



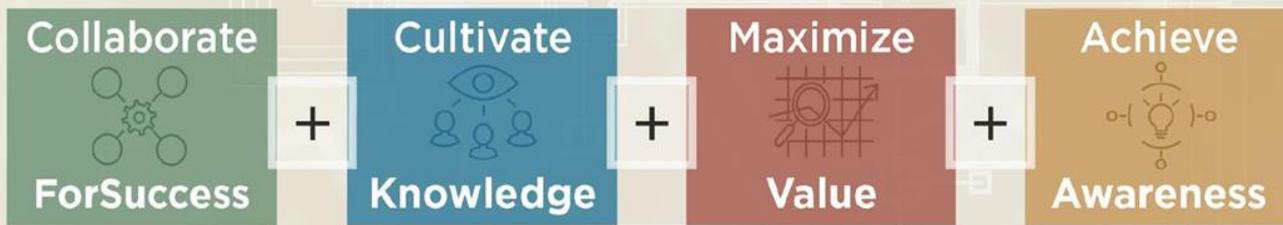
U.S. General Services Administration

GSA's Public Buildings Service

An overview

June 8, 2017
presented by Peter Gray





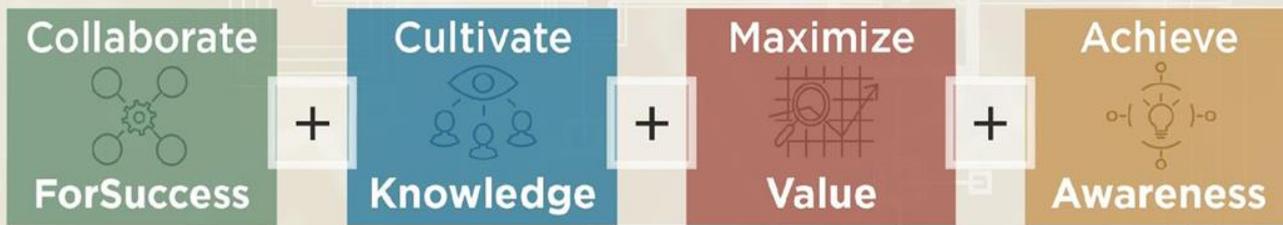
GSA's Two Main Services

Federal Acquisition Service (FAS)

- Dedicated to procuring goods and services for Government
 - Products and services, Motor vehicles, Technology, Travel
- \$8.1 billion operation in FY 2015

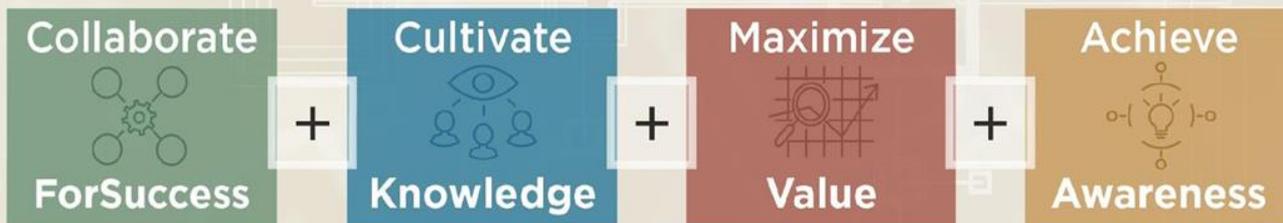
Public Buildings Service (PBS)

- Landlord for civilian Federal Government
- \$10 billion operation in FY 2016
 - \$4.1 billion from owned asset portfolio
 - \$5.9 billion from leased asset portfolio



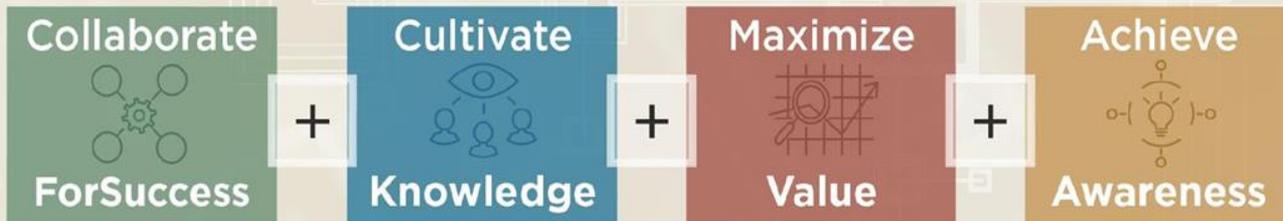
Public Buildings Service overview

- PBS is the largest public real estate organization in the United States
- PBS provides high quality facility and workspace solutions to more than 55 federal agencies, providing workspace for 1.1 million federal employees
- PBS acquires space on behalf of the federal government through new construction and leasing, and acts as a caretaker for federal properties across the country.



