Greater Washington Economic Conference
McLean, VA

**GSA and the National Capital Region Real Estate Marketplace**

Bob Peck
Commissioner, Public Buildings Service
U.S. General Services Administration

January 14, 2011

GSA's Public Buildings Service
PBS Profile—FY10

- Landlord for Federal Civilian Agencies
- Portfolio of 9,624 Assets
  - Leased—8,094
  - Owned—1,530
- 370.2 Million Rentable Square Feet
  - Leased—191.4
  - Owned—178.8
- Space for a Workforce of Over 1 Million People
- Revenue—$9.2 Billion

NCR Profile

<table>
<thead>
<tr>
<th>NCR</th>
<th>Buildings</th>
<th>RSF</th>
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<tbody>
<tr>
<td>DC</td>
<td>300</td>
<td>57,829,100</td>
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<tr>
<td>MD</td>
<td>204</td>
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<td>VA</td>
<td>241</td>
<td>24,623,337</td>
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### NCR Profile—Leasing

<table>
<thead>
<tr>
<th>Region</th>
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<th>Leases</th>
<th>Annual Rent</th>
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<tbody>
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</table>

### NCR Expiring Leasing

![NCR Leases Expiring by FY](chart)
Opportunities: Partnerships
Hotel Monaco, Washington, DC

Opportunities: Partnerships
Old Post Office, Washington, DC
Opportunities: New Neighborhoods
NOMA, Washington, DC

Opportunities: New Neighborhoods
SEFC, Washington, DC
Opportunities: New Neighborhoods
DOT, Washington, DC

Change: The Leasing Process

- Standard FedBizOpps Announcement and Procurement Summary Page
- BOMA Standards for Space Measurement
- MasterFormat Model for TI Construction Costs
Change: Consolidation

- DHS to St. Elizabeths in Anacostia
- FDA to White Oak, MD
- BRAC Moves from Arlington to Bases

Change: Metro
Change: Going Ever Greener

- GSA Energy Plan Starts 1973
- GSA’s first planted roof 1975
- GSA computerizes all utilities for all buildings 1985
- GSA’s First Renewable Energy Purchase 1991
- GSA establishes Sustainable Design Program 1999
- First GSA LEED Certified Building 2002
- GSA achieves 56 LEED Certificates 2010


Change: Going Ever Greener

- PBS as Green Proving Ground
- Energy Star Rating of 75 or Greater
- LEED Silver
- Green Leasing Clauses, Including Specifications Related to Lighting, Building Materials, Recycling, Landscaping, Indoor Air Quality, and Cleaning
Change: President’s Real Estate Memo

Use Less Space to Save $3 Billion by 2012:

- Dispose of Properties
- Eliminate Leases that Are Not Cost Effective
- Creatively Reuse Existing Space
- Reduce our Space & Environmental Footprints
- Explore Alternative and Virtual Work Strategies
Change: Mobility & Workplace Innovation

Figure 10: Carbon Footprint for Scenario 1

- 85% Non-Mobile
- 15% Mobile (1 Day Per Week)
- Mobility Footprint: 1.4% Reduction
- Carbon Footprint: 3,590 Tons of Carbon

Figure 12: Carbon Footprint for Scenario 3

- 5% Non-Mobile
- 15% Mobile (3 Days Per Week)
- Mobility Footprint
- Carbon Footprint: 38.7% Reduction
- 2,232 Tons of Carbon
Change: Mobility & Workplace Innovation
Change: GSA Headquarters

Tapping into GSA Leasing Opportunities

- FedBizOps
- Automated Advanced Acquisition Program (AAAP) (Web-Based Space Inventory for Smaller Leases)
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