



U.S. General Services Administration

Planning for Federal Sustainability in the Next Decade

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Overview

- Freezing the Footprint
- Reducing the Footprint
- Federal Leadership on Climate Change and Environmental Sustainability
- GSA Leading the Way
- Total Workplace Initiative
 - Cost Savings
 - Sustainability
 - Productivity
 - Technology
- Case Studies

Federal Government and GSA in Real Estate

- Domestic building inventory of 300,000 buildings
- \$21 billion in annual operation and maintenance expenditures
- \$6.8 billion in annual lease costs
- Public Buildings Service
 - 50 states, 6 US territories, District of Columbia
 - 8600 buildings
 - 354 million sq. ft.

About the Heartland Region

- Nebraska, Iowa, Missouri and Kansas.
- 70 federally-owned buildings with more than 14.5 million square feet
- 400 leases with an additional 11.9 million square feet
- GSA's Heartland Acquisition Center -- responsible for more than \$1 billion in hardware and tools supply purchases each year
- We leverage our buying power to ensure we provide our customers with services and products that are the best use of taxpayer funds.

Freezing the Footprint

- In 2013, the Obama Administration issued the Freeze the Footprint (FTF) policy to restrict growth of excess/underutilized properties government-wide
- Between FY12 and FY14, 21.4 million sq. ft. reduction in office and warehouse space
- In FY 2014 for all domestic building types:
 - Disposed of 7,350 buildings
 - 47 million sq. ft. of space
 - Eliminated \$17 million of annual operation and maintenance cost

Reducing the Footprint

- Building on that success, a strategy to further reduce the real property footprint was adopted in 2015
 - Freeze the growth of inventory
 - Measure performance to identify opportunities for efficiency improvements through data drive decision-making
 - Reduce the size of the inventory by prioritizing actions to consolidate, co-locate, and dispose of properties
- This policy began at the start of FY16

“Consolidating properties and collocating agency office space is not only commonsense, but will provide more convenient access to the public and allow for upgraded facilities to provide more modern work environments for federal employees to conduct their business.”

Federal Leadership on Climate Change and Environmental Sustainability

- Executive Order 13693 (2015)
 - Government actions to reduce pollution, support renewable energy and operate more efficiently make significant impact:
 - 360,000 buildings
 - 650,000 fleet vehicles
 - \$445 billion spent annually on goods and services
- The EO will cut Federal GHG emissions 40% over the next decade from 2008 levels – saving taxpayers in avoided energy costs
- Increase the share of electricity the Federal Government consumes from renewable energy sources to 30%

Federal Leadership on Climate Change and Environmental Sustainability (cont.)

- The Executive Order also directs Federal agencies to:
 - Ensure 25% of total energy consumption (electric and thermal) from clean energy sources by 2025
 - Reduce energy use in Federal buildings by 2.5% between 2015 and 2025
 - Reduce per mile GHG emissions from fleets by 30% from 2014 levels by 2025
 - Reduce water intensity in Federal Buildings by 2% per year through 2025

GSA is Leading the Way

- GSA provides facilities management services to more than one million federal workers
- Manages 354 million rentable square feet in 8,603 buildings
 - All 50 states, 6 U.S. territories and District of Columbia
- Government owned properties and private sector leases
- Variety of facility types:
 - Office buildings, Courthouses, Land Ports of Entry, Warehouses
- More than 204,000 fleet vehicles
 - In FY 2014, the GSA leased Fleet had an overall MPG improvement of 20.5%, meaning on average, GSA fleet put a vehicle into the fleet that was 20.5% more fuel efficient than the vehicle it replaced
- Creation of the Sustainability Committee within the FEB

Total Workplace Initiative

- GSA is creating a 21st Century workplace across government to drive down costs and increase productivity
 - Cost savings
 - Sustainability
 - Improve productivity
 - Technology
- Supporting work environments that foster collaboration and employee productivity

Total Workplace: Cost Savings

- Department of Health and Human Services
 - Reduced agency footprint in Seattle, WA
 - \$15 million saved over ten-year lease
- Department of Homeland Security
 - Increased teleworking, reduction of rented space, and adoption of desk sharing
 - \$55 million saved in real estate costs
- U.S. Fish and Wildlife Service
 - Eliminated 72,000 sq. ft. by consolidating three buildings in northern Virginia
 - \$3 million saved

Total Workplace: Sustainability

- Through Research and Partnerships, GSA has helped Federal agencies reduce their carbon footprint and employ cost-effective green building strategies
 - Sustainable materials, incorporate daylighting strategies, save on water, electricity, etc.
- Converting two enclosed office spaces to open layout can save two tons of CO₂e (emissions) per year
- Cutting a square foot of office space can save 30lbs of CO₂e per year
- In Washington, D.C., 100 sq ft. of space equals \$5,000 and one ton of CO₂e
- Lighting and air quality conditions are perceived by employees to enhance the ability to work: 74% for lighting, 61% for air quality.

