



U.S. General Services Administration

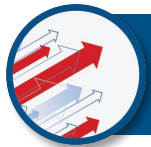
# AGC FedCon 2024

General Services Administration

presented by  
PBS Commissioner  
Elliot Doomes

# Driving Towards 3 Outcomes

We are champions and innovators of exceptional work experiences and environments for our federal colleagues.



## 1. Shape the Future of Work

*Modernize and optimize the footprint*



## 2. Aim for Net Zero

*Invest in a net zero carbon future*



## 3. Maximize Community Impact

*Procure locally. Engage meaningfully. Measure impacts.*

# Maximize Economic Impact

Investing in our federal buildings supports good-paying jobs, opportunities for business, and pride in community.

## Nationwide FY 2024 New Construction and Major Repair & Alteration Highlights:

- **\$1.8 billion** direct investment
- **4,000 average annual jobs** across the length of the projects (approximately 17,000 total job years) supported
- Support **\$1.1 billion in labor income**
- Increase national GDP by **\$1.7 billion**
- **Generates \$394 million** in total tax revenue
- **Generates \$254 million** in federal tax revenue
- **Generates \$62 million** in state and local tax revenue

# GSA FY 2023/FY 2024 Budget Update

General update on upcoming and anticipated projects included in the approved FY24 enacted budget and the FY25 Request.

	FY 2023 Enacted (PL 117-328)	FY 2024 Enacted (PL 118-47)	FY 2025 Request
<b>New Obligational Authority</b>			
Construction and Acquisition	807,809	259,692	-0-
Major Repairs and Alterations*	263,483	223,515	1,117,825
Basic Repairs and Alterations	398,797	376,333	500,000
Installment Acquisition Payments	-	-	233,333
Rental of Space	5,561,680	5,659,298	5,606,122
Building Operations	2,981,381	2,951,184	3,272,137
Bipartisan Infrastructure Law			-
Inflation Reduction Act			
Disaster Funding	36,788		
<b>Total</b>	<b>10,049,938</b>	<b>9,470,022</b>	<b>10,729,417</b>
			Dollars in \$000's

\*including Special Emphasis

# FY 2024 Appropriations - Project Types

<b>New Construction</b>	<b>\$259,692</b>
Courthouses	\$50,692
Other	\$209,000
<b>Repairs and Alterations</b>	<b>\$587,848</b>
Minor Repairs and Alterations	\$376,333
Major Repairs and Alterations	\$211,515
<b>Special Emphasis Programs</b>	<b>\$12,000</b>
<small>(Consolidation Activities, Judiciary Capital Security, Fire Protection and Life Safety)</small>	
<b>Grand Total</b>	<b>\$859,540</b>

Dollars in \$000's

# FY 2024 Capital Investment - Appropriations

## Construction & Acquisition

### Courthouses

- San Juan, PR Clemente Ruiz-Nazario U.S. Courthouse, Frederico Degetau FB
- Baltimore, MD Edward Garmatz U.S. Courthouse
- Chattanooga, TN New U.S. Courthouse

### Other

- Seattle, WA Design of Replacement Facility
- FBI Headquarters Consolidation

### Minor Repairs and Alterations Program

- Nationwide

## Major Repairs and Alterations Projects

- Oklahoma City, OK William J. Holloway, Jr. U. S. Courthouse & U.S. Post Office & Courthouse
- Martinsburg, WV IRS Enterprise Computing Center
- Paducah, KY Federal Building and U.S. Courthouse
- Tacoma, WA Tacoma Union Station
- Norfolk, Virginia Walter E. Hoffman U.S. Courthouse

## Major Repairs and Alterations Special Emphasis Programs

- Nationwide
- Consolidation Activities Program\*
- Judiciary Capital Security Program\*
- Fire Protection and Life Safety Program\*

\* Partially funded - Appropriations did not equal President's Budget

# FY 2025 Capital Investment - Project Types

<b>New Construction</b>	<b>\$0</b>
<b>Repairs and Alterations</b>	<b>\$1,084,325</b>
Minor Repairs and Alterations Program	\$500,000
Major Repairs and Alterations Program	\$584,325
<b>Special Emphasis Programs</b>	<b>\$533,500</b>
<b>Federal Capital Revolving Fund</b>	<b>\$233,333</b>
<b>Grand Total</b>	<b>\$1,851,158</b>

Dollars in \$000's

# FY 2025 Capital Investment - Request

**\$1.617 billion for Repairs and Alterations, including \$500 million for Basic Repairs and Alterations**

<b>Non Prospectus (Basic) Repairs and Alterations Program</b>	<b>\$500,000</b>
<b>Major Repairs and Alterations Projects</b>	
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
<b>Subtotal, Major Repair and Alterations Projects</b>	<b>\$584,325</b>

