

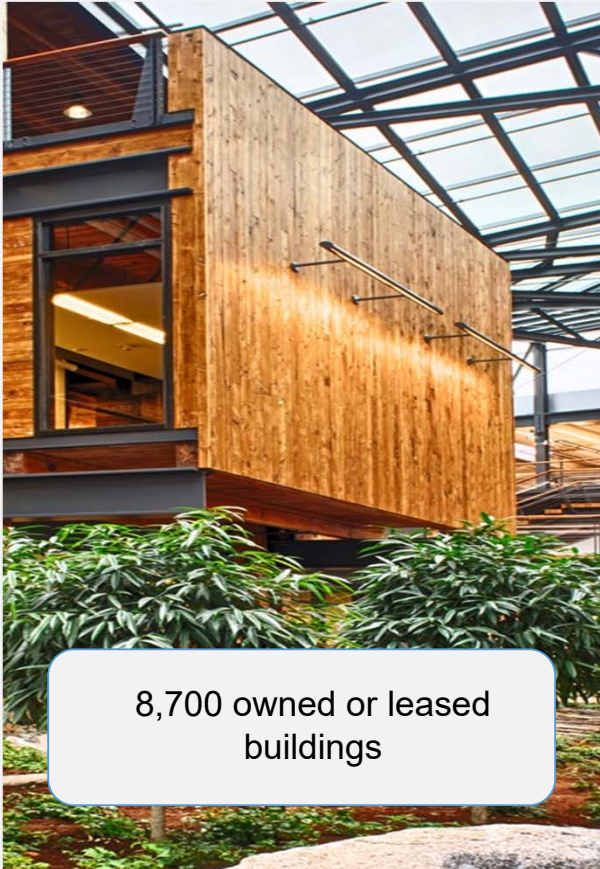


U.S. General Services Administration

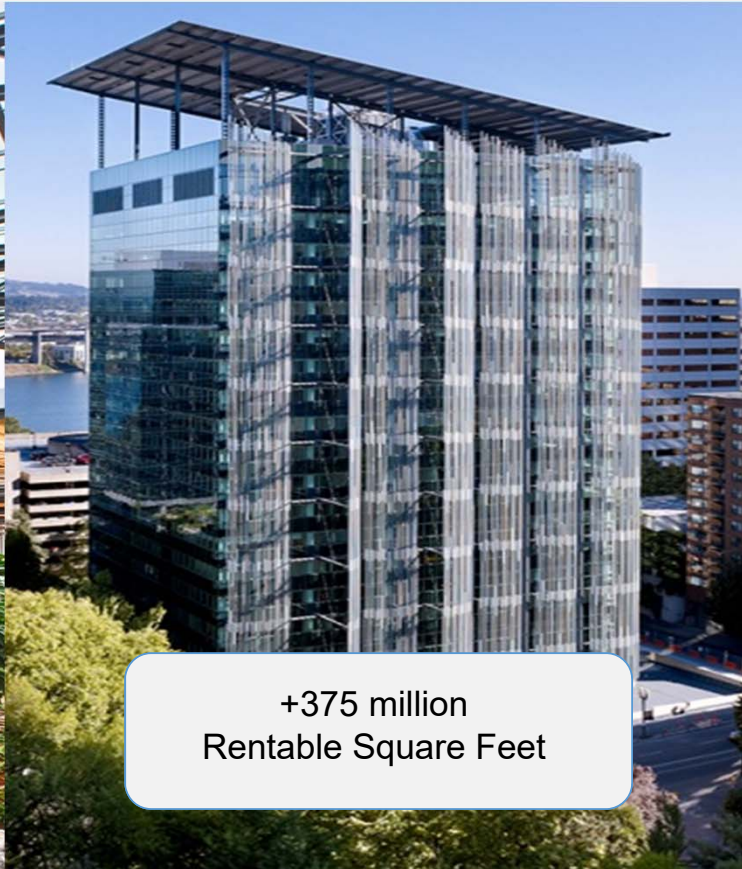
FEDERAL ASSET MANAGEMENT

Norman Dong
October 17, 2016

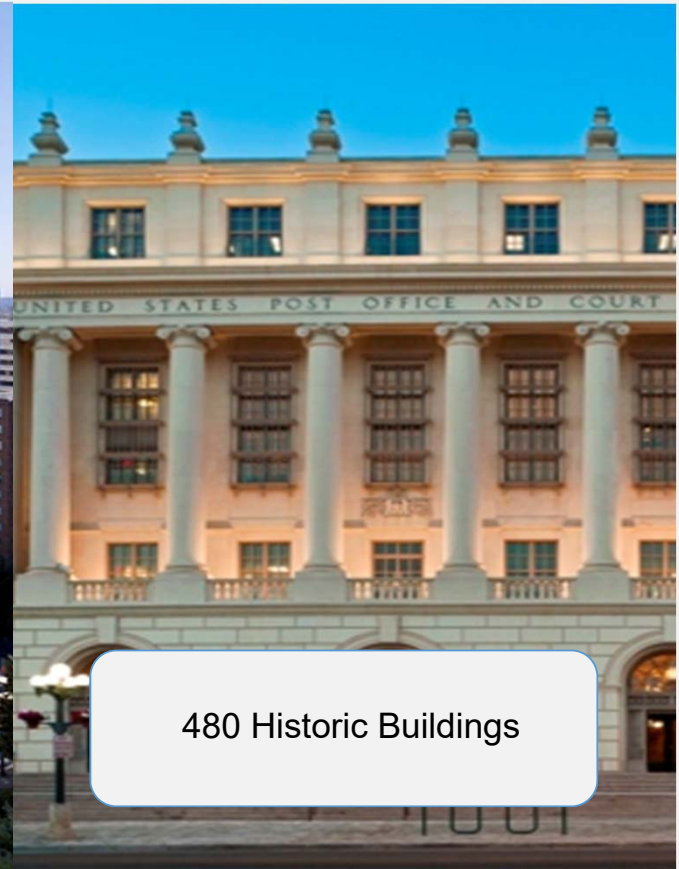
GSA Portfolio



8,700 owned or leased
buildings



+375 million
Rentable Square Feet

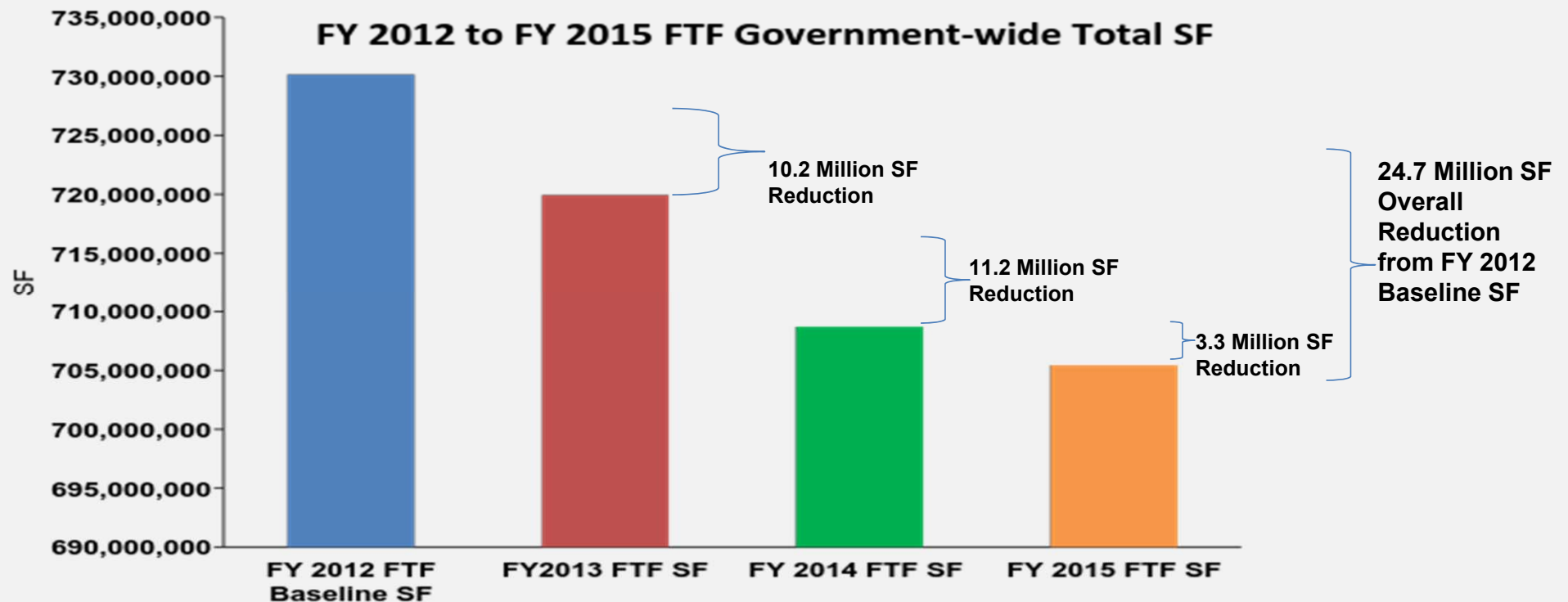


480 Historic Buildings

Mission/Purpose

- Support space and facilities needs of our Federal tenants
- Dollars spent on real estate come at the expense of mission critical activities
- Spend less on rent and more on agency mission

Freeze the Footprint Results



	SF Reduction FY12 - FY13	SF Reduction FY13 - FY14	SF Reduction FY14-FY15	Overall Reduction From FY12 Baseline
Government-wide Total SF	10,223,539	11,252,256	3,259,903	24,735,698

Examples of Consolidation



Dozens of consolidation projects underway will reduce the Federal footprint by more than 1 million sf and save more than \$76 million in lease costs each year.

