U.S. General Services Administration

FEDERAL BUILDINGS FUND

Fiscal Year 2025 Congressional Justification

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Federal Buildings Fund / Public Buildings Service Overview

The mission of the U.S. General Services Administration's (GSA) Public Buildings Service (PBS) is to provide effective, flexible, and sustainable workspace solutions for Federal agencies at the best value for the taxpayers. PBS fulfills its mission by maintaining, building, leasing, and operating more than 360 million rentable square feet of space that safely house approximately one million Federal employees (nearly 50 percent of the total Federal civilian workforce) in more than 2,200 communities across the country. These facilities are visited annually by tens of millions of members of the public, including veterans, Medicare and Social Security beneficiaries, small business owners, victims of disasters, plaintiffs and defendants, contractors, and others. Additionally, these facilities support vital national security, law enforcement, commerce, and research and development missions, among other things.

GSA's fiscal year (FY) 2025 budget request for the Federal Buildings Fund (FBF) supports these communities, Federal employees, and their missions, as well as the Biden-Harris Administration's priorities, including investing in Federal infrastructure, tackling the climate crisis, creating new business and job opportunities, and advancing equity. The budget request proposes sound, cost-effective investments to address the growing backlog of critical building life-safety and infrastructure needs, enhance Federal facilities' climate posture and resiliency, reduce the costs of maintaining federally owned facilities, and reduce the Government's reliance on costly leases. It also positions GSA to respond to this historic opportunity to rightsize the Federal footprint, reduce long-term real estate costs, and meet the future workspace needs of Federal agencies and the public they serve.

PBS is requesting $233 million in net positive obligational authority in addition to its anticipated annual revenues and collections for a total of $10.7 billion in FBF New Obligational Authority (NOA). This budget request will enable PBS to:

- Support the development of the Federal Government's future of work plans and reduce the size of the Federal inventory.
- Release several hundred thousand rentable square feet of leased space and avoid millions in annual future lease payments to private lessors.
- Begin to address backlogged repairs and alterations, begin to reduce significant deferred maintenance liabilities, invest in life-safety projects to protect the Federal workforce, and prepare federally owned facilities to be more climate resilient by designing for both the observed and expected changes in extreme weather and climate trends for the service life of the asset.
- Enhance the sustainability and resilience of Federal facilities and start transitioning GSA's federally owned buildings to 100 percent carbon pollution-free electricity by 2030; and modernizing and acquiring secure information technology that will enable PBS to efficiently operate and maintain Federal facilities.

Additionally, GSA's FY 2025 FBF Budget Request contains legislative proposals that are key to maximizing the efficiency of the FBF. The request includes a proposal to change the budgetary treatment of the rent revenues deposited in the FBF and the associated legislative scoring guidelines. This proposed treatment parallels the recently enacted scoring treatment for the Harbor Maintenance Trust Fund (HMTF) in the Coronavirus Aid, Relief, and Economic Security Act (P.L. 116-136, 134 Stat. 281, 526) that allows Congress to allocate the full value of funds. Adopting similar scoring treatment for the FBF will help ensure that GSA is provided full access to the annual revenues and collections deposited in the FBF. Agencies make rental payments to GSA with the expectation that such funds will be used to properly maintain the facilities they occupy, which GSA has been unable to do over the past decade due to a lack of NOA appropriated commensurate with the annual revenues and collections deposited in the FBF. Modernizing federally owned facilities will enable GSA to consolidate and reduce the Federal Government's heavy reliance on space leased from private lessors, which will provide cost avoidance many times over. GSA is also proposing an increase to the prospectus threshold from the FY 2025 limit of $3.926 million to $10 million, in accordance with a recent U.S. Government Accountability Office (GAO) report,[1] which will save taxpayer funds by reducing the cost and timeline for project delivery and providing quicker access to space for GSA's occupant Federal agencies. Lastly, the President's Budget supports the expansion of the allowable uses of the disposal fund. The expanded authority will accelerate the disposition of underutilized property by allowing GSA to better assist agencies in identifying and preparing real property earlier in the disposition process.

Real Estate Investment and Savings Opportunities

Since its establishment in 1949, GSA has continually worked to improve Government operations, streamline acquisitions, and provide efficient real estate services to allow its customers in the executive, legislative, and judicial branches to complete the essential functions of the Federal Government. GSA's FY 2025 budget request was formulated using the same tenets that led to its establishment 75 years ago. However, many things have changed since GSA was established. For one, GSA's federally owned buildings are now, on average, over 50 years old and many of the buildings have not undergone any significant modernizations since they were constructed. In addition, since FY 2011, the average FBF funding shortfall of roughly $1 billion per year has impacted the Repair & Alteration budgets the hardest, which has contributed to growing deficiencies in PBS's portfolio of federally owned facilities.

GSA and occupant agency alignment around the opportunity to transform GSA's current real estate portfolio into one that is high performing, more efficient, and physically smaller than today's portfolio has never been better, with the opportunity to generate substantial savings to the taxpayers. Increased workplace flexibility, taken together with the fact that approximately 80 million rentable square feet of leased space is expiring in the next 5 years, illustrate how this budget request and others in the near future will determine the makeup, condition, size, and functionality of tomorrow's portfolio of properties.

[1] *Federal Real Property: GSA Should Fully Assess Its Prospectus Process and Communicate Results to Its Authorizing Committees*, GAO-22-104639 (January 21, 2022), found at: https://www.gao.gov/products/gao-22-104639.

For PBS, every major program in FY 2025 was developed with the goal of being as efficient and effective as possible for the taxpayers.

- The Capital Investment Program allocation was developed with the intent to reduce currently needed federally owned facility repairs, build better workplaces within Federal buildings that are safe, improve customer mission delivery, reduce operating expenses, promote adaptability to future changes in Government space needs, reduce building energy, water, waste, and greenhouse gas emissions, increase resilience to climate change and make Federal facilities better neighbors in their communities.
- The Rental of Space allocation was based on known customer space needs, while also providing the needed flexibility for GSA to make prudent decisions as customer needs evolve. This strategy will allow our program to align with evolving customer requirements, as future workplace requirements are incorporated into space layouts.
- The Building Operations allocation was developed to support a diverse and effective PBS workforce that has the tools to reduce operating costs, provide a safe workspace for over 1 million Federal employees, and leverage the Federal Government's purchasing power to achieve its 2030 goal for 100 percent carbon pollution-free electricity in federally owned GSA-controlled facilities, including 50 percent 24/7 carbon pollution-free electricity.

Capital Investment Program: Modernizing and Optimizing Federal Workplaces

Since FY 2011, the total revenues and collections deposited into the FBF have substantially exceeded the annual NOA appropriated by Congress. Over the past decade, GSA's Capital Investment Program has been underfunded compared to the President's budget request by over $13 billion, with the New Construction and Acquisition Program receiving $4.1 billion less in appropriations of NOA than requested by GSA. GSA's Basic Repairs and Alterations Program has received $376 million less in appropriations of NOA than requested by GSA, while the Major Repairs and Alterations Program has endured the greatest diminution receiving over $6.9 billion less in appropriations of NOA than requested by GSA. Congress must close the gap between the annual revenues and collections deposited into the FBF and NOA appropriated so that GSA may begin to reverse the deleterious and cumulative impacts of underinvestment in deferred maintenance and necessary capital improvements among its federally owned facilities. Absent these necessary reinvestments, GSA's federally owned assets will deteriorate further and the opportunity to transform the Federal workspace, shift agencies from costly leases into federally owned space, and dramatically reduce long-term real estate costs will be lost.

As part of GSA's strategic vision to provide financially and environmentally sustainable, accessible, and responsive workspace solutions that enable a productive Federal workforce, GSA is working toward:

- Developing and offering integrated and hybrid workspace options and services that maximize flexibility.

- Securing investments needed to achieve a rightsized and modernized portfolio that is safe, efficient, and affordable for customers.
- Establishing and implementing cross-cutting solutions that mitigate climate risks by increasing building resilience, reducing greenhouse gas emissions, improving energy, water, and waste efficiency, and supporting the transition to carbon pollution-free electricity.
- Identifying and implementing programs that positively impact local communities through enhanced economic activity and opportunities for underserved populations.

GSA's Real Estate Optimization effort is comprised of three core pillars:

- Investing in Core Assets
  - These federally owned buildings represent the highest strategic value to GSA, the agencies that occupy them, and the public they serve.
  - They financially sustain the FBF and have the highest long-term value proposition for the taxpayers.
- Disposing of Underperforming Buildings
  - These federally owned buildings provide the least strategic value and present the highest risk to the Federal portfolio's performance.
  - They are a financial burden for the FBF and do not meet long-term agency housing needs in a cost-effective manner.
- Reducing Reliance on Leasing
  - Responsibly manage pending lease expirations.
  - Identify consolidation opportunities for federally owned and leased assets to maximize use of existing Federal facilities and backfill of vacated leases during the firm term.

Progress on the above three core pillars is contingent upon Congress's support for GSA's annual Capital Investment Programs and the legislative proposals contained in GSA's FY 2025 Budget Request.

The FY 2025 Capital Investment Program was developed to further the efforts to reinvest in GSA's core assets and provide modernized workspaces, in a state of good repair, with an aim toward net-zero operations and strong utilization. Realization of this effort will improve the functionality of tomorrow's PBS real estate portfolio, allowing agencies to better carry out their missions and serve the American people. GSA plays a key role in helping agencies redefine their space requirements and through this budget request, repositions GSA's inventory to become a safer, smaller, less costly real estate footprint. Fully supporting GSA's Capital Investment Program is a prerequisite to meeting these new demands and to realizing the enormous potential for reducing GSA's reliance on leases to meet long-term agency needs.

To capitalize on this opportunity, GSA's federally owned buildings require infrastructure investments that provide flexibility to handle dynamic working arrangements and increased reliance on technology that its occupant agencies need for the future. Building system modernization is also necessary to increase mission resilience and reduce operating costs and emissions. The net positive budget authority requested in the FY 2025 budget is the upfront investment needed to position GSA to leverage long-term cost savings initiatives and ensure that Federal employees across the Government have access to high-functioning workspaces that enhance mission delivery.

GSA's FY 2025 Capital Investment plan is focused on the reinvestment of NOA needed for those properties that continue to generate the rent needed to sustain GSA's federally owned inventory, and for which there is a long-term need. As part of the evaluation of potential FY 2025 projects, GSA uses a High Value Investment strategic initiative. The goal of the initiative is to utilize financial and other metrics to evaluate the potential project funding needs and prioritization. These metrics support the portfolio's transition to a lean and sustainable cost structure by selecting those projects that align with GSA's long-term objectives.

Support for GSA's FY 2025 budget facilitates cost-effective facilities, minimizes operational risks, protects people and property, maximizes return on investment, and yields a viable alternative to costly leasing for the Federal Government's future space needs. Without such support from Congress, leasing privately owned space will become the preferred alternative, which is proven to cost the taxpayers significantly more than properly maintaining the buildings already owned by the Federal Government. Many of the proposed FY 2025 projects include essential infrastructure work and alterations necessary to position these facilities for long-term Federal occupancy. For example, fire suppression and alarm systems need to function with readily available replacement parts; elevators need to operate without causing entrapment; heating, ventilation and air conditioning (HVAC) systems need to adequately ventilate and condition air for health and comfort; electrical systems need to support basic building operation and an increasingly digital workplace; and exterior building facades need to be sound and secure as a matter of occupant agency safety and building efficiency.

GSA's FY 2025 Capital Investment Program spurs reinvestment in core assets and prioritizes investments in federally owned facilities. The request includes $1.6 billion for Repairs and Alterations, including $500 million for Basic Repairs and Alterations, $584 million for Major Repairs and Alterations, and $534 million for several of PBS's Special Emphasis Programs. The Major Repairs and Alterations funding will be reinvested in 16 high-value assets in seven states and the District of Columbia. The following critical building components and the respective estimated construction costs to be addressed as part of these Major Repairs and Alterations projects include:[2]

- **$163 million** for new HVAC, mechanical, electrical and plumbing systems, upgrades to improve building functionality and meet safety codes, and enhancements to reduce building energy consumption;
- **$50 million** to address site infrastructure, facades, and inefficient deteriorating window systems. These repairs will: address life-safety concerns due to falling debris, improve building security, reduce energy consumption, and improve the climate resilience of

[2] Estimated construction costs do not include Professional Service Fees (Design and Management and Inspection).

buildings; and correct and reduce seismic risks associated with structural and non-structural seismic hazards, such as bracing and strengthening of facade elements;
- **$63 million** for interior space alterations and repairs, interim leases where needed, and ancillary support services;
- **$70 million** in fire-protection and life-safety improvements to address outdated fire alarm and sprinkler systems. This work will correct hazards and reduce risks to Federal Government personnel and the general public. This does not include any Special Emphasis projects;
- **$130 million** in conveyance systems replacements and repairs to improve building operations, reduce energy consumption, and reduce the chance of entrapments;
- **$30 million** in scope-related demolition and hazardous materials abatement.

The following Special Emphasis Programs funding will provide the necessary funds for 5 programs to undertake projects that improve the condition, safety, and utilization of multiple facilities nationwide:

- $425 million for Optimization of the portfolio;
- $50 million for Fire Protection and Life Safety;
- $30 million for Judiciary Capital Security;
- $14.25 million for Childcare Systems and Security;
- $14.25 million for Energy and Water Retrofit and Conservation Measures.

As part of GSA's ongoing efforts to rightsize 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 proposes $425 million for the Optimization Program for 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 will help to facilitate GSA's strategic divestiture of unneeded federally owned assets and reduce the reliance on leased space. 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 also fund customer-agency tenant improvements, furnishings, equipment, and any necessary move expenses if the agency is unable to fund the costs. Overall, the optimization program will result in improved space utilization, cost avoidance for the American taxpayer and a more sustainable portfolio.

The requested $500 million for the Basic Repairs and Alterations Program enables GSA to more quickly address routine needs, which will reduce repair costs, shorten delivery times and support GSA's occupant agencies' mission needs more effectively. PBS has a list of basic repair and alteration projects readily available for execution and that is well in excess of the requested budget amount. PBS maintains a consistent obligation rate of effectively 100 percent of these funds year after year. Accounting for cost increases due to changes in market conditions, such as labor and supply-chain challenges, increased fuel prices, and inflation, the requested $500 million position PBS to invest in its core assets and to reduce a portion of its $4.6 billion in currently needed federally owned facility repairs. GSA's proposal to increase the prospectus threshold from the FY 2025 threshold of $3.926 million to $10 million will reduce the timeline for project delivery and provide better service to the occupant agencies that await repairs and improvements to the facilities they pay rent to occupy.