Public Buildings Service overview

- PBS activities fall into two broad areas: workspace acquisition and property management.
- PBS is working with its federal customers to design the workplace of the 21st Century, seeking to reduce overall workspace needs and associated costs. These services are also coordinated to obtain the best available pricing.
- PBS disposes of excess or unneeded federal properties, and promotes the adoption of innovative workplace solutions and technologies.



Public Buildings Service statistics

October 1, 2016

5,768 employees nationwide

- 5,398 regional; 370 national headquarters

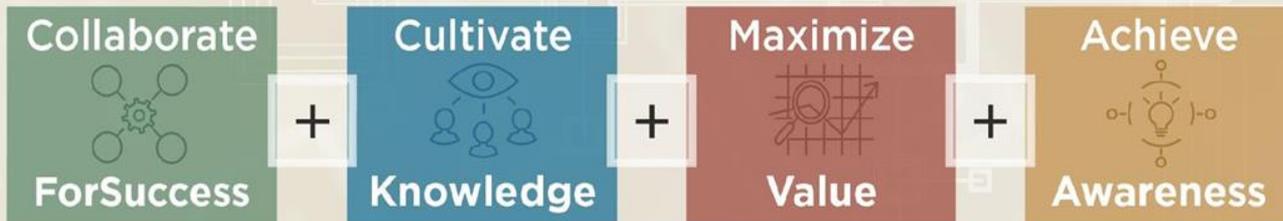
8,700 total assets

- 1,603 owned; 7,097 leased

371 million rentable square feet of space (rsf)

- 183 million rsf owned; 188 million rsf leased

\$86 billion in replacement value of owned portfolio



Public Buildings Service statistics

October 1, 2016

Historic Buildings

- 487 buildings including listed in the National Register for Historic Places

Land Ports of Entry

- 104 owned and 17 leased

Property Disposal

- 134 properties sold or transferred in FY 2016
- 94 of those were sales that generated \$28.84 million in proceeds

