidation & Workplace Transformation

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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
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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
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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What is GSA doing to consolidate its own space?
GSA Headquarters Challenge

What would it take to move all Washington area GSA into 1800 F Street?

Willow Woods + Crystal City + NCR = 1800 F
GSA Headquarters: Before
GSA Headquarters: After
GSA Leadership Space: Old & New
GSA Headquarters Consolidation: By the Numbers

- Collaborative Seats
- Desk Seats

- 50% Projected Reduction in Energy Consumption
- 40% Reduction in Space
- $24M Annual Rent Savings
- 2:1 Targeted Desk Sharing Ratio

1800 F Street
Washington, DC
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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
Total Workplace

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.