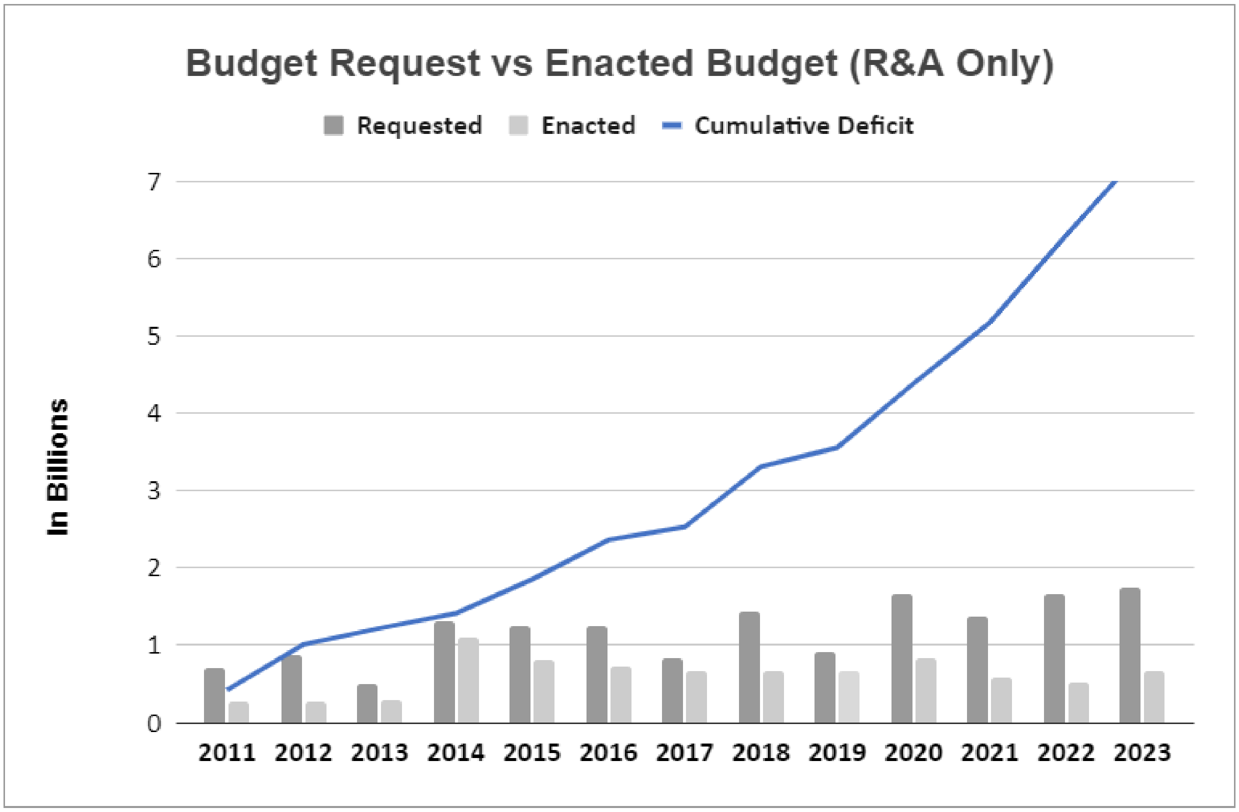
As the Capital Investment Program begins to reposition GSA's federally owned inventory and makes it more effective for the Federal workforce, it will do so in a way that improves the climate resiliency and sustainability of the inventory. Individual projects will aim to incorporate the White House Council on Environmental Quality's long-standing *Guiding Principles for Sustainable Federal Buildings* and other green building certification standards. GSA is also analyzing opportunities to electrify its core assets by replacing fossil fuel-based mechanical equipment, such as boilers and water heaters, with electric alternatives that meet mission and resiliency needs. Additionally, the Capital Investment Program will incorporate projects in Federal buildings across the country designed to reduce climate-change vulnerabilities and improve federally owned buildings' energy efficiency and water consumption. GSA is also exploring the incorporation of specifications for low-carbon building materials into its contracts.

A fully funded annual GSA Capital Investment Program will serve as a catalyst for job creation, strengthening small businesses and supporting local communities across the country. Each dollar invested in GSA's Capital Investment Program has a long-term multiplying effect on these economies, directly supporting architectural, engineering, and construction industries and indirectly supporting industries that will sustain the Federal workforce occupying these buildings. Investing in GSA's Federal buildings supports good-paying jobs for working families and opportunities for small businesses. The $1.6 billion[3] in spending by GSA is estimated to:

- Provide, on average, 4,500 annual jobs across the length of the projects.
- Provide $1.3 billion in labor income.
- Increase the national GDP by $2 billion.
- Generate $73 million in revenue for State and local governments.

[3] FY 2025 Capital Investment Program Request less Federal Capital Revolving Fund Repayment Installment Acquisition Payment.

FBF Funding Trends
Revenue Collected vs. Reinvested



Note: This table identifies the Basic and Major Repairs and Alterations budget request versus the appropriated annual NOA.

The FY 2025 budget request recognizes that GSA had an $8.7 billion unavailable fund balance at the end of FY 2023. This fund balance has grown as a result of $12.9 billion in FBF revenues and collections that could have been appropriated as NOA to the FBF but instead was used to offset increases for other agencies over 12 of the last 13 fiscal years due to limitations in the Financial Services and General Government Appropriations Subcommittee's funding allocation. This represents a trend in which GSA is collecting commercially equivalent rent from its occupant agencies but is precluded from reinvesting all of these funds in providing quality space and services to those rent-paying agencies. This underfunding relative to revenue generation is almost entirely absorbed by PBS's New Construction and Repairs and Alterations programs. As such, there are dramatic differences between new facilities that are needed, existing facilities that require renovations and what Congress has funded.

Habitual underfunding of needed reinvestments is the driving factor behind PBS's growing deferred maintenance backlog. Those projects, and the capital needed to complete them, are in addition to the reinvestment dollars that should be allocated for a portfolio of PBS's size and structure to keep pace with depreciation and degradation. As shown in the table below, the appropriations process generally provided funding authority at or above the level of revenues and collections prior to FY 2011. However, over the past 13 fiscal years, the enacted funding has fallen well below the annual revenues and collections deposited in the FBF in all years except one.

As a result of this chronic underfunding, total deferred maintenance[4] for GSA’s federally owned facilities has increased by 48 percent in the last year and at the end of FY 2023 stood at $4.6 billion.[5] GSA's FY 2025 Capital Investment plan is focused on the reinvestment of NOA needed for those properties that continue to generate the rent needed to sustain GSA’s federally owned inventory, and for which there is a long-term need.

[4] Deferred maintenance is synonymous with Deferred Maintenance and Repair (DM&R) as reported in GSA’s Annual Financial Report.

[5] There have been no major changes to the way GSA surveys its portfolio to identify, quantify, or prioritize its liabilities. However, as GSA continues to improve the accuracy of survey results, combined with liability costs increasing due to changes in material, labor and market conditions and habitual underfunding of the FBF, deferred maintenance totals have and are projected to continue to rise.

Net Budget Authority - 15 Year History
(Dollars in Thousands)

	President's Budget Revenue Estimate	Enacted NOA	Net Budget Authority
FY2010	$ 8,222,539	$ 8,443,585	$ 287,406
FY2011	$ 8,870,933	$ 7,597,540	$ (1,202,123)
FY2012	$ 9,302,761	$ 8,017,967	$ (1,205,174)
FY2013	$ 9,777,590	$ 8,024,967	$ (1,665,003)
FY2014	$ 9,950,560	$ 9,370,042	$ (580,518)
FY2015	$ 9,917,667	$ 9,238,310	$ (679,357)
FY2016	$ 9,807,722	$ 10,196,124	$ 388,402
FY2017	$ 10,178,339	$ 8,845,147	$ (1,333,192)
FY2018	$ 9,950,519	$ 9,073,938	$ (876,581)
FY2019	$ 10,131,673	$ 9,285,082	$ (846,591)
FY2020	$ 10,203,596	$ 8,856,530	$ (1,347,066)
FY2021	$ 10,388,375	$ 9,065,489	$ (1,322,886)
FY2022	$ 10,636,648	$ 9,342,205	$ (1,294,443)
FY2023	$ 10,488,857	$ 10,013,150	$ (475,707)
FY2024	$ 10,728,410	$ 10,013,150	$ (715,260)
15 Year Total Underfunding			$ (12,868,093)

Note: Net Budget Authority does not include rescission of prior-year funding, transfers, or supplemental appropriations, it does include redemption of debt. FY 2022 excludes the $3.418 billion appropriation from the Infrastructure Investment and Jobs Act (IIJA) and the $3.375 billion appropriation from the Inflation Reduction Act (IRA). The use of the IIJA funds are limited to LPOEs and other border-related projects and the use of the IRA funds is limited to sustainable building improvements. The funding cannot be used for the regular upkeep and maintenance of GSA’s federally owned buildings. FY 2023 does not include $36.8 million in disaster recovery funding for necessary expenses related to the consequences of Hurricane Ian FY 2024 represents the annualized Continuing Resolution amount.

Providing Full Access to Annual Revenues and Collections in the Federal Buildings Fund

The continued lack of sufficient funding, year after year, to carry out necessary capital improvements, especially repairs and alterations, and to reinvest FBF collections back into GSA’s federally owned portfolio has significantly hindered GSA’s efforts to reduce the size of the Federal real estate portfolio through consolidations and optimize building utilization. Additionally, continued underinvestment in GSA’s core assets poses significant risks to people and property and has resulted in an inventory of deteriorating federally owned buildings that have rapidly escalating fire and life-safety liabilities and increasingly do not meet customer-agency mission and security requirements. When GSA is unable to provide suitable space from within its federally owned inventory for Federal agencies, it must procure leased space, usually at significantly higher costs.

Full access to the FBF will allow GSA to not only rightsize its portfolio, but also sufficiently invest in optimizing, modernizing and reconfiguring the Federal footprint to meet the needs of its customers and the American people.

In response to feedback from members of Congress, and in recognition of the significant opportunity to rightsize the Federal inventory and save taxpayers substantial amounts of money, the below draft legislative proposal was developed to facilitate access to the full amount of annual FBF revenues and collections, as was originally intended when the FBF was created, to maintain and improve public buildings responsibly, while preserving Congress's role in authorizing and appropriating NOA to the FBF. The language directs both the Congressional Budget Office and the Office of Management and Budget to subtract new Budget Authority and Outlays from their application of legislative scoring guidelines for the FBF, as well as collections deposited into the Fund. This scoring adjustment would apply only to funds annually deposited into the FBF and used to support FBF-authorized purposes. The maximum amount of this scoring adjustment is limited to the revenues and collections expected to be deposited into the FBF for that fiscal year.

Sec. 527. For fiscal year 2026 and each fiscal year thereafter, the following amounts shall be subtracted from the estimate of discretionary budget authority and resulting outlays for any estimate of an Act making full-year or continuing *appropriations for Financial Services and General Government under the Congressional Budget and Impoundment Control Act of 1974 or the Balanced Budget and Emergency Deficit Control Act of 1985: (1) collections estimated to be deposited in the General Services Administration--Real Property Activities--Federal Buildings Fund (FBF), as transmitted with the President's budget submitted pursuant to section 1105 of title 31; and (2) any discretionary appropriation of new obligational authority derived from the FBF for that fiscal year, in an amount not to exceed the collections estimated in subsection (1).*

This proposed language will not only provide full access to the annual revenues and collections in the FBF, but will also save the taxpayers money, while allowing Congress to maintain its role in authorizing and appropriating new obligational authority to the FBF.

Resources, New Obligational Authority, Fund Balance, and Mandatory Authority
(Dollars in Thousands, excludes Indefinite Authority)

The PBS net positive budget authority request is outlined in the table below, showing the distribution of estimated revenue into each of the FBF budget activities as NOA. The following sections highlight each activity and how PBS will maximize the value of the requested budget authority.

	FY 2023 Enacted	FY 2024 Full Year CR	FY 2025 Request
Resources:			
Available from prior year for reauthorization	$ 8,523,029	$ 8,744,879	$ 9,460,139
Appropriation	$ 36,788	$ -	$ -
Transfer	$ (60)	$ -	$ -
Revenue from operations:			
Rent	$ 10,169,683	$ 10,491,076	$ 10,464,147
Miscellaneous	$ 3,189.00	$ -	$ -
Outleasing	$ 1,413	$ 3,863	$ 3,081
Retention of Proceeds (Sale of Real Property)	$ 49,306	$ 223,000	$ 18,500
SSA/CDC/CMS Payments	$ 11,469	$ 10,471	$ 10,356
Subtotal, Revenue	**$ 10,235,060**	**$ 10,728,410**	**$ 10,496,084**
Total Resources Available	$ 18,794,817	$ 19,473,289	$ 19,956,223
New Obligational Authority:			
Construction and Acquisition	$ 804,382	$ 807,809	$ -
Major Repairs and Alterations	$ 266,910	$ 263,483	$ 1,117,825
Basic Repairs and Alterations	$ 398,797	$ 398,797	$ 500,000
Installment Acquisition Payments	$ -	$ -	$ 233,333
Rental of Space	$ 5,561,680	$ 5,561,680	$ 5,606,122
Building Operations	$ 2,981,381	$ 2,981,381	$ 3,272,137
Disaster Recovery	$ 36,788	$ -	$ -
Total New Obligational Authority	**$ 10,049,938**	**$ 10,013,150**	**$ 10,729,417**
Fund Balance:			
Total Resources Available	$ 18,794,817	$ 19,473,289	$ 19,956,223
Total New Obligational Authority	$ (10,049,938)	$ (10,013,150)	$ (10,729,417)
Changes to Prior Year Authority	$ -	$ -	$ -
Fund Balance (Available for Reauthorization)	$ 8,744,879	$ 9,460,139	$ 9,226,806
Net Budget Authority	**$ (185,122)**	**$ (715,260)**	**$ 233,333**

Note: FY 2023 enacted includes supplemental appropriations, indefinite authority, transfers, and reprogrammings. FY 2023 enacted includes $36.8 million in disaster recovery funding for necessary expenses related to the consequences of Hurricane Ian. This table does not reflect the requested transfer and obligational authority from the Federal Capital Revolving Fund (FCRF) in FY 2025. The FCRF payback is reflected in Installment Acquisitions. Funds for the Special Emphasis programs are included in the Major Repairs and Alterations authority.

The requested funding includes:

(1) $0 for Construction and Acquisition of Facilities, as GSA's FY 2025 budget request prioritizes repair and alteration projects.