Art Programs

- 26,405 artworks in the collection

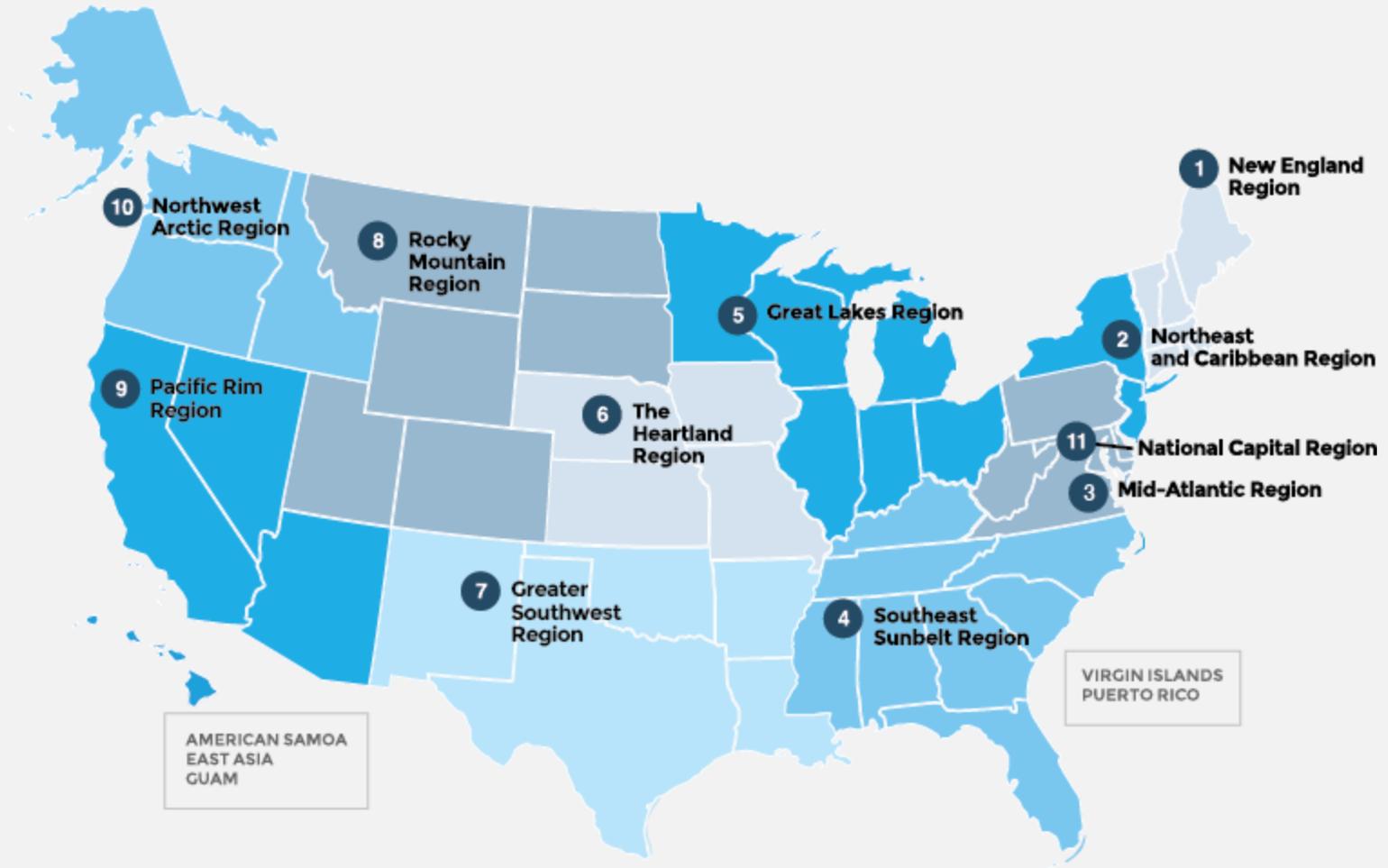
Childcare

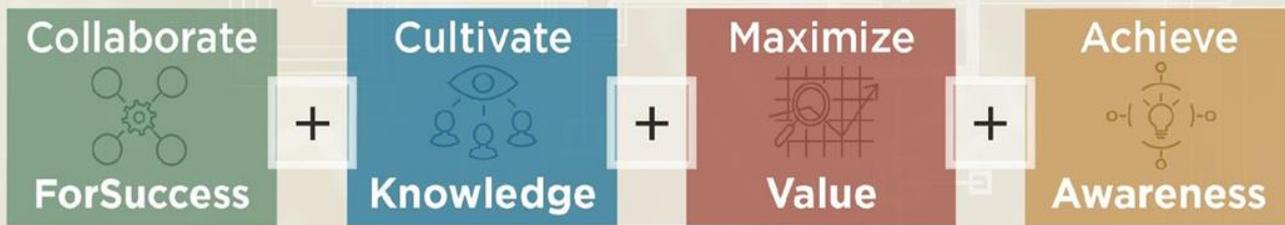
- 7,563 children in 102 centers in 31 states, D.C. & Puerto Rico

Small Business

- \$1.1 billion awarded to small businesses (FY 2016)