Dollars in \$000's



# FY 2025 Capital Investment - Request

<b>Subtotal, Major Repair and Alterations Projects</b>	<b>\$584,325</b>
<b>Major Repairs and Alterations Special Emphasis Programs</b>	
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
<b>Subtotal, Major Repair and Alterations Special Emphasis Programs</b>	<b>\$533,500</b>
<b>Subtotal, Major Repair and Alterations Program</b>	<b>\$1,117,825</b>
<b>Total FY 2024 Repairs and Alterations Program</b>	<b>\$1,617,825*</b>

Dollars in \$000's

\* Total does not include Federal Capital Revolving Fund - \$233,333

# Live Q&A with GSA PBS

Moderated by David Pastrick AGC Federal Facilities Chair



**Elliot Doomes**

Commissioner, Public Buildings Service

**Jennifer Groman**

Assistant Commissioner, Office of Project Delivery

**Julia De Rosi**

Deputy Assistant Commissioner, Office of Project Delivery

**Frank Giblin**

Director, Center for Community Planning & Design  
Office of Architecture & Engineering

**Tracy Marcinowski**

Assistant Commissioner, Office of Acquisition Management

**Ralph Conner**

Director Realty Services, Office of Real Property Disposition

**Maria Torres**

(Acting) Deputy Assistant Commissioner, Office of Portfolio  
Management and Customer Engagement

# **RPD Program Offering**

# PBS Office of Real Property Disposition

RPD provides Realty Services to All Federal Landholding

- 1.) Services available via Property Act (40USC) or RWA
- 2.) In depth due diligence compilation and review
- 3.) Broad stakeholder coordination
- 4.) Balance Public benefits with monetary returns
- 5.) Identify optimal disposition authority
- 6.) Comprehensive divestiture strategies

# PBS Office of Real Property Disposition Tools

RPD offers a range of economic benefits to the communities where we execute divestitures of underperforming, excess and/or surplus real estate.

## Public Benefit Conveyances

- » Education, Law Enforcement, Emergency Mngt, Public Health, Park and Rec, Ports Use, Homeless Assistance, Historic Monument, Wildlife Refuge, Corrections, etc
- » Each PBC includes deed restrictions (30 years to perpetuity depending on statute)
- » Most PBCs prohibit revenue generation

## Negotiated Sales

- » Sole source sale to Public bodies at FMV
- » No use restrictions
- » 3 year excess profits clause

## Public Sales

- » Competitive offerings
- » Sold through auction
- » Selection is based on highest bid

# PBS Office of Real Property Disposition

RPD's divestitures strategies rely on coordination with local stakeholders to understand community's preferred outcomes.

- Process to express interest
- Validation of proposed uses
- Early engagement enables strategies for mutual gains
  - Government seeks to reposition assets with non-Federal entities
  - PBC may be available to public bodies and eligible non-profits
  - Communities seek tax base, redevelopment and jobs
  - Assets repositioned with private sector helps to realize:
    - » Additional tax base
    - » Redevelopment of obsolete assets
    - » Job creation through renovation, redevelopment and commercial uses

# PBS Office of Real Property Disposition

## 5 Year Transactional Trends:

### *Total Transactions:*

**507** Deals Closed, Transfers, PBCs, & Sales.

### *Total Sales:*

**337** Public Sales & Sole Source Negotiations.

### *Proceeds:*

Over **\$584M** in proceeds generated

# PBS Office of Real Property Disposition

## Recommendations

- Incentives
  - Retention of Sales Proceeds
  - Not subject to further appropriation
- Resources
  - RPD has a source of funds
  - Remove constraints to cover costs to identify and prepare properties
- Transactional Flexibility
  - Embrace short term sale lease backs
  - Accelerate divestiture schedules/timelines



# PBS Office of Real Property Disposition

- Current Sale Opportunity – Auction opened 06/5/2024
- 90 Acres in Laguna Niguel, CA
- Minimum Bid - \$70M (\$200K bid deposit)
- Historic Preservation Issues Mitigated Via MOA



For more info visit **REALESTATESALES.GOV**

# **Bipartisan Infrastructure Law**

# Bipartisan Infrastructure Law (BIL) Program

**\$3.85B** to modernize and improve  
**>60 LPOEs**



- Aging facilities and site constraints
- General Services Administration (\$3.4 billion) - Site, Design, Construction
- Department of Homeland Security-Customs and Border Protection (CBP) (\$340M) - Furniture, Fixtures & Equipment