(2) $1.6 billion for Repairs and Alterations, including $500 million for Basic Repairs and Alterations, $584 million for Major Repairs and Alterations and $534 million for PBS's Special Emphasis Programs, as follows:

REPAIRS AND ALTERATIONS SUMMARY OF FY 2025 PROGRAM (Dollars in Thousands)	FY 2025 Request TOTAL
Nonprospectus (Basic) Repairs and Alterations Program	**$ 500,000**
Major Repairs and Alterations Projects	
Boston, MA John F. Kennedy Federal Building	$ 24,464
Washington, DC William Jefferson Clinton Complex	$ 77,865
Washington, DC Robert F. Kennedy Federal Building	$ 21,855
Woodlawn, MD Centers for Medicare and Medicaid Services Headquarters Campus	$ 14,625
Washington, DC Orville Wright Federal Building	$ 28,914
New York, NY Jacob K. Javits Federal Building Complex	$ 37,195
Seattle, WA Henry M. Jackson Federal Building	$ 17,487
Cleveland, OH Carl B. Stokes U.S. Courthouse	$ 14,942
Brooklyn, NY Emanuel Celler U.S. Courthouse	$ 5,969
Washington, DC Stewart Lee Udall Federal Building	$ 7,669
Washington, DC Howard T. Markey National Courts Complex	$ 11,005
Suitland, MD Washington National Records Center	$ 17,632
Washington, DC Robert C. Weaver Federal Building	$ 21,700
Philadelphia, PA Mid-Atlantic Social Security Center	$ 32,496
Chicago, IL Ralph H. Metcalfe Federal Building	$ 162,207
Washington, DC Federal Office Building - 7th and D	$ 88,300
Subtotal, Major Repair and Alterations Projects	**$ 584,325**
Major Repair and Alterations Special Emphasis Programs	
Optimization Program	$ 425,000
Fire Protection and Life Safety Program	$ 50,000
Judiciary Capital Security Program	$ 30,000
Childcare Systems and Security Program	$ 14,250
Energy and Water Retrofit and Conservation Measures Program	$ 14,250
Subtotal, Major Repair and Alterations Special Emphasis Programs	**$ 533,500**
Subtotal, Major Repair and Alterations Program	**$ 1,117,825**
Total FY 2025 Repairs and Alterations Program	**$ 1,617,825**

(3) $233 million for Installment Acquisition Payments, for proposed statutorily required annual repayment to the FCRF for purchase transfers received in FY 2025.

(4) $5.6 billion for Rental of Space, to acquire and administer leasehold interests in privately owned facilities when federally owned space is not available or does not meet the specific requirements of GSA's occupant agencies. This amount funds annual rent for current leases, real estate taxes, and other one-time payments, as well as rent increases associated with replacement leases and expansion space. Additionally, this account funds any lease terminations or lease buyouts in instances when there is a cost associated with such actions.

(5) $3.3 billion for Building Operations, to provide services for both federally owned and non-fully serviced leased facilities, as well as the administration and management of all PBS real property programs. Of the total amount requested in support of Building Operations, the Building Services allocation funds services and cost increases for cleaning, utilities, maintenance, and other related services. The Salaries and Expenses allocation within Building Operations supports PBS personnel costs excluding reimbursable full time equivalents (FTE), PBS-specific IT applications and PBS's contribution to the GSA Working Capital Fund (WCF).

Lastly, PBS projects $1.45 billion of reimbursable services provided to and paid for by other agencies, including funding for 316 FTEs. PBS also projects $137 million in permanent indefinite authority attributable to leased space relating to the expansion needs of occupant agencies, outleasing, energy rebates, and revenue from the sale of recyclable materials.

Crosswalk of FY 2023 New Obligational Authority
(Dollars in Thousands)

	P.L. 117-328 Enacted 12/29/2022	Approved Reprogramming/ Transfers	Total FY 2023 Enacted, Reprogramming/ Transfers	Indefinite Authority	FY 2023 Authority
New Obligational Authority:					
Construction and Acquisition	$ 807,809	$ (3,427)	$ 804,382	$ -	$ 804,382
Major Repairs and Alterations	$ 263,483	$ 3,427	$ 266,910	$ 26,165	$ 293,075
Minor Repairs and Alterations	$ 398,797	$ -	$ 398,797	$ 349	$ 399,146
Rental of Space	$ 5,561,680	$ -	$ 5,561,680	$ 90,498	$ 5,652,178
Building Operations	$ 2,981,381	$ -	$ 2,981,381	$ 38,557	$ 3,019,938
Disaster Recovery	$ 36,788	$ -	$ 36,788	$ -	$ 36,788
Total, New Obligational Authority	**$10,049,938**	**$ -**	**$10,049,938**	**$155,569**	**$10,205,507**

1. ($3,427) represents the transfer from the FBF's Construction and Acquisition account to the Major Repairs and Alterations account for the Weaver Federal Building facade project, which was approved by the Committees on Appropriations in FY 2023.

Indefinite Authority
(Dollars in Thousands)

	FY 2023 Actual	FY 2024 Plan	FY 2025 Plan
Repairs and Alterations:			
Historical Outleasing	$ 10,710	$ 12,000	$ 12,000
Energy Rebates	$ 15,513	$ 10,000	$ 10,000
International Trade Center	$ 349	$ 4,080	$ 4,080
Recycling	$ (58)	$ 700	$ 700
Total, Repairs and Alterations	**$ 26,514**	**$ 26,780**	**$ 26,780**
Rental of Space: Leased Expansion Space	**$ 90,498**	**$ 142,534**	**$ 136,866**
Building Operations:			
International Trade Center - Building Services	$ 33,468	$ 32,185	$ 36,881
International Trade Center - Salaries and Expenses	$ 1,046	$ 668	$ 779
Cooperative Use Act - Outleasing	$ 1,707	$ 2,922	$ 1,681
National Antenna Program	$ 2,336	$ 2,080	$ 2,392
Total, Building Operations	**$ 38,557**	**$ 37,855**	**$ 41,733**
Total Indefinite Authority	**$ 155,569**	**$ 207,169**	**$ 205,379**

Note: Indefinite authorities are not included in reported resources or new obligational authority for out-years.

Obligations by Object Classification
(Dollars in Thousands)

		FY 2023 Actual	FY 2024 Full Year CR	FY 2025 Request
11.1	Full-time, permanent	$ 596,082	$ 703,726	$ 724,165
11.3	Other than full-time permanent	$ 9,348	$ 5,478	$ 5,581
11.5	Other personnel compensation	$ 15,481	$ 19,079	$ 19,428
11.8	Special personnel services payments	$ 111	$ 2	$ -
12.1	Civilian personnel benefits	$ 230,233	$ 235,016	$ 249,326
13.0	Benefits for former personnel	$ -	$ -	$ -
21.0	Travel and transportation of persons	$ 9,147	$ 9,881	$ 10,770
22.0	Transportation of things	$ 66	$ 6	$ 6
23.1	Rental payments to GSA	$ -	$ -	$ -
23.2	Rental payments to others	$ 5,644,635	$ 5,562,158	$ 5,606,855
23.3	Communications and utilities	$ 445,718	$ 433,444	$ 493,338
	Subtotal, Rent, communications & utilities	$ 6,090,353	$ 5,995,602	$ 6,100,193
24.0	Printing and reproduction	$ 147	$ 156	$ 140
25.1	Advisory and assistance services	$ 402,516	$ 433,594	$ 338,247
25.2	Other services	$ 65,028	$ 69,543	$ 63,095
25.3	Goods & services from Gov't accounts	$ 488,893	$ 484,797	$ 519,415
25.4	Operation and maintenance of facilities	$ 2,678,277	$ 1,958,261	$ 2,224,349
25.5	Other contractual services - Research and Development	$ 35	$ -	$ -
25.6	Medical care	$ 60	$ 218	$ 324
25.7	Operation and maintenance of equipment	$ 7,004	$ 40,921	$ 44,438
25.8	Subsistence and support of persons	$ -	$ -	$ -
	Subtotal, Contractual services	$ 3,641,813	$ 2,987,333	$ 3,189,868
26.0	Supplies and materials	$ 9,661	$ 8,868	$ 9,246
31.0	Equipment	$ 108,085	$ 87,366	$ 103,663
32.0	Land and structures	$ 1,140,760	$ 3,922,321	$ 4,986,827
33.0	Investments and loans	$ -	$ -	$ -
41.0	Grants, subsidies, and contributions	$ -	$ -	$ -
42.0	Insurance claims and indemnities	$ 652	$ 659	$ -
43.0	Interest and dividends	$ 28,392	$ 44,801	$ 48,602
44.0	Refunds	$ 109	$ 10	$ 20
94.0	Financial Transfers	$ -	$ -	$ 233,333
99.9	**Total Obligations**	**$ 11,880,440**	**$ 14,020,305**	**$ 15,681,168**
	Subtotal, PC&B	$ 851,255	$ 963,302	$ 998,500
	Subtotal, Non-labor	$ 11,029,185	$ 13,057,003	$ 14,682,668

Note: The above total obligations include funds from carryover, prior-year recoveries, and reimbursable funding. Includes initial obligations from IIJA and IRA in FY 2023, FY 2024, and FY 2025.

Obligations by Program
(Dollars in Thousands)

	FY 2023 Actual		FY 2024 Full Year CR		FY 2025 Request		Increase/(Decrease) FY 2025 Request	
	FTE	Obligations	FTE	Obligations	FTE	Obligations	FTE	Obligations
FTE and Obligations:								
1. Construction and Acquisition		$ 290,931		$ 945,556		$ 1,079,310		$ 133,754
2. Repairs and Alterations		$ 751,477		$ 858,078		$ 929,822		$ 71,744
3. Construction of Lease Purchase Facilities		$ -		$ -		$ -		$ -
4. Installment Acquisition Payments		$ -		$ -		$ 233,333		$ 233,333
5. Pennsylvania Avenue Activities								
a) Repairs and Alterations		$ 147		$ -		$ -		$ -
b) Building Operations - Building Services		$ 8,850		$ -		$ -		$ -
6. International Trade Center								
a) Repairs and Alterations		$ -		$ 845		$ 845		$ -
b) Building Operations - Building Services		$ 31,935		$ 33,705		$ 36,881		$ 3,176
c) Building Operations - Salaries and Expenses		$ 979		$ 756		$ 779		$ 23
7. Rental of Space		$ 5,645,589		$ 5,561,680		$ 5,606,122		$ 44,442
8. Building Operations	5,157	$ 3,165,586	5,247	$ 3,168,904	5,307	$ 3,455,007	60	$ 286,103
9. Reimbursable	316	$ 1,763,843	316	$ 1,238,349	316	$ 1,268,181	-	$ 29,832
10. Disaster Recovery		$ 4,163		$ 34,972		$ 36,288		$ 1,316
11. CARES Act		$ 32,759		$ 81,741		$ -		$ (81,741)
12. Infrastructure Investment and Jobs Act		$ 129,320		$ 822,719		$ 1,597,100		$ 774,381
13. Inflation Reduction Act		$ 54,861		$ 1,273,000		$ 1,437,500		$ 164,500
Total FTE and Obligations	**5,473**	**$ 11,880,440**	**5,563**	**$ 14,020,305**	**5,623**	**$ 15,681,168**	**60**	**$ 1,660,863**

Note: The above total obligations include funds from carryover, prior-year recoveries, and reimbursable funding. Includes initial obligations from IIJA and IRA in FY 2023, FY 2024, and FY 2025.

FY 2025 Capital Program - Construction and Acquisition of Facilities

Program Description

This activity provides for the construction or purchase of facilities costing in excess of the prospectus threshold, additions to existing buildings costing in excess of the prospectus threshold, and remediation. All costs directly attributable to site acquisition, construction, the full range of design and construction services, and management and inspection of construction projects are funded under this activity.

Program Strategy

GSA’s FY 2025 Capital Investment Program prioritizes long-term sustainability and optimized utilization of its existing federally owned portfolio. As such, GSA’s FY 2025 program does not include a funding request in support of the construction or acquisition of facilities.

GSA’s federally owned buildings need infrastructure investments that provide flexibility to handle dynamic working arrangements and increased reliance on technology that its occupant agencies need for the future. Building-system modernization is also necessary to increase mission resilience and reduce emissions. The net positive budget authority requested in the FY 2025 budget will position GSA to enact many long-term cost savings initiatives and ensure that Federal employees across Government have access to high-functioning work spaces that improve mission delivery. Taking advantage of the full opportunity to reduce costly lease expenses can only be realized through direct investment in GSA's current federally owned infrastructure.

FY 2025 Capital Program - Repairs and Alterations

Program Description and Justification

This activity provides for repairs and alterations of GSA's existing federally owned buildings, as well as associated design and construction services. Protection of the Federal Government's investments, the health and safety of building occupants, relocation of agencies from leased space, and cost effectiveness are the principal criteria used in establishing GSA's priorities for projects funded from this activity. Repairs and alterations to improve space utilization, address life-safety issues, and prevent deterioration and damage to buildings, building support systems, and operating equipment are given priority.

Program Strategy

The FY 2025 request of $1.62 billion in Repairs and Alterations (R&A) funding is necessary to address the growing backlog of repairs required presently in GSA's inventory of federally owned facilities and to improve the utilization of GSA's federally owned space. In the past 13 fiscal years, many Basic and Major repair and alteration projects were repeatedly deferred by PBS because of insufficient NOA, including major repairs to malfunctioning elevators, replacement of obsolete electrical systems, updates to outdated fire alarm systems, seismic retrofits, and environmental abatement.

GSA prioritizes repair and alteration projects consistent with the goal of investing in a long-term sustainable and effective portfolio. The following factors were considered:

- Risk: Project Development, Project Readiness and Safeguarding GSA's Assets.
- Return: Project Cost, Market Alternatives, FBF sustainability, and Return on Investment.
- Optimization: Portfolio Optimization, Asset Optimization, Improvement in Facility Condition, Liability Reductions, Sustainability and Climate Resilience.
- Stakeholder: Serving PBS Partners, Administration and Customer Priorities, External and Community Stakeholders and Historic Stewardship.

GSA's FY 2025 request funds repair and alteration projects to ensure that the existing federally owned infrastructure, for which there is a long-term need, receives investments to provide better and safer workplaces that are adaptable to respond to changes in Federal Government space needs, supports partner agencies, improves customer mission delivery, reduces operating expenses, and are more resilient to climate change.

- PBS requests $584 million for Major R&A projects. Funding for these capital improvements in GSA's federally owned facilities (including the repair/replacement of outdated mechanical; electrical; fire and life safety; conveying; HVAC systems; and the correction of exterior and structural deficiencies) are critical to maintaining safe, secure, and functional facilities where occupant agencies can perform their missions. Proposed repairs and alterations will also facilitate improved asset utilization and lower costs for the American taxpayers.