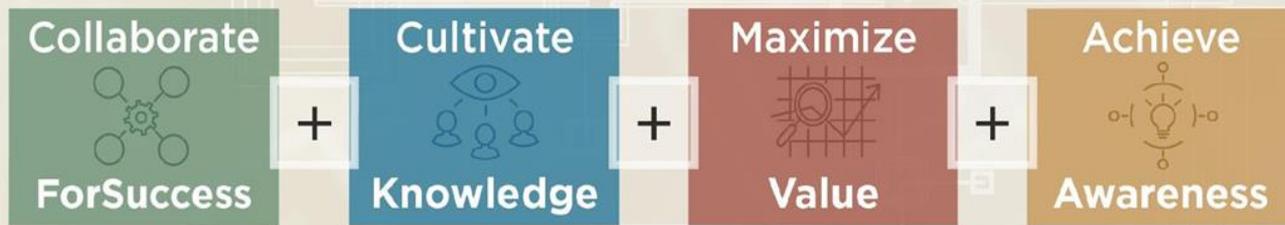
GSA's Regional Offices





Public Building Services - Northwest/Arctic Region

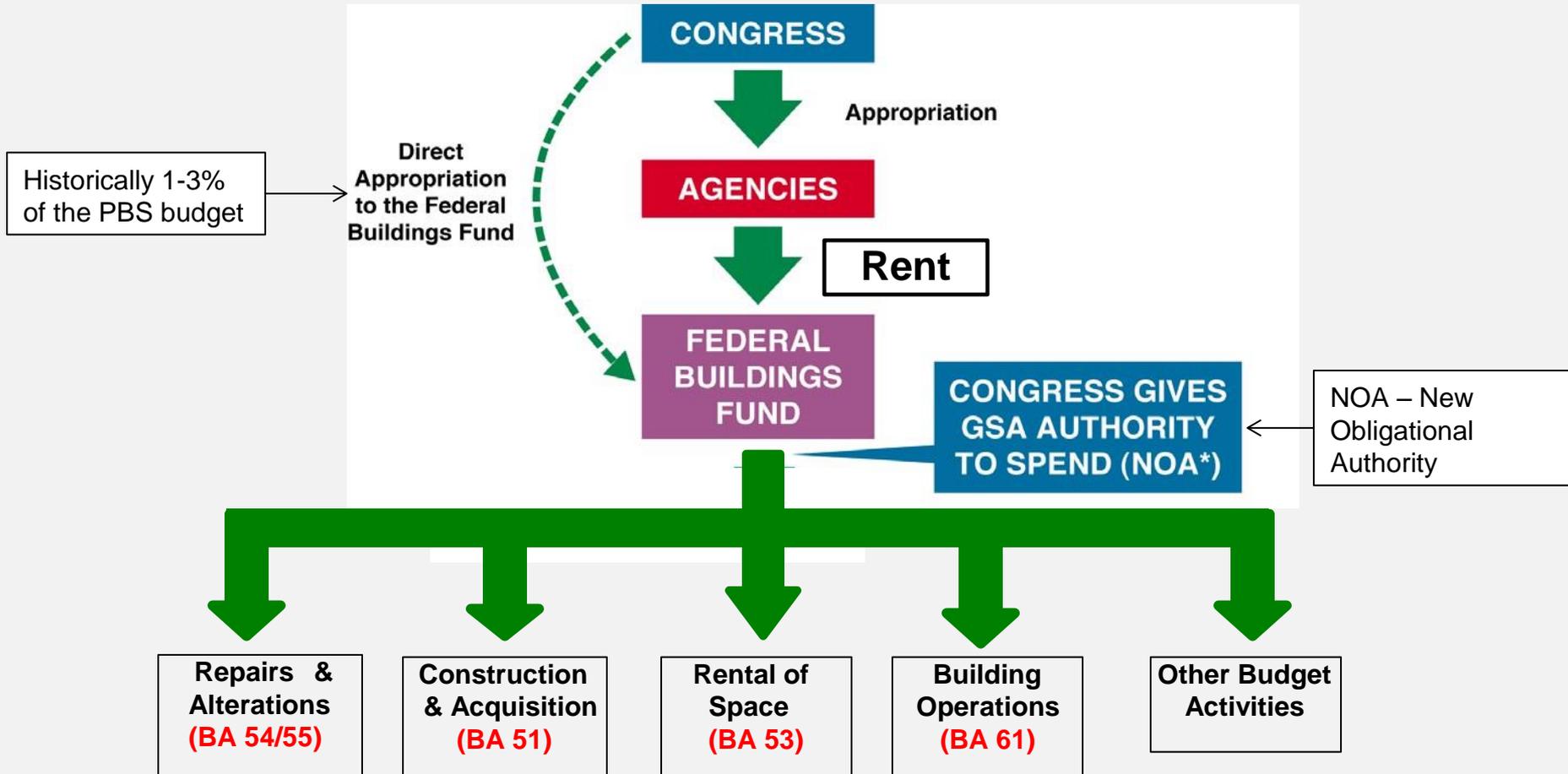
- We employ approximately 275 full time and contract employees
- We develop and deliver PBS programs, projects and services to GSA customers located in Alaska, Idaho, Oregon and Washington.
- We serve customers located in 531 GSA-owned (106 properties, 8.1 million sf) and leased buildings (425 properties, 7.1 million sf) totaling 15.17 million sf, that generate \$379 million in revenue.
- Our region's pioneering spirit embraces innovative ways of doing business, and reflects an environmental consciousness that advocates stewardship of our abundant natural resources in keeping with GSA's mandate to champion a more sustainable organization.