Workplace Innovation: Rethinking Federal Space



6

Before

Workplace Innovation: Rethinking Federal Space



World Trade Center, NYC

FEMA HQ

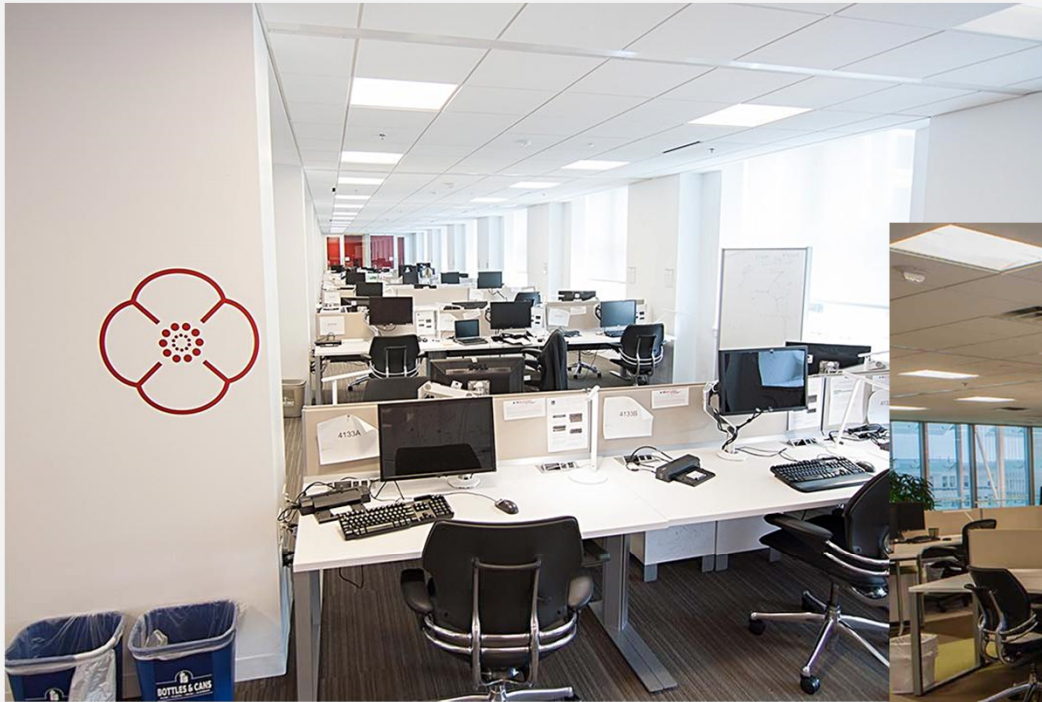
BEFORE



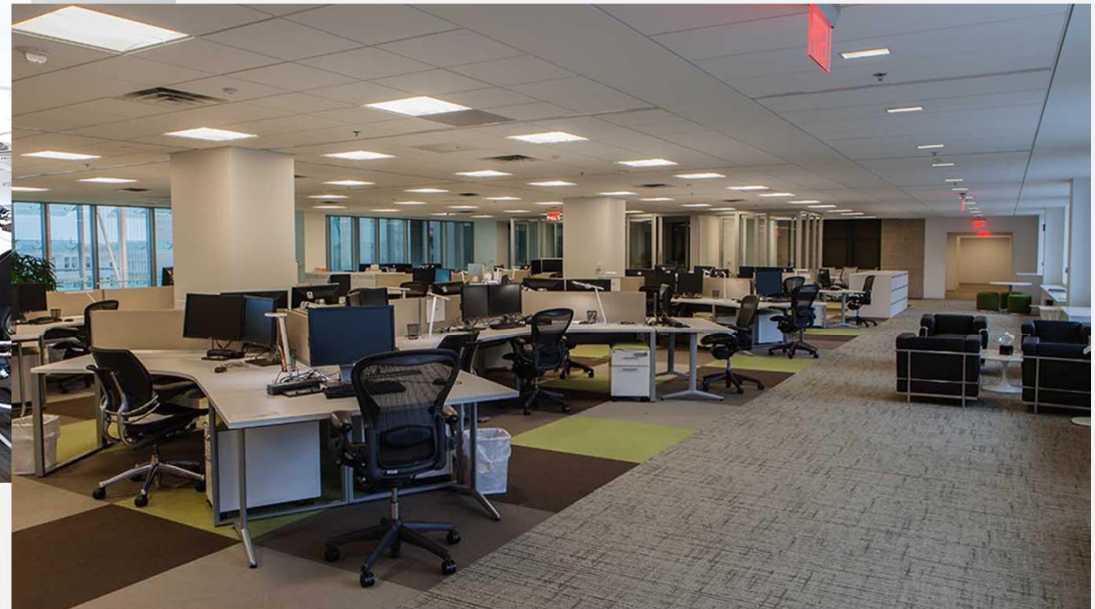
AFTER

Reduced the usable square feet / per person (usf/pp) from 230 usf/pp to 110 usf/pp

GSA HQ



- No Private Offices
- UR of 141 SF per person
- 2:1 people to desk ratio
- \$24m saved in annual rent from consolidation
- 40% reduction in USF per employee
- 50% reduction in energy use



Open workstations - 80% unassigned

Strategic Asset Management

- Current fiscal reality warrants a different approach
- Tough Decisions
 - Assets for retention and reinvestment
 - Assets for disposal, exchange, or outlease
- Key Criteria
 - Utilization
 - Capital investment requirements
 - Lease market dynamics