Total Workplace: Productivity

- GSA is revolutionizing workplace efficiency by giving employees the flexibility to work wherever their team is located
 - Work space matters:
 - 61% of industry respondents say real estate and facilities always have an impact on organizational productivity
 - 65% say it supports internal and external customer service
 - 68% say facilities can increase innovation and idea generation
 - 82% say it increases employee satisfaction
 - 87% find it improves expense reduction and control

Total Workplace: Technology

- Technology is the foundation of Total Workplace
- Use of technology creates a nimble workforce, capable of receiving, processing and sharing work and ideas seamlessly, both inside and outside the office
 - Cloud Computing
 - Telework
 - VoIP
 - Wireless LAN
 - Hoteling
 - Total Solutions
 - GSA can guide agencies through building, designing, furnishing and acquiring technology for offices

Regional Case Study #1: Richard Bolling Federal Building



- Opened in 1965
- In 1999, began a multi-year, multi-phased \$280 million renovation
 - Will extend life of building 50 years
- Finished in 2015, all 18 floors now have new energy-efficient workspaces, enhanced security features and new lobby areas
- Bolling FB is state-of-the-art office space

Regional Case Study #1: Richard Bolling Federal Building

- Sustainable design features include:
 - New window glazing reduced thermal leakage by 50 percent
 - New heating and cooling systems yielded a 40 percent reduction in energy use, as well as improved air quality and reduced operating costs
 - Twenty percent of finishes came from recycled content, and were locally manufactured or harvested
 - The project diverted 75 percent of construction waste for recycling or reuse
 - Exterior cisterns now capture 95 percent of storm runoff to irrigate landscaping































Regional Case Study #2: Leaving Bannister Federal Complex



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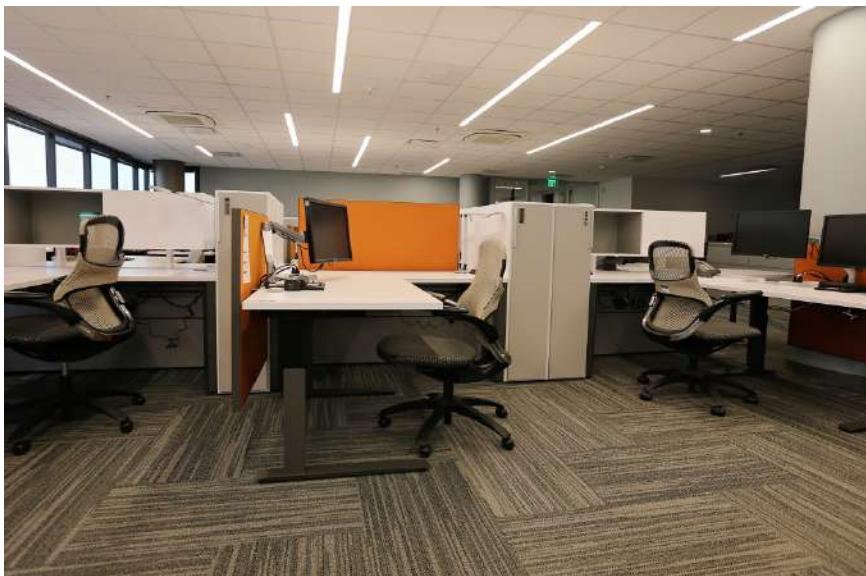
- Bannister Federal Complex in south Kansas City
 - WWII era aircraft engine manufacturing plant
 - 5,000,000 sq. ft.
 - More space than two Empire State buildings
 - Complex sat on 310 acres
- GSA owned 2 million sq. ft. and had offices located in 300,000 sq. ft.; rest was primarily warehouse space
- Property planned to be turned over for private redevelopment
- Adjacent property will continue to serve the United States Marine Corps as a secure data center

Regional Case Study #2: Regional Headquarters Move to Downtown



- Move announced in 2012
- 3 year planning process
- 3 month phased move-in starting in January 2015
- Approximately 1,000 employees
- Located in Downtown Kansas City, MO next to Union Station
- Adoption of *Total Workplace* initiatives to save space and support employees in a high performance office environment

Regional Case Study #2: Regional Headquarters Move to Downtown



- GSA has a national standard utilization rate of 136 sq. ft. per employee
 - 350 sq. ft.+ at Bannister
- 55% total space reduction from Bannister
- \$26 million savings vs. Bannister over 20 year lease
- Occupies space across six floors
- Space designed for 979 FTE

Regional Case Study #2: Regional Headquarters Move to Downtown



- 80% of work stations are unreserved
- Emphasis on Hoteling
- “Touch Down” areas and Focus rooms are first-come, first-serve
- Work spaces are reserved through BookIT, an online reservation portal
 - Conference Rooms
 - Employees can find where other employees are sitting with a search function

Regional Case Study #2: Regional Headquarters Move to Downtown



- Neighborhoods serve as home base for work groups
- Workspace was designed for how GSA employees work
 - Customize features to work for different agencies
 - Resist one size fits all
- Through study and surveys, our employees asked and received:
 - More personal storage at desks
 - More privacy

Regional Case Study #2: Regional Headquarters Move to Downtown



- Work neighborhoods are separated by demountable partitions, conference rooms, personal and file storage
- White noise generators
- Established “Golden Rules”
 - Be a good neighbor
 - Keep it clean
 - Be professional and patient
- Many GSA employee are mobile two days plus per week
- Technology is key to supporting a modern and mobile workforce

President Barack Obama

“We did not come to fear the future. We came here to shape it.”



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