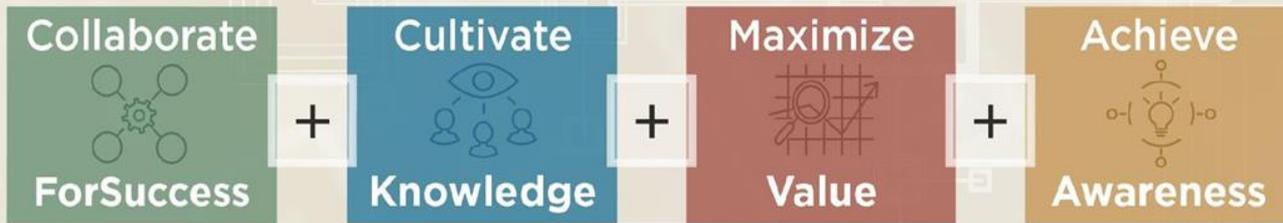


How the Public Buildings Service works

- Yes, we charge rent (because we have to)
- The rent goes into the Federal Buildings Fund, which PBS oversees
 - This fund is designed to be self-sustaining
 - Revenues coming in pay for expenses going out
- Historically, PBS only receives direct appropriations for 1-3% of its operations
 - The remaining \$\$ we have available comes from rent
 - No rent = no reinvestment, no operations / maintenance, no utility bills paid, no new construction / renovation
- We still need Congress to approve how much of the Federal Buildings Fund we can spend in any year

The Federal Buildings Fund

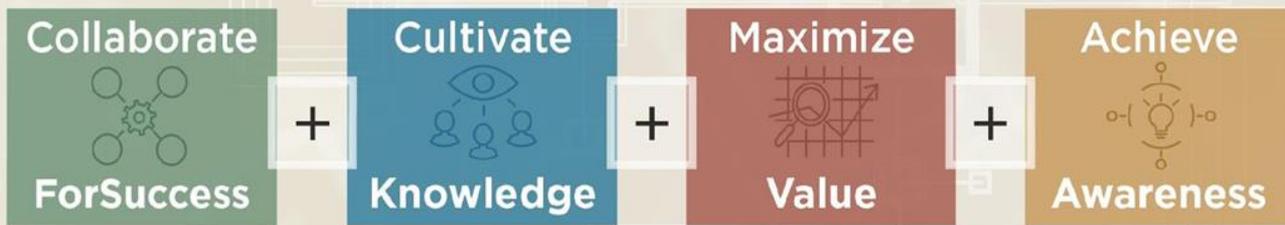




How GSA charges rent

Government Owned (taxpayer owned, PBS operated)

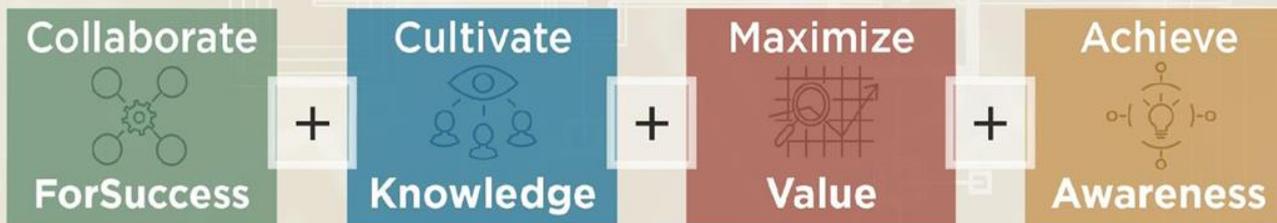
- Appraised Rate + Additional Charges for Additional Services
 - “Return on Investment” pricing
- GSA depends on this rent to cover all expenses
 - Operations / maintenance
 - Utilities
 - Reinvestment funds