 - Highest and best use
 - Economic development

FL: Dyer Courthouse



DC: Cotton Annex



DC: Webster School



MA: Volpe Center



NH: McIntyre Federal Building

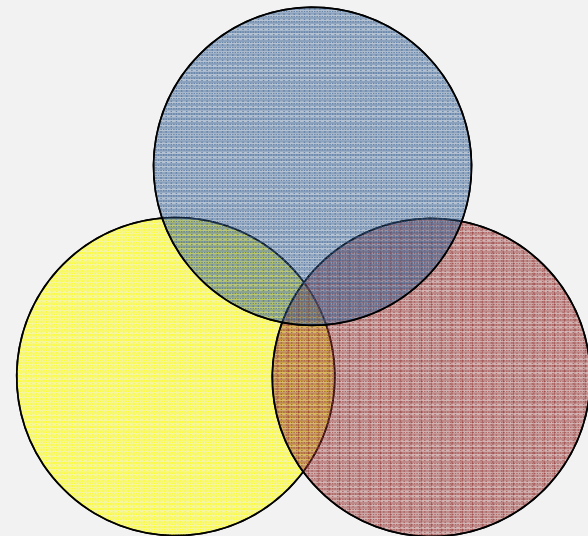


FY2016 Courts Construction Program



BIM Applications within GSA

- Design and Construction
 - Project Management
 - Large and **small projects**
- Real Property Asset Management
 - Spatial Data Management
 - Asset Business Planning
- Facility Management
 - **Operations and Maintenance**
 - **Smart Buildings**



Social Security Administration National Support Center

Urbana, Maryland



Delivery Method:

Design Build

Contractor:

Hensel Phelps

Architect:

Skidmore Owings Merrill

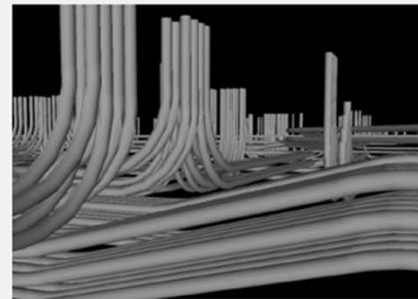
Completed: 2014

Size: 285,000 ft²

SSA National Support Center

PROJECT HIGHLIGHTS:

- Prefabrication
 - Precut electrical conduit and wire bundles
- Schedule
 - Beyond static Gantt chart or phasing; object based
- Paperless Site (virtually)
 - 95% reduction of paper on the construction site
- Sustainability
 - Extensive energy & fluid modeling
 - 1st LEED Gold data center for GSA
- Clash Detection
 - Laser placement of cable tray anchors
 - Accessibility; valve placement



SSA National Support Center

- Future Building Expansion
 - BIM also allowed better planning of systems and placement of systems for a scalable/expandable design
- Only 1 Field Generated Change Order
- Project Delivery
 - Operated more as an Integrated Project Delivery
- 2016 GSA Design Excellence Award



Mitchell H. Cohen U.S. Courthouse & U.S. Post Office

Camden, New Jersey



Delivery Method:

As-built of Existing Building

BIM Contractor:

AECOM

CMMS/BAS Contractor:

View By View; EcoDomus

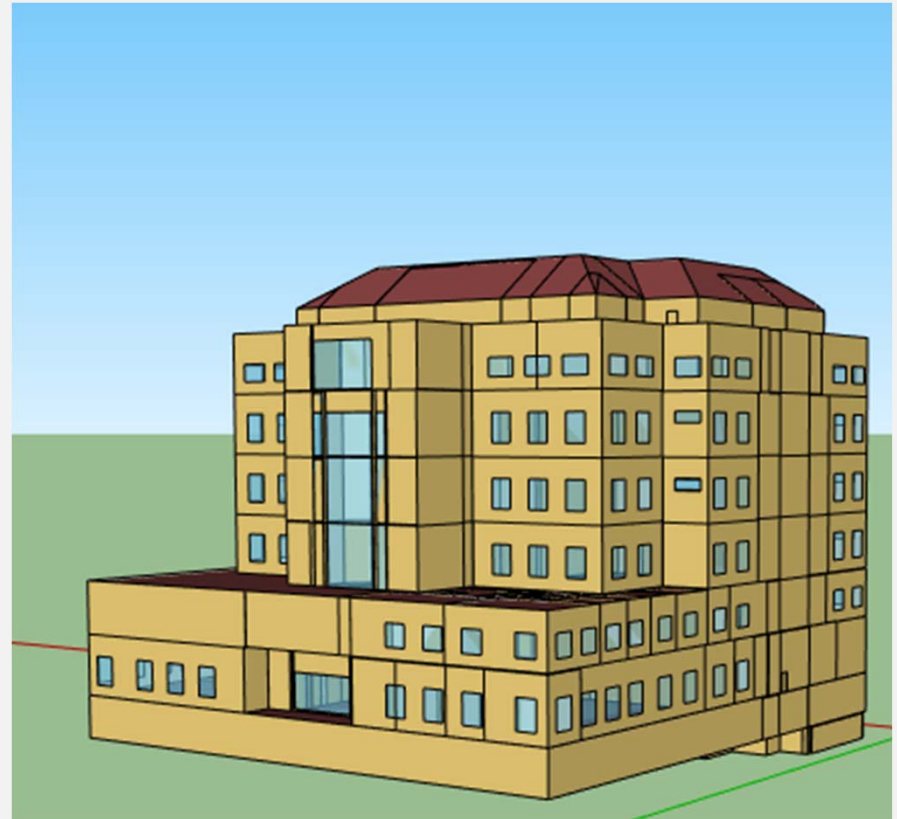
Built: 1932, 1994 (annex)

BIM Completed: 2013 **Size:** 300,000 ft²

Cohen Courthouse & Post Office

GOALS:

- Proof of Concept “BIM for FM”
- Proof of Concept “Continuous Commissioning”
- Dynamically link common building element information from separate systems onto a common platform
- Provide building mechanics with tool to better perform daily operations
- Provide building managers with a tool to better analyze operational data



Summary

- Commitment to supporting the space and facilities needs of our Federal tenants
- Current fiscal reality warrants a different approach
- More aggressive stewardship and innovation across all key functions

Slide 23

- 1 This slide should be deleted, replaced with a conclusion slide. "Questions" slides are unnecessary.
Alexander Cross - PT,