- PBS requests $500 million for the Basic R&A program, investing in projects with a total cost below the prospectus threshold of $3.926 million. GSA's Basic R&A Program funding is used to ensure the operational continuity in 1,699 federally owned buildings with approximately 187 million of rentable square feet of space. The Program ensures that GSA's federally owned buildings are kept open, are reliably and safely operable, and our customer agencies' missions are uninterrupted.
- PBS requests $534 million for five Special Emphasis Programs addressing Optimization, Fire Protection and Life Safety, Judiciary Capital Security, Childcare Systems and Security, Energy and Water Retrofit and Conservation Measures. These Special Emphasis Programs will provide the necessary funds to improve the condition, safety, and utilization of multiple facilities nationwide.

Since 2011, GSA's Basic R&A program has received $376 million less in appropriations of NOA than requested by GSA. GSA's Major R&A Program has endured an even greater diminution, receiving over $6.9 billion less in appropriations of NOA than requested by GSA. The reduced levels of Major R&A funding not only results in increased costs in future budget requests, but also forces GSA to utilize Basic R&A funds to make interim repairs in its buildings, thereby reducing the amount available for operational continuity and to address liabilities.

Full funding for R&A programs is critical to rightsizing the Federal real property portfolio and providing modern workplace environments to allow GSA's occupant agencies to execute their missions. Increasing the amount of funds provided for GSA's Basic R&A program to the amount requested will allow GSA to begin addressing some backlogged repairs and alterations, begin to reduce significant deferred maintenance liabilities, and to better service other Federal agencies' needs by substantially reducing the time needed to wait for execution of these projects. Historical Basic R&A spending shows that the majority of obligations are in the Serviceability Program area, defined as work needed to maintain or improve a facility's suitability to its original intended function**.** Examples include repairs to or replacement of major building systems, roof repairs and replacements, upgrades and repairs to or replacement of building facades, windows, loading docks, parking garages and roadway and parking lot repairs.

Repairs and Alterations Projects

(Dollars in Thousands)

REPAIRS AND ALTERATIONS SUMMARY OF FY 2025 PROGRAM (Dollars in Thousands)	FUNDED TO DATE	ESTIMATED TOTAL PROJECT COST				FY 2025 Request			
		DESIGN	CONSTRUCTION	M&I	TOTAL	DESIGN	CONSTRUCTION	M&I	TOTAL
Nonprospectus (Basic) Repairs and Alterations Program	$ -	$ -	$ 500,000	$ -	$ 500,000	$ -	$ 500,000	$ -	**$ 500,000**
Major Repairs and Alterations Projects									
Boston, MA John F. Kennedy Federal Building	$ -	$ -	$ 22,414	$ 2,050	$ 24,464	$ -	$ 22,414	$ 2,050	$ 24,464
Washington, DC William Jefferson Clinton Complex	$ -	$ 5,538	$ 67,801	$ 4,526	$ 77,865	$ 5,538	$ 67,801	$ 4,526	$ 77,865
Washington, DC Robert F. Kennedy Federal Building	$ -	$ 3,300	$ 15,904	$ 2,651	$ 21,855	$ 3,300	$ 15,904	$ 2,651	$ 21,855
Woodlawn, MD Centers for Medicare and Medicaid Services Headquarters Campus	$ -	$ 1,000	$ 12,775	$ 850	$ 14,625	$ 1,000	$ 12,775	$ 850	$ 14,625
Washington, DC Orville Wright Federal Building	$ -	$ 189	$ 28,122	$ 603	$ 28,914	$ 189	$ 28,122	$ 603	$ 28,914
New York, NY Jacob K. Javits Federal Building Complex	$ -	$ 3,189	$ 31,908	$ 2,098	$ 37,195	$ 3,189	$ 31,908	$ 2,098	$ 37,195
Seattle, WA Henry M. Jackson Federal Building	$ -	$ 1,237	$ 15,481	$ 769	$ 17,487	$ 1,237	$ 15,481	$ 769	$ 17,487
Cleveland, OH Carl B. Stokes U.S. Courthouse	$ -	$ 1,319	$ 12,455	$ 1,168	$ 14,942	$ 1,319	$ 12,455	$ 1,168	$ 14,942
Brooklyn, NY Emanuel Celler U.S. Courthouse	$ -	$ -	$ 5,333	$ 636	$ 5,969	$ -	$ 5,333	$ 636	$ 5,969
Washington, DC Stewart Lee Udall Federal Building	$ -	$ 696	$ 6,483	$ 490	$ 7,669	$ 696	$ 6,483	$ 490	$ 7,669
Washington, DC Howard T. Markey National Courts Complex	$ -	$ 978	$ 9,148	$ 879	$ 11,005	$ 978	$ 9,148	$ 879	$ 11,005
Suitland, MD Washington National Records Center	$ -	$ 1,155	$ 15,294	$ 1,183	$ 17,632	$ 1,155	$ 15,294	$ 1,183	$ 17,632
Washington, DC Robert C. Weaver Federal Building	$ -	$ 3,310	$ 16,326	$ 2,064	$ 21,700	$ 3,310	$ 16,326	$ 2,064	$ 21,700
Philadelphia, PA Mid-Atlantic Social Security Center	$ -	$ 1,248	$ 29,014	$ 2,234	$ 32,496	$ 1,248	$ 29,014	$ 2,234	$ 32,496
Chicago, IL Ralph H. Metcalfe Federal Building	$ -	$ 12,734	$ 139,847	$ 9,626	$ 162,207	$ 12,734	$ 139,847	$ 9,626	$ 162,207
Washington, DC Federal Office Building - 7th and D	$ 100,583	$ 18,809	$ 160,087	$ 9,987	$ 188,883	$ 5,868	$ 77,779	$ 4,653	$ 88,300
Subtotal, Major Repair and Alterations Projects	**$ 100,583**	**$ 54,702**	**$ 588,392**	**$ 41,814**	**$ 684,908**	**$ 41,761**	**$ 506,084**	**$ 36,480**	**$ 584,325**
Major Repair and Alterations Special Emphasis Programs									
Optimization Program	$ -	$ -	$ 425,000	$ -	$ 425,000	$ -	$ 425,000	$ -	$ 425,000
Fire Protection and Life Safety Program	$ -	$ -	$ 50,000	$ -	$ 50,000	$ -	$ 50,000	$ -	$ 50,000
Judiciary Capital Security Program	$ -	$ -	$ 30,000	$ -	$ 30,000	$ -	$ 30,000	$ -	$ 30,000
Childcare Systems and Security Program	$ -	$ -	$ 14,250	$ -	$ 14,250	$ -	$ 14,250	$ -	$ 14,250
Energy and Water Retrofit and Conservation Measures Program	$ -	$ -	$ 14,250	$ -	$ 14,250	$ -	$ 14,250	$ -	$ 14,250
Subtotal, Major Repair and Alterations Special Emphasis Programs	**$ -**	**$ -**	**$ 533,500**	**$ -**	**$ 533,500**	**$ -**	**$ 533,500**	**$ -**	**$ 533,500**
Subtotal, Major Repair and Alterations Program	**$ 100,583**	**$ 54,702**	**$ 1,121,892**	**$ 41,814**	**$ 1,218,408**	**$ 41,761**	**$ 1,039,584**	**$ 36,480**	**$ 1,117,825**
Total FY 2025 Repairs and Alterations Program	**$ 100,583**	**$ 54,702**	**$ 1,621,892**	**$ 41,814**	**$ 1,718,408**	**$ 41,761**	**$ 1,539,584**	**$ 36,480**	**$ 1,617,825**

District of Columbia

Washington, DC Federal Office Building - 7th & D..…….……………….………..$88,300,000

GSA proposes $88.3 million for the second of a two-phase repair and alteration project for the Federal Office Building - 7th & D located at 301 7th Street, S.W., in downtown Washington, DC. This project will renovate and modernize the building in preparation for a permanent Government-owned location for several U.S. Department of Homeland Security (DHS) components, including the Office of Biometric Identity Management (OBIM), the Undersecretary for Management subgroups, the Immigration and Customs Enforcement Office of Professional Responsibility (ICE-OPR), and the Federal Emergency Management Agency (FEMA). This proposed second phase is for the modernization of the fifth through seventh floors to house the DHS – Under Secretary of Management components.

The proposed project will be completed in two phases and will enable DHS to reduce the all-in UR of its current housing from 179 square feet per person to 93, while reducing its real estate footprint by more than 460,000 USF under the current housing plan. The building will accommodate 7,735 personnel. The completion of both phases provides an annual lease cost avoidance to GSA of approximately $32,000,000.

Phase I includes the renovation of the major building systems including replacing portions of the conveyance, plumbing, HVAC, electrical, and fire protection systems and construction of space to house FEMA on the basement through fourth floors. Phase II of the project will include the modernization of the fifth through seventh floors for additional DHS components. This second phase will provide open interior workspaces and replace the remaining conveyance, plumbing, HVAC, electrical, and fire protection systems for the fifth through seventh floors. Completing the redesign of the building’s circulation pattern will recapture usable office space and increase the space efficiency by using an open plan office concept to the greatest extent possible. Additionally, in the event of a disaster declaration, this supports FEMA’s surge operations by using shared spaces.

The Federal Office Building - 7th & D, converted from warehouse to office use throughout its life, does not include appropriate lighting, HVAC, interiors, fire protection and finishes for modern office space. The building’s HVAC system is also well past its useful life. Approximately one-fifth of the air handling units (AHU) are more than three decades old, and the steam piping and condensate return lines are more than 50 years old. The HVAC system consists of a central chilled water plant in the basement and rooftop cooling towers, with heating provided by steam supplied by GSA's central heating plant. Six cooling towers located on the roof require replacement. There are distribution issues that create hot and cold areas throughout the building, regardless of the external temperature. The building also has ongoing plumbing issues.

Building elevators are far beyond their useful life, resulting in frequent outages of one or more elevators, and often only custom or rebuilt parts can be used to repair them. 1 of the ten passenger elevators has not been operational for several years. Periodic entrapments occur that have lasted up to 20 minutes per incident The existing sub power and lighting distribution panels throughout the building are in fair to poor condition. Multiple electrical panels are more than 40 years old, and the associated feeders are well beyond the end of their expected useful life. The existing fire protection system is outdated and will be replaced. The sprinkler system will be expanded to provide protection across the whole building since the current sprinkler system only covers approximately 60 percent of the building.

The proposed accommodation of additional DHS personnel into the Federal Office Building - 7th & D requires an open office environment to maximize the building space, yet currently, only a small portion of the building is built out as open office space.

The FY 2025 request is for Design ($5.868 million), Construction ($77.779 million), and Management and Inspection ($4.653 million).

Washington, DC Howard T. Markey National Courts Complex…………………….$11,005,000

GSA proposes $11.005 million for the repair and alteration project for the Howard T. Markey National Courts Complex located at 717 Madison Place NW in Washington, DC. The proposed project will replace the electrical switchgear and related equipment that have exceeded their useful life.

The project will replace the medium voltage service switchgear and medium voltage transformers in the Markey Court Building and the electrical service equipment in the Cosmos Club Building. The project will extend the useful life of the building's electrical system and bring the facility into compliance with applicable codes and standards. Temporary power will also be provided as needed during power outages.

The electrical equipment is original to the Howard Markey Court and Cosmos Club buildings. It does not comply with current electrical and safety codes. The obsolete equipment is difficult and expensive to maintain and repair. All the electrical distribution equipment, including the switchgear, network transformers, and switchboard, have exceeded the designated service life for this type of electrical equipment. These obsolete systems increase the risk of unplanned power outages and disruption to tenant missions.

The FY 2025 request is for Design ($978 thousand), Construction ($9.148 million) and Management and Inspection ($879 thousand).

Washington, DC Orville Wright Federal Building…………….…………...…….$28,914,000

GSA proposes $28.914 million for the repair and alteration project for the Orville Wright Federal Building located at 800 Independence Avenue, SW, Washington, DC. The proposed project will replace the existing fire alarm and communication systems with a new, modernized fire alarm and emergency communication system.

The project includes a new fire alarm system per current codes and standards, including primary control panel, notification, detection, and all required equipment and devices. The fire alarm system shall follow all GSA requirements and conform to NFPA 72. The new fire and communication system shall also include notification appliances in accordance with the requirements of Architectural Barriers Act Accessibility Standard (ABAAS) Section 215 for the visual components of the system and a new emergency voice/alarm system for the entire building.

Replacing the fire alarm system and the communication network wiring between all panels will provide reliable, efficient service and ensure that current building codes, fire, life safety, and accessibility requirements are met. The current system has exceeded its useful life and is inadequate to meet the current building and occupant requirements. In addition, there are protection gaps in the existing detection and notification layouts. The system also lacks ABAAS-compliant visual notification coverage, voice alarm evacuation signaling, and protection consistent with current codes/standards for high-rise occupancies. Replacement of the analog control and audio equipment will provide the necessary infrastructure to support fire alarm modifications in future building modernizations and tenant renovations.

The FY 2025 request is for Design ($189 thousand), Construction ($28.122 million) and Management and Inspection ($603 thousand).

Washington, DC Robert C. Weaver Federal Building…………………..…………….$21,700,000

GSA proposes $21.700 million for a repair and alteration project for the Robert C. Weaver Federal Building (Weaver Building) located at 451 7th Street, SW, Washington, DC. The proposed project will provide waterproofing, plumbing, and architectural and structural repairs in the parking garage, loading dock, the basement and sub-basement areas, the four wings of the building, and the lower plaza areas.

The proposed project addresses the long-term necessary structural repair work in the parking garage, loading dock, the four wings of the basement and sub-basement of the building, and the lower plaza areas to stop extensive leaking and structural damage resulting from deteriorated stormwater plumbing and waterproofing. At the loading dock, this includes both areas of ongoing concrete deterioration that have not been previously repaired and some repairs at existing patches that are delaminated. In the basement areas, under the four wings and the lower west plaza, the structural work is largely related to ongoing water leaks through the basement walls.

A study completed in 2022 identified extensive leaking and structural damage present in the building’s parking garage, loading dock, four wings of the basement and sub-basement of the building, and the lower plaza areas. The leak locations and their sources were identified through a visual site investigation, flood testing, destructive demolition (test-cuts), reviewing past reports, and experience-based analysis of past and real time experience of the garage area water leakage, damage and consequences. As mentioned above, the primary causes of the leaks are related to the deteriorating stormwater plumbing and damaged or deteriorated waterproofing. The waterproofing was last replaced in 1997 and has reached its design life expectancy. Currently, portions of the garage are closed due to falling concrete, dangerous to tenants and property.

Shoring of the beams and joists is in place to provide structural support and mitigate falling concrete. The necessary shoring is blocking access to two levels of the garage, disrupting the U.S. Department of Housing and Urban Development (HUD) headquarters operations since tenants are required to park offsite. In FY 2023, over $2 million was expended to start temporary repairs to attempt to make the garage safe enough to reopen. This project will address the long-term structural repairs necessary for the operations of the fHUD headquarters building and garage and for the safety of the occupants. Delay in addressing these issues will result in the leaks further deteriorating the structural integrity of the building, increasing the risk of further damage and additional temporary repair costs.