**26**  
LPOEs

New Construction and Modernization

**>30**  
Locations

Paving & Roadway Improvements  
Across Northern and Southern Borders

**3**  
Leased

LPOE Acquisitions



**Roadway and Inspection Services improvement**

for the Department of Transportation-Federal Motor Carrier Safety Administration (FMCSA)

*\* Public Law 117-58, Signed into Law by President Joe Biden on November 15, 2021*

For additional information:

- [Bipartisan Infrastructure Law Construction Projects](#) by State
- GSA Forecast of Contract Opportunities: [Acquisition Gateway](#)
- Open Market opportunities over \$25,000: [SAM.gov](#) (search contract opportunities)
- Prepare for Getting on the GSA Schedule: [MAS Roadmap](#)

# Bipartisan Infrastructure Law (BIL) Program

*(officially, Infrastructure Investment and Jobs Act)*

- The Bipartisan Infrastructure Law includes a total of \$3.4 billion for GSA to build and modernize land ports of entry (LPOEs) on the country's northern and southern borders.
- CBP received \$330 million, to remain available until September 30, 2026, for furniture, fixtures and equipment for the LPOEs modernized by GSA under the program.
- The investments will improve commerce and trade, create good-paying construction jobs, and incorporate new and innovative sustainability features.

*\* Public Law 117-58, Signed into Law by President Joe Biden on November 15, 2021*

# Bipartisan Infrastructure Law (BIL) Program

## *Land Ports of Entry BIL Project List*

### **LPOE New Construction and Major Repair and Alteration Projects**

**Ferry Point Modernization**

**Coburn Gore Modernization**

**Fort Fairfield Modernization**

**Houlton R&A**

**Limestone Modernization**

**Alburg Springs Modernization**

**Beebe Plain Modernization**

**Highgate Springs Modernization**

**Norton Modernization**

**Richford Modernization**

**Rouses Point Modernization**

**Trout River Modernization**

**Grand Portage Modernization**

**International Falls Modernization**

**Gateway Modernization**

**BOTA Modernization**

**Dunseith Modernization**

**Douglas Commercial New**

**Raul Hector Castro Modernization**

**San Luis I Modernization**

**Calexico West Modernization**

**Alcan Modernization**

**Porthill Modernization**

**Pacific Highway Modernization**

**Kenneth G. Lynden Modernization**

**Sumas Modernization**

# BIL Construction Projects



# **Inflation Reduction Act**

# Inflation Reduction Act

The Inflation Reduction Act of 2022 (IRA) makes the **single largest investment in climate and energy in American history.**



Enabling America to tackle the **climate crisis**



Advancing **environmental justice**



Securing America's position as a **world leader in domestic clean energy** manufacturing



Putting the United States on a pathway to achieving the Administration's climate goals, including a **net-zero operational emissions** federal building portfolio by 2045, and net zero emissions procurement by 2050.



# Inflation Reduction Act

**IRA Funding for GSA = \$3,375,000,000**

**\$2.15 billion**

for acquisition and installation of low embodied carbon materials in construction and renovation projects.



**\$975 million**

for emerging and sustainable technologies and related sustainability and environmental programs.



**\$250 million**

for measures to convert GSA facilities into High-Performance Green Buildings



# Inflation Reduction Act

## *Electrification with IRA Funding*

November 17, 2023

GSA awarded a \$22,688,000 contract modification to Johnson Controls Federal Systems for the electrification of the Ronald Reagan Building and International Trade Center in Washington, D.C.

This investment will fully electrify the site by installing heat pump technology and, consequently, remove the building from the Washington, D.C., natural gas powered central steam plant loop operated by GSA's Heating Operation and Transmission Division.

Transitioning from fossil-fuel based steam to all-electric heat pump technology - alongside other energy-efficiency upgrades - is expected to cut the amount of energy used per square foot by almost 50% and greenhouse gas emissions by over 50%. The full project is expected to save over \$6.2 million annually in utility costs.