How GSA charges rent

Government Leased (private-sector owned)

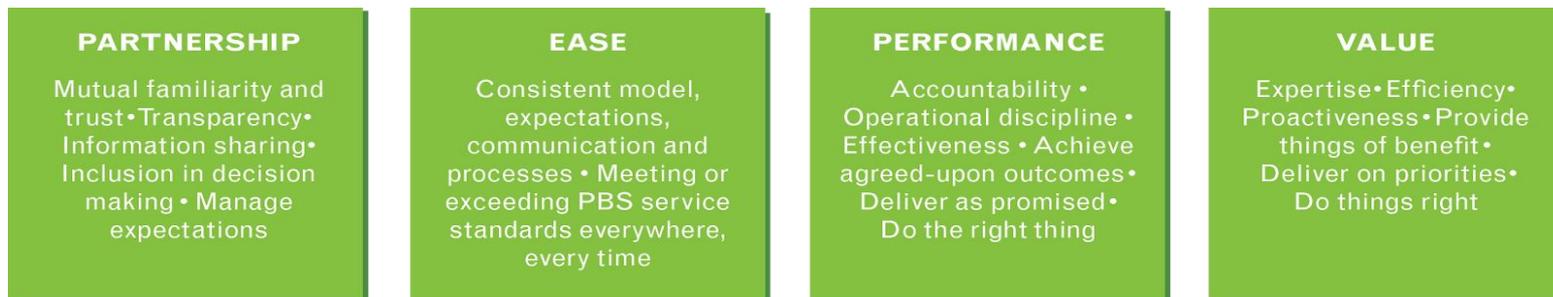
- Pass-through of real costs from private sector + a PBS fee
- Only intended to cover PBS' cost of operating the lease program
 - No net financial gain to PBS



PBS Service Principles

PBS Service Principles are a lens through which all PBSers should make service delivery decisions internally and externally.

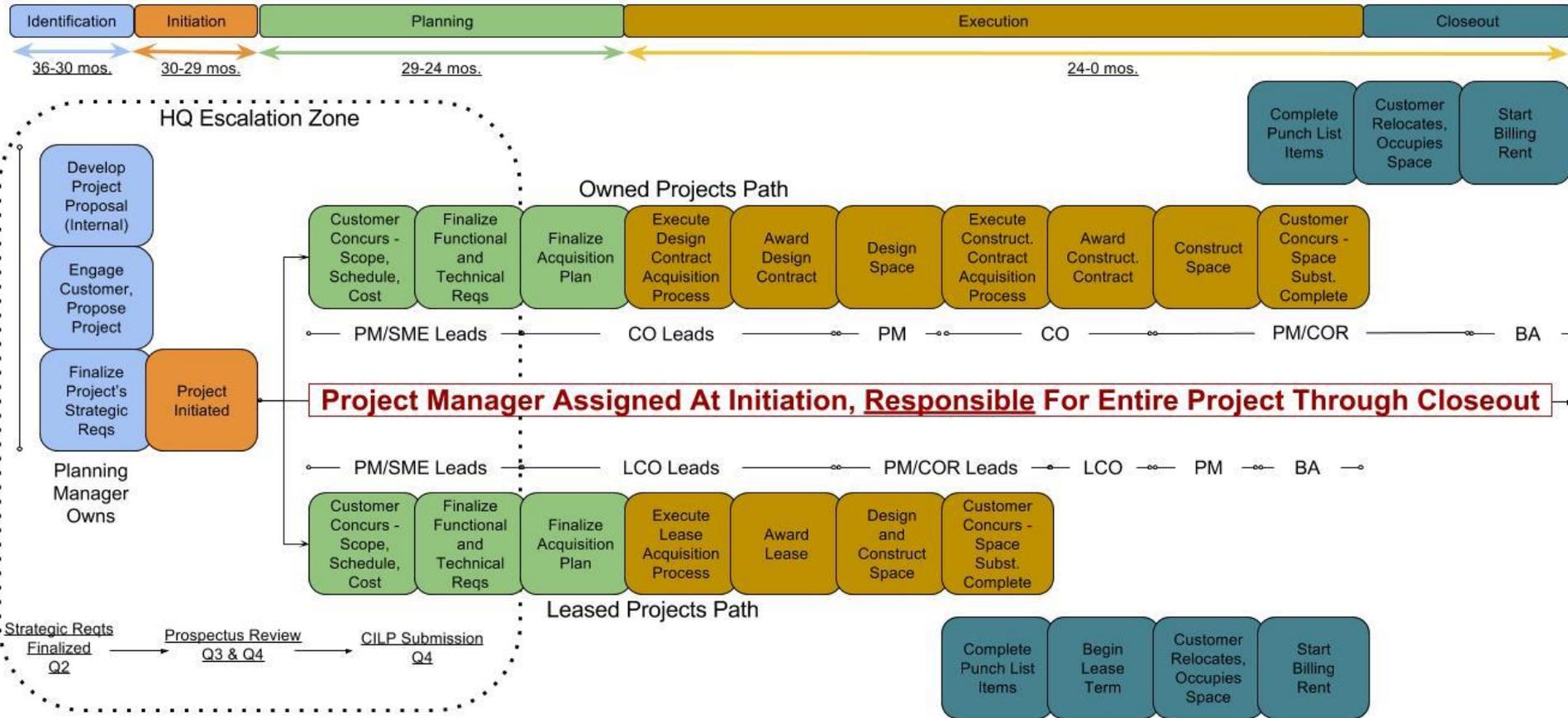
When PBS principles are executed, an exceptional customer experience will follow. Whether thinking strategically or acting on the front line, these principles should guide every action and decision regarding delivery of service to PBS customers.