The FY 2025 request is for Design ($3.310 million), Construction ($16.326 million) and Management and Inspection ($2.064 million).

Washington, DC Robert F. Kennedy Federal Building…..………………….……….$21,855,000

GSA proposes $21.855 million for a repair and alteration project to modernize elevators at the Robert F. Kennedy (RFK) Federal Building located at 950 Pennsylvania Ave., NW, Washington, DC. The proposed project will upgrade the 18 passenger elevators and four freight elevators in the National Register of Historic Places-listed RFK Federal Building, also known as the Main Justice Building.

The RFK Federal Building is historic, with Art Deco-style elevators that have not been fully modernized since the 1970s. Currently, DOJ has shut down eight elevators to use their parts to keep the others running. Of the remaining active elevators, the finishes, controls, and equipment are old, unreliable, historically incorrect, and do not meet current codes. The proposed project will modernize the building's 18 passenger and 4 freight elevators, including replacement of the elevator communication systems, cab finishes and interior lights, and ABAAS-related upgrades. The modernization includes all new components from the hoist motor, controllers, all wiring, all safety devices, switches, door equipment, cabs and panels, and hydraulic machinery. Ancillary systems and functions will be updated, where needed, to meet current codes and safety standards and to provide for the serviceability, operability and reliability of each elevator. Fire recall systems, emergency power, fire separation, fire sprinklers, accessibility, electrical, electrical panels, and elevator machine room air conditioning, ventilation and lighting will also be addressed.

At more than 50 years old, the current control system and car mechanical parts are becoming increasingly difficult to repair and to find replacement parts. The operating equipment is outdated and well past its useful life expectancy. Problems are occurring with the door adjustments on the elevator car and hatch doors causing frequent entrapment of building occupants. The door clutches and adjustment arms are worn to the point where a total replacement is needed. Elevator lights need to be upgraded to meet ABAAS requirements. The lumens are too low in some cabs, thereby making it difficult or impossible for visually impaired riders to see call buttons, emergency phones or instructions in the cabs.

The FY 2025 request is for Design ($3.3 million), Construction ($15.904 million) and

Management and Inspection ($2.651 million).

Washington, DC Stewart Lee Udall Federal Building ……………………….….…….$7,669,000

GSA proposes $7.669 million for a repair and alteration project for the Stewart Lee Udall Federal Building located at 1849 C Street, NW. Washington, DC. The proposed project will install passive and active fall protection systems on the roof at multiple locations on the 2nd, 3rd, and 6th floors of the building.

The project proposes to furnish and install passive (permanent steel beams, edge-protection using foldable guardrails on parapet walls) and active (travel restraint, davit arms and bases for fall arrest) fall protection systems at various unprotected roof edges at the main roof, 2-story mechanical penthouses, and the roof at the 2nd, 3rd, and 6th floors. The fall protection system will incorporate guardrails, roof-mounted anchors for fall arrest and tie-back support, permanent piping brackets on exterior walls and behind exterior colonnades. The system will also include safety lines to facilitate the fall protection needs of building engineers, facility maintenance works, and contractors that may be cleaning exterior windows, repointing the exterior façade, maintaining roofing systems, maintain security cameras, and communication antennas, replacing mechanical equipment, and performing other building operations and maintenance.

Fall protection systems are required by Occupational Safety and Health Administration. Lack of fall projection systems leave Federal workers, vendors, and contractors that must maintain building infrastructures, Information Technology equipment, and security cameras at the various roof locations and exterior facades at risk. At the time that the prior modernization work was completed in 2016, the passive and active fall protection systems were not required. Installation of these systems will expedite future work, reducing costs and more importantly improve life safety.

The FY 2025 request is for Design ($696 thousand), Construction ($6.483 million) and Management and Inspection ($490 thousand).

Washington, DC William Jefferson Clinton Complex……………………..……..…….$77,865,000

GSA proposes $77.865 million for a repair and alteration project to upgrade, replace, and improve the conveyance systems at the William Jefferson Clinton Complex (Clinton Complex) located at 1200 Pennsylvania Avenue, NW, Washington, DC. The proposed project will provide safe, reliable, efficient elevators and a chairlift that are code and accessibility compliant.

The Clinton Complex contains 47 elevators and 1 wheelchair lift. The proposed project will replace all of the major system components and equipment, including the hoist motors, controllers, wiring, safety devices, switches, door equipment, cabs, panels, and hydraulic machinery on all elevators, and the wheelchair lift. The communication systems, cab finishes, and lighting will be upgraded. To ensure reliability of each elevator and the wheelchair lift, ancillary systems and functions, including fire recall systems, emergency power, fire separation, fire sprinklers, accessibility, electrical, electrical panels, elevator machinery room air conditioning, ventilation, and lighting and ABAAS-related deficiencies, will be updated, where needed, to meet current codes and safety standards, and to provide for the serviceability, operability, and reliability of the conveyance systems.

The current systems are not in compliance with current code and safety standards, have exceeded their useful lives, and are difficult to maintain. Some of the equipment dates back to the original construction of the Clinton building in 1934. The component parts are no longer manufactured and are much more expensive to fabricate, resulting in increased operations and maintenance costs. Tenant impacts include an average of five service calls per month, and two elevators are currently out of commission to cannibalize parts to keep other elevators operating. Due to the limited availability of parts, every outage is significantly longer, and fewer available elevators and slower response times are causing lengthier wait times for tenants and an increased likelihood of entrapment.

As part of an ongoing effort to optimize the utilization of the Clinton Complex, in March 2022, the Environmental Protection Agency consolidated an additional 1,200 employees that were previously located in 1 Potomac Yard. The increased building utilization increases the elevators' daily personnel load, making this project even more urgent. The proposed conveyance upgrades/replacements will provide reliable, efficient service in accordance with current building codes and fire, life-safety, and accessibility requirements.

The FY 2025 request is for Design ($5.538 million), Construction ($67.801 million) and Management and Inspection ($4.526 million).

Illinois

Chicago, IL Ralph H. Metcalfe Federal Building…………..…………..………..$162,207,000

GSA proposes $162.207 million for a repair and alteration project to optimize the utilization of space and correct major building deficiencies in the Ralph H. Metcalfe Federal Building (Metcalfe FB) located at 77 W. Jackson Boulevard, Chicago, IL. The project will reduce space assigned to HUD and will relocate the Railroad Retirement Board (RRB) to the Metcalfe FB from the Lipinski Federal Building. The project will also upgrade the Metcalfe FB's HVAC, electrical, conveyance, plumbing and fire protection systems, and improve building common services including the conference center. The Metcalfe Federal Building is over 30 years old, and it has never received major modernization funding. The systems and equipment are failing. The building requires reinvestment to prevent failures which would prohibit the building tenants' ability to fulfill their missions.

The project will also allow HUD to reduce the agency square footage in the building, improving its utilization rate. HUD will reduce its footprint from approximately 118,000 usable square feet (usf) to approximately 65,000 usf. RRB, currently housed at the William O. Lipinski Federal Building, will backfill the vacant space created. RRB will consolidate from approximately 217,000 usf to approximately 65,000 usf.

The elevators are well beyond their useful lives and elevator entrapments and prolonged shutdowns due to emergency repairs have led to disruptions of mission-critical tenant operations and frequent complaints from building tenants. From January 2023 through May 2023, one or more elevators have been out of service for a total of 57 days. Replacement parts, particularly the controllers and motor generators are antiquated technology and are not readily available. The building has only one freight elevator and disruption is problematic. The elevators do not meet the latest fire and life safety standards and do not have energy-efficient features.

The chiller plant is at the end of its useful life and inefficient. The chiller plant must be replaced to avoid a failure that would cause severe disruption to the building's operations and the tenants' ability to carry out their missions. In addition, the building's HVAC equipment, including the Building Automation System, controls, and air handling units, are obsolete, inefficient, and beyond their useful lives.The existing restroom fixtures and plumbing are original to the construction of the building and do not comply with ABAAS requirements and are not efficient. The building's conference center serves the entire Chicago Federal Center and is undersized to meet the needs of both building tenants and the Federal community.

The space occupied by HUD at the Metcalfe Federal Building is original to the building, outdated and underutilized. The proposed space reduction and reconfiguration will provide efficient, functional modern space to better support the agency in carrying out its mission and result in significant rental savings to the agency. The reduction will result in an all-in utilization improvement for HUD from 349 sf per person down to 175 sf per person. The space HUD releases will provide the space needed to relocate RRB to the building from the Lipinski Federal Building allowing GSA to dispose of the Lipinski Federal Building. RRB’s space at the Lipinski Federal Building is outdated and significantly underutilized. The relocation and consolidation of RRB will result in an all-in utilization improvement from 310 sf per person down to 97 sf per person and provide RRB with modernized space in Metcalfe.

The FY 2025 request is for Design ($12.734 million), Construction ($139.847 million) and Management and Inspection ($9.626 million).

Maryland

Suitland, MD Washington National Records Center……………………………………$17,632,000

GSA proposes $17.632 million for a repair and alteration project for the Washington National Records Center (WNRC) located at 4205 Suitland Road in Suitland, MD. The proposed project will replace the building switchgear equipment which is original to the building construction and has well exceeded its useful life.

The proposed project will replace all five low-voltage secondary switchgear and the necessary connecting components that are beyond their expected life. These components include all five single wire ground returns assemblies, conductors from the transformers to respective electrical switchgear, and existing network protectors. Additionally, the project includes the replacement of 20 disconnect switches and key interlocks, five transient voltage surge suppressors, and five power monitoring system connections. The replacements will be made with appropriate software and programming upgrades.

The low-voltage (480-Volt) secondary switchgear units at the WNRC are original to the facility built in 1960. The secondary switchgears were well maintained but have exceeded their life expectancy. The breakers in the secondary switchgear are obsolete, and the replacement parts are difficult to obtain. The breakers no longer function as designed and are operated in a closed configuration. The purpose of replacing the five secondary switchgear is to provide safe and reliable functionality of the switchgear, to avoid a potential loss of power to the building, and to comply with both Federal requirements for safe and reliable workspace. Continued operation of the secondary switchgear beyond its useful life and outside design parameters increases the risk of catastrophic failure, building blackout, and personal injury.

The FY 2025 request is for Design ($1.155 million), Construction ($15.294 million) and Management and Inspection ($1.183 million).

Woodlawn, MD

Centers for Medicare and Medicaid Services Headquarters Campus …………$14,625,000

GSA proposes $14.625 million in repairs and alterations for the Centers for Medicare and Medicaid Services Headquarters Campus (CMS) located at 7500 Security Boulevard in Woodlawn, MD. The proposed project will modernize 11 passenger and four freight elevators in multiple buildings on the Campus.

The conveyance systems will be modernized to current technology, performance, and code standards. All elevators in the Central Building, including 6 passenger and 1 freight elevator will be upgraded; all elevators in the South Building, including 5 passenger and 1 freight; and 1 freight elevator in both the Warehouse and North Building will be modernized. The project will include replacement of all the major system components, including motors and controls, as well as upgrades to the elevator pits, machine rooms, and interior cabs.

CMS is undertaking a coordinated initiative to consolidate employees from several nearby leased facilities into the Federally owned headquarters campus to significantly reduce lease, shuttle, security, and other administrative costs. Customer funded modernization and densification of this mission critical facility are well underway. This limited scope project will support CMS' ongoing effort by replacing elevators in the Central and South buildings, and the freight elevator in the North building. The elevators are at the end of their useful life and replacement parts are becoming more difficult to find.

The FY 2025 request is for Design ($1 million), Construction ($12.775 million) and Management and Inspection ($850 thousands).

Massachusetts

Boston, MA John F. Kennedy Federal Building…..………………………………$24,464,000

GSA proposes $24.464 million in repairs and alterations for the John F. Kennedy Federal Building (JFK) located at 15 New Sudbury Street in Boston, MA. The proposed project will replace conveyance systems in the building, including elevators, escalators, and associated components.

The existing elevator and escalator systems are over 30 years old and have exceeded their useful lives. The building conveyance system comprises three separate sections, serviced by different sets of elevator banks and escalators. The High-Rise elevators bypass floors 1-15 and service floors 15-24; Mid-Rise elevators service floors 1-15; and the Low-Rise elevators and escalators only service the four-story low-rise portion of the building. All elevator control boards and other proprietary analogue equipment are extremely problematic as they are no longer commercially available, and are not interchangeable between the differing elevator banks. Due to the high visitor traffic to the building, existing elevator cabs and equipment are worn both visually and mechanically. The escalator systems are similarly beyond their intended lifespans. Performance levels continue to decrease annually, and emergency incidents regularly impact customers, including 104 elevator entrapments over the last three-year period. Load testing and regular preventive maintenance has become challenging due to the poor availability of proprietary replacement parts. A long term, out of service elevator is now cannibalized as a source of parts to maintain other elevators, reducing the number of elevators available to customer agencies and visitors. The proposed system replacement was fully designed in 2022, therefore only construction funding is requested and the project can be undertaken as soon as funding is made available. A limited number of interim repairs are currently underway to partially mitigate life-safety and accessibility issues until the comprehensive replacement of all conveyance systems can be performed. The proposed project was previously submitted as part of a larger building-wide prospectus project proposed in prior fiscal years, however the project went unfunded. Due to emergent need and life safety concerns, this project is now submitted as a stand-alone conveyance project.

The FY 2025 request is for Construction ($22.414 million) and Management and Inspection ($2.050 million).

New York

Brooklyn, NY Emanuel Celler U.S. Courthouse ………………………………………$5,969,000

GSA proposes $5.969 million in repair and alterations for the Emanuel Celler U.S. Courthouse located at 225 Cadman Plaza East, Brooklyn, NY. The proposed project will remove and replace the building's condenser water pipes and abate ancillary hazardous materials.

The project will include the removal and replacement of condenser lines throughout all levels of the building, as well as any hazardous material removal costs associated with the removal and replacement. Interior construction incidental to project execution is also included in the project.

Multiple condenser pipe failures have occurred at separate locations in recent years. The condenser pipes are beyond their intended lifespan. Ultrasonic testing conducted by GSA indicates that sections of the pipes have deteriorated to a condition that calls for immediate replacement. Failure to replace the identified condenser pipes ensures continued deterioration and increases the risk of catastrophic flooding to the space occupied by the tenant agencies and the public. The condenser pipes run through most of the building and into several critical electrical and information technology rooms. Flooding in these areas would result in costly damage to both the building and customer agency equipment. It is likely there would also be significant disruption to court activities. If multiple sections of the pipe leak or break simultaneously, the building could lose basic HVAC functions, requiring shutdown of the building.

