GSA’s Public Buildings Service
An overview

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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

Historically 1-3% of the PBS budget

CONGRESS

AGENCIES

FEDERAL BUILDINGS FUND

CONGRESS GIVES GSA AUTHORITY TO SPEND (NOA*)

Direct Appropriation to the Federal Buildings Fund

Appropriation

Rent

Repairs & Alterations (BA 54/55)

Construction & Acquisition (BA 51)

Rental of Space (BA 53)

Building Operations (BA 61)

Other Budget Activities

NOA – New Obligational Authority
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

1. Project Identification
2. Project Initiation
3. Project Planning
4. Project Execution
5. Project Closeout

Deliver

Plan
Operate
PBS Projects Process Workflow

Owned Projects Path:
- Customer Concurs - Scope, Schedule, Cost
- Finalize Functional and Technical Reqs
- Finalize Acquisition Plan
- Execute Design and Contract Acquisition Process
- Award Design Contract
- Design and Construct Space
- Award Construct. Contract
- Construct Space
- Customer Concurs - Space Subst. Complete

Leased Projects Path:
- Customer Concurs - Scope, Schedule, Cost
- Finalize Functional and Technical Reqs
- Finalize Acquisition Plan
- Execute Lease Acquisition Process
- Award Lease
- Design and Construct Space
- Customer Concurs - Space Subst. Complete

PM/SME Leads → CO Leads → PM → CO → BA
LCO Leads → PM/COR Leads → LCO → PM → BA

Project Manager Assigned At Initiation, Responsible For Entire Project Through Closeout

HQ Escalation Zone:
- Develop Project Proposal (Internal)
- Engage Customer, Propose Project
- Finalize Project's Strategic Reqs
- Planning Manager Owns

Identification 36-30 mos. 30-29 mos. 29-24 mos. 24-0 mos. Closeout

Complete Punch List Items
Customer Relocates, Occupies Space
Start Billing Rent
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.
For more information

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