# Inflation Reduction Act

**Catalyze American Innovation** - Strengthen America's domestic industrial base and **catalyze innovation and job growth in homegrown industries that produce next-generation materials, products, and equipment.** This investment:

## Reduces Harmful Emissions

Avoid millions of metric tons carbon emissions through the use of energy-saving technologies and low embodied carbon construction materials

## Creates Good-Paying Jobs

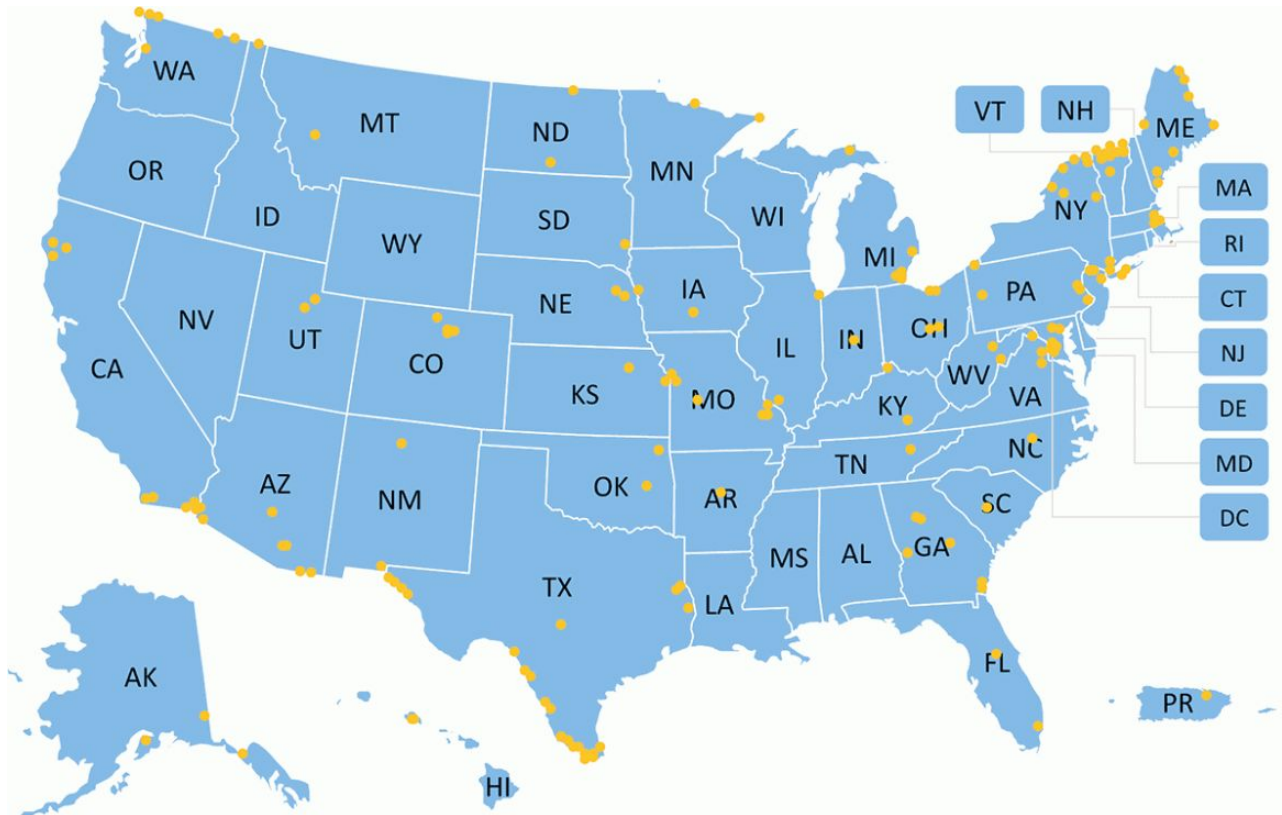
Resulting projects will support an estimated 9,500 annual economy-wide jobs across the length of the projects (approximately 43,000 total job-years).

## Improves Efficiency & Reduces Long-Term Costs

Reduce operating costs and save money for taxpayers over the long run.

# Inflation Reduction Act - LEC Project List

Project info web pages are [linked](#) for many of these locations



# Inflation Reduction Act - Resources

- GSA's [Inflation Reduction Act](#) webpage
  - [Low-embodied Carbon material requirements](#)
  - [Low-embodied Carbon Projects, Fact Sheet, and FAQs](#)
- GSA's [Bipartisan Infrastructure Law](#) webpage
  - [Land Port of Entry Projects](#)
- GSA Forecast of Contract Opportunities: [Acquisition Gateway](#)
- Open Market opportunities over \$25,000: [sam.gov](https://sam.gov)
- [EPA's Interim Determination](#) for low-embodied carbon materials
- Federal Buy Clean Initiative: [sustainability.gov](https://sustainability.gov)

# Inflation Reduction Act - Low Embodied Carbon Projects



# Construction Awards



The U.S. General Services Administration will host the 2026 GSA Construction Awards. Submissions will be solicited Summer 2025.

Recording of the 2023 Construction Excellence Awards (held 2/2024) is available via the QR code