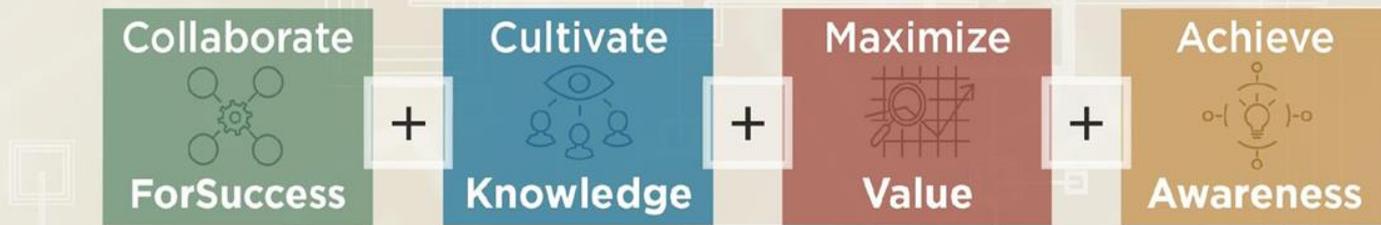


PBS Business Model



PBS Projects Process Workflow





Client Enrichment Series

- GSA's Office of Portfolio Management and Customer Engagement offers bi-monthly webinars to further share knowledge on GSA real estate policies, workplace initiatives, and value-added services.
- The series of presentations are given by GSA experts and are open to federal clients nationwide. Continuous Learning Points (CLPs) are available for those who participate.
- To receive invitations to the bi-monthly sessions, please contact us at clientenrichmentseries@gsa.gov.

PUBLIC BUILDINGS SERVICE NORTHWEST/ARCTIC REGION

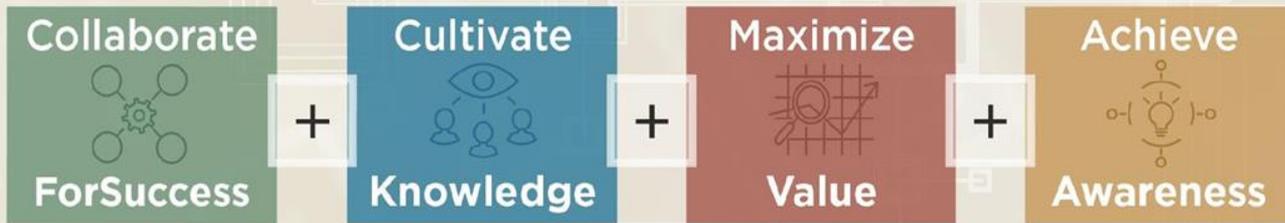


Regional Commissioner
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For more information

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