The FY 2025 request is for Construction ($5.333 million) and Management and Inspection ($636 thousand).

New York, NY Jacob K. Javits Federal Building Complex …………………...……$37,195,000

GSA proposes $37.195 million in repair and alterations for the Jacob K. Javits Federal Office Building (Javits FOB) Complex located at 26 Federal Plaza, New York, NY. The proposed project will upgrade the legacy fire alarm system in approximately half of the Javits FOB Complex to match the modern fire alarm system partially installed, demolish and abate select space and build out new space for both the Department of Justice Antitrust Division (ATR) and the National Labor Relations Board (NLRB), respectively.

The project will upgrade the legacy building fire alarm system serving the Javits FOB, Annex, and Court of International Trade (CIT). Under a previously completed 2016 prospectus project, a new fire alarm system backbone was installed serving all floors in the Javits FOB and Annex. After the system backbone was installed, subsequent projects with large floor renovations were integrated into the new system utilizing new Fire Alarm Control Units (FACUs) wired into the new backbone. Currently, approximately half of the main building remains on the old system with the other half has been migrated to the new system. Technology differences between the systems require staff and emergency personnel to manually check both panel displays when an alarm is triggered, and either operate both panels to silence, acknowledge, or reset. The legacy system dates to the 1980s and is no longer supported by the manufacturer. Parts needed for a repair or replacement cannot be purchased through official distributors. The old system controls all the life safety functions (elevator recall, fan shutdown, fire pump monitoring, generator monitoring). If an essential component of the older system failed it would cause the legacy system to fail, consequently resulting in decommissioning of the fire alarm system for roughly half of the building. This would require emergency repairs to swing over the controls and an expensive, extensive continuous fire watch until the system is brought back online or upgraded. The goal of the proposed project is to integrate the remaining floors of the Javits FOB and Annex served by the old system into the new system utilizing new FACUs and most of the existing wiring and devices on the floors. The CIT building remains served by the old system The CIT building requires more extensive work including a new fiber riser networked back to the main building backbone and will be the subject of a project proposed in a future fiscal year.

The project also includes the demolition and abatement of all space previously assigned to NLRB and ATR as well as GSA – controlled vacant space, and the associated common restrooms. Both NLRB and ATR were previously housed in approximately 15,000 and 14,000 square feet, respectively within the Javits FOB. In March 2022, a series of hazardous materials releases occurred within the interior spaces that were caused by vibrations from the construction work on the floor above coupled with the deteriorated condition of the fireproofing above the ceiling. The project will include the buildout of interior space, including partitions, finishes and mechanical, electrical and plumbing systems upgrades for the NLRB and ATR. Both agencies have advised GSA that the temporary alternative space does not meet their long-term needs and is disruptive to their operations. To protect occupant agencies from further hazardous materials releases in the spaces, GSA relocated both agencies to alternative locations in existing federally controlled space. The proposed project within Javits FOB meets the long-term requirements of both Federal agencies.

The FY 2025 request is for Design ($3.189 million), Construction ($31.908 million), and Management and Inspection ($2.098 thousand).

Ohio

Cleveland, OH Carl B. Stokes U.S. Courthouse…………………………………...$14,942,000

GSA proposes $14.942 million in a repair and alteration project for the Carl B. Stokes U.S. Courthouse (Stokes Courthouse) located at 801 W. Superior Ave. in Cleveland, OH. The project will upgrade the building’s fire alarm system.

The project proposes to upgrade the building’s fire alarm system that has exceeded its useful life. The main fire alarm control panel will be replaced and other components throughout the building will be repaired or replaced. All finishes disturbed by the installation of the new fire alarm will be restored. The existing fire alarm, installed in 2001, is past its useful life and affected by major deficiencies. There are service and reliability issues between the main panel and the sub-panels. Compatible replacement parts are no longer produced, and the supply of spare parts is depleted. All newly manufactured components are incompatible with the existing system's firmware. Maintaining the system in a fully operational condition is extremely difficult as spare parts are unavailable and currently produced components are incompatible.

GSA has determined that there was improper installation of a select number of the smoke detectors, with the detectors not installed to the fire codes; lacking correct separation distance from HVAC equipment. There are also pressurization issues in the stairwells and library atrium. The cause of the pressurization issues is the atrium's smoke control system. It creates a pressure differential that inhibits egress in some areas as over-pressurization requires more force to open doors. The project scope includes improvements to the atrium and rebalancing the system which will eliminate the pressurization issues.

The FY 2025 request is for Design ($1.319 million), Construction ($12.455 million) and Management and Inspection ($1.168 million).

Pennsylvania

Philadelphia, PA Mid-Atlantic Social Security Center…………………..……….....$32,496,000

GSA proposes $32.496 million for a repair and alteration project for the Mid-Atlantic Social Security Center located at 300 Spring Garden Street, Philadelphia, PA. The proposed project will replace the plazas and sidewalks of the building and replace the chillers as well as the cooling towers that serve the building.

The north and south plazas and sidewalks will be replaced to eliminate tripping hazards, improve water run-off, and improve accessibility for individuals with a disability. A failing structural support beam located under the south plaza and over the garage entrance was improperly designed when constructed, and interior water runoff at the support columns is deteriorating the structural steel to the point of catastrophic failure. The failing support beam will be replaced.

The north and south plaza pavers and sidewalks are tripping hazards that have resulted in numerous claims over the past several years. Storm drains blocked by the uneven plaza have resulted in excessive water runoff. Accessibility for individuals with a disability and exterior lighting deficiencies will be corrected.

Chillers and cooling towers are original to the 50 year old building and beyond their useful life. They have failed several times in the past few years. Replacement parts are difficult to locate causing each failure to last several weeks, creating a significant disruption to SSA employees and operations. The existing units are over-sized and exacerbating the failure of these units. In order to correct the design, all units need to be replaced as part of the same project – if replaced individually, the same inefficient design will be perpetuated.

The FY 2025 request is for Design ($1.248 million), Construction ($29.014 million) and Management and Inspection ($2.234 million).

Washington

Seattle, WA Henry M. Jackson Federal Building……………………………………..$17,487,000

GSA proposes $17.487 million for a repair and alteration project for the Henry M Jackson Federal Building located at 915 2nd Avenue, Seattle, WA. The proposed projects will replace the fire alarm control system and fire pumps.

The proposed project includes upgrades to the fire alarm system and fire pumps to address deficiencies in the existing systems and meet current code. Spot abatement of hazardous materials, will be performed during the removal of the old and installation of the new fire alarm system. Related interior alterations, including interior repairing, patching, and painting, to bring the building back to its original state. Electrical upgrades include replacing the motors, controllers, and electrical feeders associated with the fire pumps. New pumps will be installed to provide the required capacity. The electrical feeders and pump controllers will be protected by new circuit breakers to prevent damage from a potential electrical fault.

The current fire alarm system was installed in 1992 and is at the end of its serviceable life. The head-end replacement was completed in 2012, but serviceability is limited, and parts are no longer being manufactured. The fire alarm control unit is experiencing ongoing failures, and the fire alarm panel has experienced several recent critical failures in the power supply modules. The fire alarm system upgrades are critical to avoid a complete system failure. In the event of a failure, a fire watch will be required and the facility may need to be vacated for an extended time until system repairs are completed.

The existing fire pumps, which provide fire suppression service throughout the building, are original and are at the end of their useful life. The motors also need to be replaced. New fire pumps will be installed.

The FY 2025 request is for Design ($1.237 million), Construction ($15.481 million) and Management and Inspection ($769 thousand).

Special Emphasis Program
Nationwide

Optimization Program………………………………………………………………..…………$425,000,000

GSA proposes $425 million for 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.

As part of GSA's ongoing efforts to rightsize 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.

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 taxpayers;
- Projects that result in the reduction of unneeded Federally owned space; and
- Projects that result in the release of leased space.

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.

Childcare Systems and Security Program ……………………………………………$14,250,000

GSA proposes $14.250 million to identify security vulnerabilities at each childcare center located in a GSA-controlled building and to expedite action to upgrade these buildings to the minimum-security standards.

As part of its childcare systems and security efforts, GSA continues to identify projects in Federal buildings through physical inspection of security countermeasures and studies. These projects will vary in size and location. Typical projects include

Installing, repairing or replacing, as necessary, blast protection and facade hardening, and security countermeasures to safeguard child care centers from intruders

This program provides funding to address security vulnerabilities identified at various childcare centers in GSA's inventory. The projects in this program are based on studies conducted by GSA. Completion of these proposed projects will improve the security vulnerabilities at the childcare centers.

Since FY 2022, GSA has received $15,000,000 in support of this program. These funds supported 26 projects in 22 GSA-controlled federally-owned buildings and 2 GSA leases.

Energy and Water Retrofit and Conservation Measures Program………………$14,250,000

GSA proposes $14.250 million to invest in projects that directly result in reduced energy usage, reduced water usage, utility cost savings, and reduced pollution and emissions in GSA-controlled federally-owned buildings beginning in FY 2025.

GSA's Energy and Water Retrofit and Conservation Measures Program is designed to reduce on-site energy and water consumption through building alteration projects or retrofits of existing buildings systems. Completing these projects is an important part of GSA's approach to complying with requirements in the Energy Act of 2020 and Executive Order 14057 on *Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability* (December 8, 2021).

Projects will reflect GSA and Administration priorities including reducing costs; advancing clean and innovative technologies; and reducing pollutants and emissions from building operations. Furthermore, this investment may generate rebates and incentives from utility companies and grid operators.

In addition to meeting the stated priorities, proposed projects will be screened for life-cycle cost-effectiveness to ensure they will generate positive return-on-investment within the expected lifetime of the equipment.

Typical projects include, but are not limited to, the following:

- Upgrade HVAC systems with new, high efficiency systems;
- Replace existing lighting and lighting controls including associated wiring;
- Install and upgrade BAS and energy management control systems;
- Design and install and connect renewable energy systems including solar photovoltaics, solar water heating, and wind power;
- Design and install advanced geothermal heat pumps to replace conventional heating and cooling equipment;
- Install or repair energy and water metering systems, diagnostic sensors, and equipment;
- Replace electrical motors with multi-speed or variable-speed motors;
- Install battery backup systems with load shedding and grid stabilization functions;
- Insulate roofs, walls, pipes, HVAC ducts; and mechanical equipment;
- Install multi-pane windows, and seal and repair existing windows;
- Upgrade plumbing systems with high efficiency toilets and sinks; and
- Install high efficiency irrigation and watering systems, and provide for native landscaping

Fire Protection and Life Safety Program…………………………………………..$50,000,000

GSA proposes $50 million to upgrade, replace, and improve fire protection systems and life-safety features in buildings under the jurisdiction, custody, and control of the GSA.

As part of its fire protection and life-safety efforts, GSA currently is identifying projects in Federal buildings throughout the country through surveys and studies. These projects will vary in size, location, and delivery method. Typical projects include:

- Replacing antiquated fire alarm and detection systems that are in need of repair or for which parts are no longer available.

- Installing emergency voice communication systems to facilitate occupant notification and evacuation in Federal buildings during an emergency.
- Installing or expanding, as necessary, fire sprinkler systems to provide a reasonable degree of protection for life and property from fire in Federal buildings.
- Constructing additional exit stairs or enclosing existing exit stairs to facilitate the safe and timely evacuation of building occupants in the event of an emergency.

Since FY 2010, GSA has received $171,566,000 in support for this program. The funds supported 136 projects in 109 GSA-controlled federally-owned buildings.

Judiciary Capital Security Program…………………………………………………30,000,000

GSA proposes $30 million to improve physical security in buildings occupied by the Federal judiciary and the U.S. Marshals Service. These projects are in lieu of constructing new facilities, thereby providing cost savings and expedited delivery. These projects will vary in size, location, and delivery method, and are designed to improve the separation of circulation for the public, judges, and prisoners. Funding provided for the security improvement projects will address elements such as adding doors, reconfiguring, or adding corridors, reconfiguring or adding elevators and sallyports, and constructing physical or visual barriers.

Since FY 2012, GSA has received $167.422 million in support of this program. These funds were allocated to 15 projects.

Basic Repairs and Alterations Nationwide

Basic Repairs and Alterations Program………………………………………….. $500,000,000

The FY 2025 repairs and alterations program request includes $500 million for Basic Repairs and Alterations and is dedicated to ensuring that the existing infrastructure receives the investment necessary to support customer agencies at the lowest possible cost to the taxpayers. Projects executed in this account are executed below the current prospectus threshold of $3.926 million or are for recurring repairs costing both above and below the prospectus threshold.

The majority of obligations address below prospectus-level serviceability work items to maintain a facility’s suitability to its original intended function. These are repairs to prevent deterioration and damage to buildings, their support systems, and operating equipment. The balance of funds received address space alterations, health and safety, physical security and special programs. Postponing repairs and system upgrades leads to higher operating and maintenance costs and subsequent increased repair or replacement costs.

National Archives and Records Administration (NARA) Facility in Seattle, Washington:

The 2025 Basic Repairs and Alterations request includes not less than $3 million for necessary repairs and alterations to the existing NARA Federal facility in Seattle, WA. In advance of relocation to a newly constructed facility, funds for repairs and alterations to the existing facility that are necessary for continued occupancy and protection of records and materials stored within the facility, will be provided from GSA's Basic Repairs and Alterations Program. GSA's 2024 New Construction request includes $9 million for the analysis and design of a long term records storage facility.

Installment Acquisition Payments
(Dollars in Thousands)

FY 2023 Enacted	FY 2024 Full Year CR	FY 2025 Request
$0	$0	$233,333

Program Description

This activity provides for payments owed to the proposed FCRF. In accordance with the proposed FY 2025 FCRF appropriations language and program guidelines, the purchasing agency shall budget for the first repayment to the FCRF prior to receiving the transfer of funds. The purchasing agency shall pay back 1/15 of the total transfer annually until the funds are repaid. The FY 2025 request represents the first year of repayment for the requested transfer of funds in FY 2025.

Program Strategy

The President's FY 2025 Budget Request proposes the capitalization of the FCRF with a $10 billion mandatory appropriation that will provide opportunities for civilian Federal agencies to fund their largest Federal real property projects, such as construction, renovations and purchases, in one appropriation, capturing economies of scale and greater certainty in schedule and funding. Annual discretionary repayments by purchasing agencies would replenish the FCRF and would be available until expended to fund additional capital projects. Total annual capital purchases would be limited to the lower of $5 billion or the balance in the FCRF, including annual repayments.

The establishment of the FCRF will: (1) fund large-dollar, federally owned, civilian real property capital projects that house Federal civilian employees; and (2) provide specific budget enforcement rules for the FCRF that would allow it to function, in effect, like State and local government capital investment budgets. This proposal incorporates principles that are central to the success of capital budgeting at the State and local levels—a limit on total funding for capital investment, annual decisions on the allocation of funding for capital projects, and spreading the acquisition cost in the discretionary operating budgets of agencies that purchase the assets.

GSA's FY 2024 budget request proposed an FCRF project for the Federal Bureau of Investigation Headquarters project in Greenbelt, Maryland for funding through the FCRF at a total upfront cost of $3.5 billion. FCRF funding will be partnered with available unobligated balances previously appropriated to the FBF for this project. The FY 2025 budget requests $233.333 million to pay the first of 15 installment payments.

Installment Acquisition Payments, Summary of Request
(Dollars in Thousands)

	FY2025	FY 2026 through FY 2039	Total
Mandatory:			
Collection of Transfer from Federal Capital Revolving Fund	$(3,500,000)		$(3,500,000)
Total Estimated Project Cost:	$ 3,500,000		$ 3,500,000
Discretionary:			
Federal Bureau of Investigation Greenbelt, Maryland Headquarters	$ 233,333	$ 3,266,667	$ 3,500,000
Total Repayments to Federal Capital Revolving Fund:	$ 233,333	$ 3,266,667	$ 3,500,000

Installment Acquisition Payments, Project Description

Federal Bureau of Investigation Greenbelt, Maryland Headquarters….$3,500,000,000 transfer with annual repayments of $233,333,000

The Administration recognizes the critical need for a new FBI headquarters. The J. Edgar Hoover building can no longer support the long-term mission of the FBI. Major building systems are near end-of-life, and structural issues continue to mount, making the current building unsustainable. The Administration proposes a multi-year effort to construct the Federal Bureau of Investigation Greenbelt, Maryland Headquarters from which the FBI can continue its mission to protect the American people.

The 2025 Budget supports the funding associated with the first year installment payment to the FCRF for this project. The Administration's FY 2025 FCRF proposal provided a new budgetary mechanism to fully fund the costs of very large civilian real property capital projects that are difficult to accommodate in the annual appropriations process. This is accomplished by providing mandatory resources for the total project cost upfront and repaying those resources with annual discretionary appropriations over 15 years. For the Federal Bureau of Investigation Greenbelt, Maryland Headquarters project, the FY 2025 Budget proposed a $3.5 billion allocation from the FCRF, to be repaid by the FBF in 15 annual amounts of $233 million. The FCRF funding would be paired with approximately $645 million in available GSA enacted appropriations to support the acquisition and construction of the Federal Bureau of Investigation Greenbelt, Maryland Headquarters project.

Additionally, GSA and FBI continue efforts to identify a federally owned location in the District of Columbia to support a presence of approximately 750 to 1,000 FBI personnel that would support day-to-day FBI engagement with the U.S. Department of Justice's headquarters, the White House, Congress and other law enforcement agencies. The Administration plans to use existing balances in the FBI's account previously appropriated for the new headquarters effort to build a downtown DC location to support the FBI's mission.

Rental of Space
(Dollars in Thousands)

FY 2023 Enacted	FY 2024 Full Year CR	FY 2025 Request
$5,561,680	$5,561,680	$5,606,122

Note: Figures do not include indefinite authority for leased space.

Program Description
This activity provides for the leasing of privately owned buildings when federally owned space is not available. This includes space controlled by other Federal agencies, including U.S. Postal Service facilities. GSA provided 173 million square feet of leased space in FY 2023 to its occupant agencies and expects to provide 170 million square feet in FY 2024 and 168 million square feet in FY 2025. (Note: This NOA request does not include any space funded by GSA's Indefinite Lease Authority (IA)).

In FY 2025, $5.6 billion is required for the GSA Rental of Space program. This amount funds annual rent for current leases, real estate taxes and other one-time payments, and rent increases associated with replacement leases and expansion space.

The FY 2025 Rental of Space request consists of the following requirements:

- $5,733 million for annual rent for leases already in GSA's inventory;
- $84 million for real estate taxes;
- $296 million for one-time payments, such as free rent and broker commission credits, offset by claims and potential lease buyouts;
- ($104) million in lease cancellations, which represents the amount of leased space leaving the FBF inventory;
- $44 million for rent increases, typically associated with replacement leases, operating cost escalations, and step rents;
- $7 million for temporary expansion space, the amount of space entering the inventory for temporary leases in support of major repair and alteration projects and relocations due to forced moves or health and safety conditions; and
- The request is reduced by $453 million for the funds projected to be available from carryover and prior-year recoveries. These funds are largely made available by lower than projected property tax adjustments and reductions in double rent instances.

The FY 2025 request represents a 1 percent increase for Rental of Space requirements compared to the FY 2024 annualized CR. There is an overall projected decrease of over 2.3 million rentable square feet from the FY 2024 requirements, this decrease is partially offset by lease-cost increases and roughly $39.7 million in delegated leases that are returning to GSA. Agencies with the largest delegated lease annual rent dollars returning to PBS include:

- Pension Benefit Guarantee Corporation: $20.8 million.
- U.S. Department of Veterans Affairs, Veterans Health Administration: $8.7 million.
- U.S. Department of Agriculture, Forest Service: $2.5 million.
- U.S. Department of the Interior, Bureau of Land Management: $2.4 million.

Additionally, the FY 2025 request assumes that available carryover funding is offsetting the FY 2025 requirements and is necessary to cover "high-risk" single tenant leases currently in the firm term but which could be returned to GSA's portfolio by occupant agencies in accordance with terms of agency occupancy agreements. Funding is necessary to support return of space or payments to lessors due to potential opportunities for GSA's occupant agencies to reduce space as a result of increased workplace flexibilities.

Rental of Space, Explanation of Changes
(Dollars in Thousands)

		New Obligational Authority (NOA) (in thousands)
Fiscal Year 2024 Full Year CR	**$**	**5,561,680**
FY2024 Requirement	**$**	**5,769,600**
Annualization of remaining FY 2025 Program Changes	$	(64,293)
NOA Conversion of FY2024 IA Base	$	105,184
Less: Lump Sums (Taxes, IBAAs, RWAs, Double Rent, Others)	$	(101,426)
Less: FY24 PYC of Program Changes Not In Base	$	23,444
Fiscal Year 2025 Base	**$**	**5,732,509**
Rent Changes (Step Rent, CPIs, Escalations)	$	43,571
Real Estate Taxes	$	83,892
Other One Time Payments (RWAs, Double Rent, Others)	$	(126,687)
Potential Lease Buyouts	$	422,360
Cancellations	$	(103,635)
Expansions	$	6,833
Fiscal Year 2025 Requirement	**$**	**6,058,843**
Funds From Carryover and Prior Year Recoveries	$	(452,721)
Fiscal Year 2025 Request	**$**	**5,606,122**

Program Strategy

GSA has worked closely with its partner Federal agencies to create a roadmap for those agencies to rightsize their respective footprints, including the potential for agencies to consolidate into GSA-controlled federally owned facilities as leases expire. As such, GSA continually assesses opportunities for consolidation and is establishing a sustainable ratio of leased and federally owned real estate for GSA's portfolio. The funding provided for consolidation projects, including the newly proposed Optimization Program within the Special Emphasis Program addressing consolidation activities in the Capital request, allows PBS to create new opportunities for its occupant agencies to downsize and reduce costs.

As the Federal Government continues to implement strategies to identify savings through efficient space use, the cost to lease new space is expected to decrease in aggregate as GSA replaces, consolidates, or terminates expiring leases. Although GSA passes on the costs of leased space to its occupant agencies, GSA's objective is to reduce the overall size of its leased portfolio, while also budgeting for the necessary costs of Rental of Space requirements. This activity provides the Government with a portfolio approach to managing leasing requirements for space. PBS will look to fill a requirement for another agency with any recently vacated space. Having a centralized-portfolio approach for leasing enables this type of holistic approach to meeting needs across all Federal agencies.

GSA recognizes the opportunity for substantial space reduction as a result of increased workplace flexibilities. The expiring PBS leases across the country are prime for potential consolidation into a more agile work space that will reduce the Federal Government's reliance on more costly leased space. Accordingly, the FY 2025 budget aims to provide enough flexibility for GSA to manage expiring leases, terminations, and an anticipated increase in potential buyouts and cancellations that could result from new space planning or Federal agencies exercising their option to return space to GSA with the provision of 120 days prior notice as agencies move toward new work environments[6]. At the start of FY 2025, 39 percent of the total PBS lease inventory will contain leases that are in the firm term and have a customer agency cancellable OA. The firm term does not include termination rights and could contribute to vacant space costs, should agencies exercise their 120 day notice allowing the agency to return space to GSA. The FY 2025 request reflects prudent planning, with anticipated carryover dedicated to support the anticipated increases in buyouts and cancellations to ensure sufficient budget activity availability to support return of space or payments to lessors due to new opportunities for agencies to reduce space as a result of increased workplace flexibility as agencies work to implement updated human capital policies. GSA recognizes that evolving workplace strategies place greater uncertainty on projected FBF lease rent payment requirements and require GSA to be positioned to support leases in the firm term should customer agencies choose to vacate them before their terms expire.

Impact of Delegated Buildings Returning to GSA

Part of GSA's new inventory in FY 2025 is attributed to facility leases executed under delegated authority returning to GSA from other Federal agencies. During FY 2025, it is expected that approximately 1 million RSF of leased space will be returned to GSA's inventory of leases, resulting in a $22.9 million requirement within the IA. The additional costs will be recovered in GSA's rent collections and do not represent a net increase in overall obligations across the Federal Government. These returned delegations generate an overall benefit as GSA is able to better manage the leasing of space for agencies, allowing these agencies to focus on mission-

[6] PBS has updated its approach to occupancy agreements (OAs) in leased locations effective April 18, 2023. For any new occupancy or continuing occupancy other than a lease extension, OAs will be non-cancellable for the firm term of the lease. At this time, the PBS fee for non-cancellable OAs will remain 5%, and 7% fee for cancellable OAs.

oriented work. The NOA impact of delegated returns in FY 2025 is $39.7 million and 1 million RSF from the FY 2023 returned delegations that move from IA to NOA.

Building Operations
(Dollars in Thousands)

FY 2023 Enacted	FY 2024 Full Year CR	FY 2025 Request
$2,981,381	$2,981,381	$ 3,272,137

Note: Figures do not include indefinite authority.

Program Description

The Building Operations program requires $3.3 billion in FY 2025 to provide services for both GSA-controlled federally owned and non-fully serviced leased facilities, as well as for the administration and management of all PBS real property programs. Of the total amount requested in support of Building Operations, the Building Services allocation supports cost increases for cleaning, utilities, maintenance, and building services; the Salaries and Expenses allocation supports PBS personnel costs excluding reimbursable FTE, PBS-specific IT applications, and PBS's contribution to GSA's WCF.

In addition to the NOA requested in FY 2025, PBS projects $1.45 billion in reimbursable authority for services provided to other agencies, including funding for 316 FTEs. PBS also projects $42 million in permanent indefinite authority from the International Trade Center, Cooperative Use Act, and National Antenna programs.

Building Operations, Explanation of Changes
(Dollars in Thousands)

	FY 2023 Enacted	FY 2024 Full Year CR	FY 2025 Request
BASE BUILDING	**$ 1,495,822**	**$ 1,476,582**	**$ 1,598,952**
Maintenance	$ 546,635	$ 562,801	$ 620,232
Cleaning	$ 483,505	$ 500,562	$ 509,448
Utilities	$ 389,540	$ 335,080	$ 380,927
Security	$ 76,142	$ 78,139	$ 88,345
OTHER / MISC BUILDING	**$ 143,263**	**$ 138,921**	**$ 174,639**
Misc Bldg Support	$ 113,755	$ 109,579	$ 139,614
Studies	$ 25,898	$ 25,898	$ 29,918
Building Moves	$ 3,610	$ 3,444	$ 5,107
PBS ADMINISTRATIVE	**$ 1,412,034**	**$ 1,469,837**	**$ 1,532,532**
Personnel Compensation and Benefits	$ 927,502	$ 963,302	$ 998,500
RWA Project Management Fee Offset	$ (52,212)	$ (56,849)	$ (55,446)
GSA Working Capital Fund	$ 392,261	$ 416,060	$ 434,938
Management Support	$ 83,038	$ 84,782	$ 86,853
PBS Information Technology	$ 60,775	$ 60,775	$ 63,214
Administrative Services	$ 10,064	$ 11,319	$ 14,166
Heating Operation and Transmission Division	$ (9,394)	$ (9,552)	$ (9,693)
OTHER / MISC PBS ADMINISTRATIVE	**$ (6,738)**	**$ (1,544)**	**$ 6,642**
Travel	$ 10,899	$ 9,500	$ 10,573
Training	$ 7,495	$ 7,600	$ 8,393
Telephones	$ 4,868	$ 4,394	$ 4,381
Equipment	$ 2,258	$ 1,647	$ 2,326
Supplies	$ 812	$ 780	$ 512
Printing	$ 174	$ 174	$ 147
Transportation	$ 6	$ 6	$ 6
RWA Sliding Scale Fee	$ (33,250)	$ (25,645)	$ (19,696)
TOTAL BUILDING SERVICES REQUIREMENT	**$ 3,044,381**	**$ 3,083,796**	**$ 3,312,765**
OTHER FUNDING SOURCES	**$ (63,000)**	**$ (102,415)**	**$ (40,628)**
TOTAL BUILDING OPERATIONS NOA	**$ 2,981,381**	**$ 2,981,381**	**$ 3,272,137**

Note: Other Funding Sources includes funds from projected prior-year recoveries, the National Antenna Program, the Cooperative Use Act, and carryover balances. The above table includes reimbursable fee offsets.

Program Strategy

While maximizing resources for the Repairs and Alterations programs, the FY 2025 request of $3.3 billion for Building Operations continues to optimize PBS's internal operations, while supporting key building operations needs requested by GSA's customer agencies, and supports the goals of the Administration.

Explanation of Programmatic Changes

The FY 2025 request continues efforts to operate PBS's building inventory as efficiently as possible by keeping requested funding levels at the lowest possible level. Below are key areas of investment that will contribute to PBS's mission:

Maintenance: The maintenance budget consists of the electrical, plumbing, HVAC, elevator/escalator operations, and labor in support of the operations of facilities within GSA's jurisdiction, custody, or control. The FY 2025 request includes $620 million for maintenance. The FY 2025 increase provides for wage-rate increases and inflation on current maintenance contracts, as well as maintenance support for facilities that will come into PBS's inventory, including newly constructed or renovated space. The maintenance budget also includes $19 million to address ongoing water quality management efforts within Operations and Maintenance contracts. The funding will allow GSA to incorporate the latest industry advancements and health insights into implementation of a risk-based National Water Management Strategy and initiate any necessary corrective action.

Cleaning: The cleaning budget consists of interior cleaning, exterior cleaning, trash removal, landscaping, and snow-removal operations at GSA-controlled facilities. The FY 2025 request includes $509 million for cleaning. This FY 2025 increase provides for wage-rate increases and inflation on current janitorial contracts, as well as janitorial support for facilities that will come into PBS's inventory, including newly constructed or renovated space.

Utilities: The utility budget consists of the costs of water and sewage, as well as the energy needed to heat, cool, and power Federal facility operations controlled by GSA. The FY 2025 request includes $381 million. The increase for FY 2025 is largely driven by utility rate and consumption increases across the buildings. The FY 2025 utilities request includes $10 million to fund an additional 5.5 percent of carbon-free electricity (CFE) toward GSA's goal of 100 percent CFE by 2030.

The annual costs associated with the Energy Savings Performance Contracts (ESPC) and Utility Energy Service Contracts (UESC) are funded from the utilities budget. GSA anticipates that these costs will be offset in future fiscal years by reductions to utility payments by PBS and cost avoidance within the maintenance and Basic Repairs and Alterations budgets. First year payments for ESPCs and UESCs can have an impact on NOA if not timed with the beginning of the fiscal year. The FY 2025 budget request contains $1.3 million in funding for first year ESPC and UESC principal and interest payments where savings do not align with the fiscal year.

Security: The security budget funds services provided by the U.S. Department of Homeland Security – Federal Protective Service in GSA-controlled space. The FY 2025 request includes $88 million. The majority of the increase is due to costs associated with needed cybersecurity and nationwide Physical Access Control Systems upgrades, as well as $5.5M for Video Surveillance Systems (VSS) and Intrusion Detection Systems (IDS). The VSS and IDS funding supports meeting baseline minimum security standards updated in response to the GSA Office of Inspector General ("OIG") security audit of federally owned facilities under GSA's jurisdiction, custody and control (OIG Audit - A210033/P/5/R22006). GSA is working with the Federal Protective Service to analyze and control costs, where appropriate.

Miscellaneous Building Support: The FY 2025 request includes $140 million for miscellaneous building support. This category consists of various programs that support improved operations, including:

- The Fire Protection and Life-Safety program identifies fire and safety hazards in GSA-controlled facilities. The FY 2025 budget requests an increase for additional risk-management surveys and Federal Occupational Health surveys and monitoring.
- The Space Alterations and Changes program funds Federal space requirements development, including expansion space and Basic R&A costing under $50,000.
- The Energy and Environmental program oversees environmental testing and hazardous material abatement, as well as improving efficiencies by diagnosing, metering and enhancing building systems with advanced automation systems. Funding for asbestos investigation and remediation continues to be of high importance and an additional $3.6 million is included in the request to address various sites in FY 2025.
- The Realty Services program funds leased space requirements development, market surveys and appraisals, and assigning and backfilling space.
- The Building Technology program funds the hardware, software and support costs to benefit the major functions of building operations. This category does not include the other specific PBS IT services functions, such as application maintenance and development. This program funds Building Monitoring and Control systems and Operational Technology. The FY 2025 budget includes funds for additional cybersecurity upgrades and for mandated upgrades to become IPv6 compliant.
- The Special Programs budget includes building amenities, such as food service and child care operations, as well as support functions, such as lease construction management (CM) services. This category also includes obligations for ESPC construction period savings and CM services. Miscellaneous Building Support also funds various support functions not chargeable elsewhere, such as key making, signage, and renting operating equipment and tools.

Studies: The FY 2025 request includes $30 million for project-development studies and assessments, building-engineering reports, technical studies, and planning studies. The FY 2025 request includes an increase of$2 million for electric-vehicle supply and equipment-related studies. These studies will inform infrastructure upgrades at targeted locations, such as high-density parking buildings that will remain in the portfolio for over 10 years. Scope will include ensuring sufficient electricity is provided in the garages, along with fire and life-safety considerations. Energy audits are not included in this category and are funded through the Energy and Environmental program. Studies are the first phase in successfully developing a capital project.

Building Moves: This category funds costs associated with moving an agency into or out of space or moving offices occupied by GSA personnel. The FY 2025 request includes an increase of $5.1 million. This increase is primarily due to $1.1 million in new forced moves related to major R&A capital projects in completion.

Personnel Compensation and Benefits (PC&B): The FY 2025 request includes a net requirement of $952 million for personnel benefit and compensation. The FY 2025 request includes a 1 percent increase in FTE from 5,563 to 5,623. The additional 60 FTE will ensure successful delivery of PBS programs, to include the significant influx of work associated with the $6.8 billion from the IIJA and IRA appropriations. Additionally, 10 of the FTE are related to a management support contract insourcing effort that will produce a net savings to salaries and expenses. These insourced positions are project or construction managers that are inherently governmental and the conversion makes this body of work more cost-effective in the long run.

The anticipated reimbursable authority to fund PC&B in FY 2025 is $55 million, which represents 316 FTE of the 5,623. The FBF requested NOA includes a 2 percent pay raise. Awards comprise 2.2 percent of PC&B, which will best meet agency objectives and support the recruitment and retention of high-performing employees.

GSA Working Capital Fund (WCF): The FY 2025 request includes $435 million for PBS's contribution to the WCF. The increase is primarily due to the Administration's investment in vital human capital resources, plans to modernize GSA's payroll system, spending to bolster critical information and technology infrastructure, and the focus on Administration and GSA priorities. This category provides funding for GSA's core support services and administrative functions, including Budget and Finance, the Office of the General Counsel, Human Resources, and GSA IT services, as well as select PBS-specific requirements.

Management Support: The FY 2025 request includes $87 million for management support services for functions that are contracted out rather than maintained in-house to fulfill short-term initiatives, implant specified subject-matter expertise or reduce personnel costs based upon competitive analyses. Positions support administrative functions, as well as core areas of PBS's business, such as leasing and building support, and administration initiative support, such as the renewable energy goals. While management support contracts are seeing increases due to factors such as inflation and new pricing of replacement contracts, these increases are more than offset by PBS's contract reduction efforts.

A targeted management support effort will generate savings in FY 2025 through insourcing and elimination of contracts. The first batch of contracts reviewed will yield a reduction to management support of $5.1 million. A net savings in salaries and expenses of $2.6 million will be realized through insourcing up to 20 management support positions and completely eliminating 10 positions by terminating associated management support contracts. Ten of the insourced positions will be absorbed within the current staffing levels, with the other 10 as part of the FY 2025 request. These insourced positions are project or construction managers and converting these into Federal positions makes them more effective, allowing them to now do inherently governmental functions of the position.

PBS Information Technology (IT) Services: The FY 2025 request includes $63 million to support PBS Information Technology activities. The implementation of G-Invoicing, which is the long-term solution for Federal Program Agencies to manage their intragovernmental buy and sell transactions, as mandated by the U.S. Department of the Treasury, is included for $2 million. Funds are needed to enhance and update financial systems to interface with the G-Invoicing application, which includes the unique attributes of the PBS rent billing process. The increases to the budget are driven by projected cost increases to existing contracts of $1.2 million.

Other/Miscellaneous PBS Administrative: The FY 2025 gross NOA requirement is 26 million. Accounting for projected RWA revenue of $19 million, the net NOA request is 6.6 million. This category provides funding for PBS's administrative costs, such as transportation, telephones, printing, supplies, equipment, and travel, as well as programmatic spending not associated with Management Support. This category also includes $8.4 million for training that represents less than 1 percent of base salary cost. Training funds provide discretionary and mandatory requirements, such as PBS's Acquisition and Project Management personnel training, and the Facilities Management certification program.

Reimbursable Program

PBS provides, on a reimbursable basis, building services, such as tenant alterations, cleaning, utilities, and other operations, which are in excess of those services provided within PBS's standard commercial rental charges, when requested by other Federal agencies.

REIMBURSABLE PROGRAM
EXPLANATION OF BUDGET CHANGES
(Dollars in Thousands)

	FTE	Authority
FY 2024 Plan	**316**	**$ 1,420,586**
Workload Increases	0	$ 29,832
FY 2025 Plan	**316**	**$ 1,450,418**

Appropriations Language

Amounts in the Fund, including revenues and collections deposited into the Fund, shall be available for necessary expenses of real property management and related activities not otherwise provided for, including operation, maintenance, and protection of federally owned and leased buildings; rental of buildings in the District of Columbia; restoration of leased premises; moving governmental agencies (including space adjustments and telecommunications relocation expenses) in connection with the assignment, allocation, and transfer of space; contractual services incident to cleaning or servicing buildings, and moving; repair and alteration of federally owned buildings, including grounds, approaches, and appurtenances; care and safeguarding of sites; maintenance, preservation, demolition, and equipment; acquisition of buildings and sites by purchase, condemnation, or as otherwise authorized by law; acquisition of options to purchase buildings and sites; conversion and extension of federally owned buildings; preliminary planning and design of projects by contract or otherwise; construction of new buildings (including equipment for such buildings); and payment of principal, interest, and any other obligations for public buildings acquired by installment purchase and purchase contract; in the aggregate amount of ***$10,496,084,000****, of which—*

(1) ***$1,617,825,000*** *shall remain available until expended for repairs and alterations, including associated design and construction services, of which—*

(A) ***$584,325,000*** *for Major Repairs and Alterations;*
(B) ***$500,000,000*** *for Basic Repairs and Alterations; and*
(C) ***$533,500,000*** *for Special Emphasis Programs:*

Provided, That amounts identified in the spend plan for major repairs and alterations required by section 525 of this division may be exceeded to the extent that savings are effected in other such projects, but not to exceed 20 percent of the amounts included in a transmitted prospectus, if required, unless advance notice is transmitted to the Committees on Appropriations of the House of Representatives and the Senate of a greater amount: Provided further, That additional projects for which prospectuses have been transmitted may be funded under this category only if advance notice is transmitted to the Committees on Appropriations: Provided further, That the amounts provided in this or any prior Act for "Repairs and Alterations" may be used to fund costs associated with implementing security improvements to buildings necessary to meet the minimum standards for security in accordance with current law and in compliance with the reprogramming guidelines of the appropriate Committees of the House and Senate: Provided further, That the difference between the funds appropriated and expended on any projects in this or any prior Act, under the heading "Repairs and Alterations", may be transferred to “Basic Repairs and Alterations” or used to fund authorized increases in prospectus projects: Provided further, That the amount provided in this or any prior Act for Basic Repairs and Alterations may be used to pay claims against the Government arising from any projects under the heading "Repairs and Alterations" or used to fund authorized increases in prospectus projects;

(2) ***$5,606,122,000*** *for Rental of Space to remain available until expended;*
(3) ***$3,272,137,000*** *for Building Operations to remain available until expended;*

Provided, That the total amount of funds made available from this Fund to the General Services Administration shall not be available for expenses of any construction, repair, alteration and acquisition project for which a prospectus, if required to be submitted pursuant to 40 U.S.C. 3307, has not been transmitted to the Committees referenced therein, except that necessary funds may be expended for each project for required expenses for the development of a proposed prospectus: Provided further, That funds available in the Federal Buildings Fund may be expended for emergency repairs when advance notice is transmitted to the Committees on Appropriations: Provided further, That amounts necessary to provide reimbursable special services to other agencies under 40 U.S.C. 592(b)(2) and amounts to provide such reimbursable fencing, lighting, guard booths, and other facilities on private or other property not in Government ownership or control as may be appropriate to enable the United States Secret Service to perform its protective functions pursuant to 18 U.S.C. 3056, shall be available from such revenues and collections: Provided further, That revenues and collections and any other sums accruing to this Fund during fiscal year 2025, excluding reimbursements under 40 U.S.C. 592(b)(2), in excess of the aggregate new obligational authority authorized for Real Property Activities of the Federal Buildings Fund in this Act shall remain in the Fund and shall not be available for expenditure except as authorized in appropriations Acts.

Appropriations Language for the Federal Capital Revolving Fund Repayment

Contingent upon enactment of the Federal Capital Revolving Fund Act of 2024, amounts in the Fund, including revenues and collections deposited into the Fund, shall be available for acquisition installment payments in the amount of $233,333,334, to remain available until expended, for the first annual repayment amounts to the Federal Capital Revolving Fund: Provided, That $233,333,334 shall be for the Public Buildings Service Federal Bureau of Investigation Greenbelt, Maryland Headquarters: Provided further, That $3,500,000,000 is approved for a purchase transfer, as defined in the Act, from the Federal Capital Revolving Fund for the Public Buildings Service Federal Bureau of Investigation Greenbelt, Maryland Headquarters: Provided further, That such project, as defined in the Act, shall be considered designated and approved pursuant to such Act, contingent upon the President's subsequent approval and designation as provided in the Act.

Schedule of Indefinite Authorities

Program	Source	Explanation
Recycling and Energy Rebates	40 U.S.C. § 592	The Administrator may obligate amounts received and deposited into the FBF for energy management improvement and recycling programs.
Historic Properties	54 U.S.C. § 306121	The proceeds of any outlease for a historic property may, notwithstanding any other provision of law, be retained by the agency entering into such lease and used to defray costs incurred by the agency with respect to such property or other properties under the control of the agency that are listed in the National Register of Historic Places.
Pennsylvania Avenue Activities	40 U.S.C. § 6701(b)(1)	The Administrator may use amounts transferred from the Pennsylvania Avenue Development Corporation (PADC) or income earned on PADC property for activities associated with carrying out the responsibilities of PADC transferred to the Administrator. Any income earned after October 1, 1998, shall be deposited to the Federal Buildings Fund to be available for the purposes authorized under this subchapter, notwithstanding 40 U.S.C.§ 592(c)(1).
International Trade Center	40 U.S.C. § 6701(a)(1)	The Administrator may make and perform transactions as necessary to carry out the trade center plan at the Federal Triangle Project. See also 40 U.S.C. § 6701(b) (1), noted above.
Cooperative Use Act and National Antenna Program	40 U.S.C. § 581(h)(3)	The Administrator may deposit into the FBF amounts received under Cooperative Use Act leases or rentals, and amounts deposited shall be credited to the appropriation from the Fund applicable to the operation of the building.
Telecommuting	40 U.S.C. § 587(b)(4)	The Administrator may deposit into the FBF user fees related to telecommuting centers, and use the fees to pay costs incurred in establishing and operating telecommuting centers. GSA may accept and retain income received from Federal agencies and non-Federal sources to defray costs directly associated with the functions of telecommuting centers.

Rental of Space	40 U.S.C. § 586(d)	An agency may make rent payments to GSA for lease space relating to expansion needs of the agency. Payment rates shall approximate commercial charges for comparable space. Payments shall be deposited into the FBF. GSA may use amounts received under this subsection, in addition to amounts received as NOA, in the Rental of Space activity of the FBF.