



American Recovery and Reinvestment Act

GSA OWNED AND LEASED SPACE IN DC METRO AREA

(MILLIONS OF SQUARE FEET)

	<u>DC</u>	<u>MD</u>	<u>VA</u>	<u>Total</u>
Owned	33.2	6	3	42
Leased	22	11	20.6	53.6

PURPOSES:
**THE AMERICAN RECOVERY &
REINVESTMENT ACT OF 2009**

- Creating and saving jobs
- Increasing domestic renewable energy capacity
- Investing in infrastructure with long-term economic benefits
- Stabilizing state and local government budgets
- Assisting those most impacted by the recession

PBS & THE RECOVERY ACT

\$5.55 B spending plan:

- \$1.05 B for courthouses, land ports of entry and federal buildings
- \$4.5 B to convert existing facilities to high-performance green buildings
- Projects in all 50 states, the District of Columbia and two territories

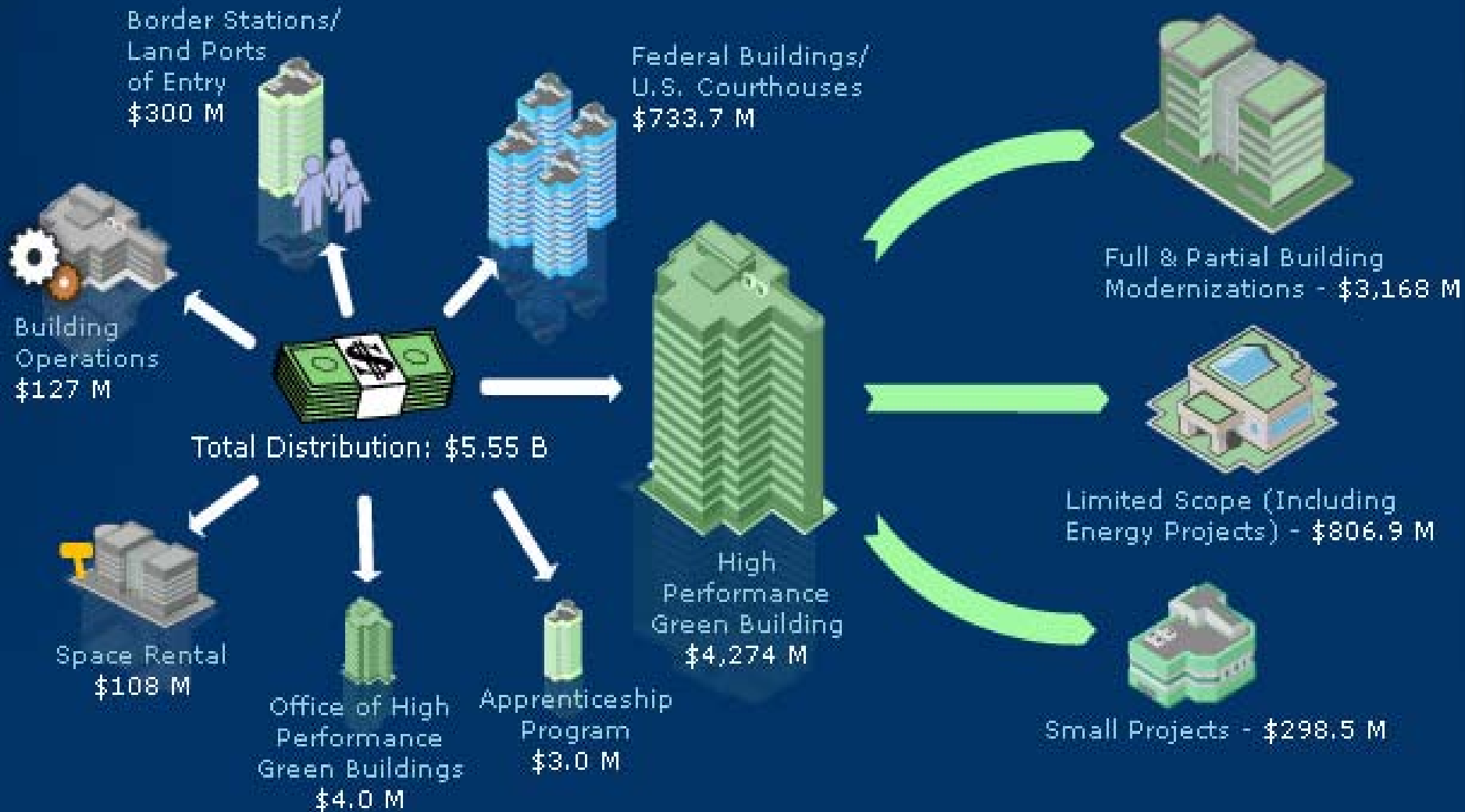
PBS & THE RECOVERY ACT

Projects funded in four categories:

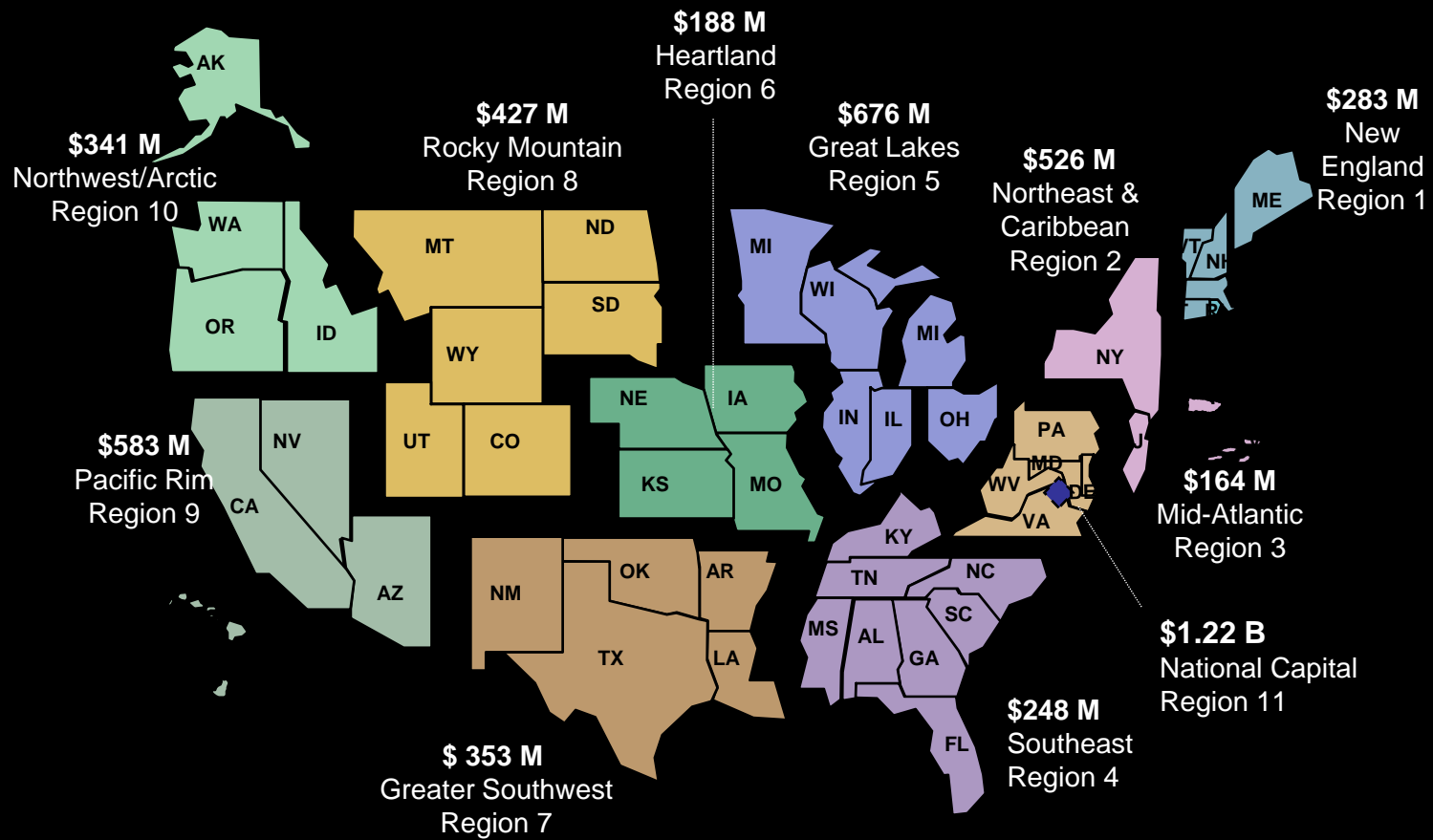
- New Construction
- Full and partial building modernizations
- Limited scope projects
- Small projects

PBS' RECOVERY ACT SPEND PLAN

TRANSFORMING FEDERAL BUILDINGS INTO HIGH-PERFORMANCE GREEN BUILDINGS



FUNDING BY REGION



GREEN BUILDING MODERNIZATIONS

\$4.5 B focused on high-performance green building projects

- Includes such improvements as:
 - Renewable energy—photovoltaics, fuel cell, and wind
 - Roofing, including green and white roofs
 - Windows
 - Lighting –controls, advanced lamps
 - High-performance building systems
 - Advanced metering

HOW PROJECTS WERE SELECTED

Energy savings and speed of delivery

- Projects that have been designed or are in design with a focus on energy
- Projects that can be developed and awarded quickly, getting people back to work

“S P E E D C O U N T S”

- Take advantage of full funding
- Compress our processes
- Eliminate wasteful/unnecessary steps
- Carefully track all deliverables
- Standardize advertisements and contract requirements to align with industry standards

STAFFING TO MEET SHORT TERM NEEDS

- Temporary hires
- Contract employees
- Administrative Support through CMs

RECOVERY ACT: NCR MAJOR PROJECTS

- \$450 M DHS Headquarters
- \$226 M Herbert C Hoover Building
- \$161 M GSA Headquarters Building
- \$138 M Lafayette Building
- \$ 68 M Mary Switzer Building
- \$ 61 M Department of Interior Building

Other Agencies' Recovery Act \$\$ Potentially to GSA:

- \$200 M Other Agencies' RWA Work DHS

LIMITED SCOPE ENERGY PROJECTS

DC--

- T. Roosevelt bldg \$23.6 million
- Wilbur Cohen bldg \$16.7 million
- Reagan/ITC bldg \$16.2 million
- Tax Court \$ 8.1 million
- East/West/Cnctng Wing \$ 4.6 million
- Dept of Education HQ \$ 4.2 million
- Dept of HUD HQ \$ 3.7 million
- Prettyman Courthouse \$ 3.7 million
- 601 4th St NW \$ 2.2 million
- Markey National Courts \$ 2.1 million
- Winder bldg \$ 1.9 million
- US Secret Service HQ \$ 1.6 million
- IRS HQ \$ 1.5 million
- Veterans Admin HQ \$ 1.5 million
- Ariel Rios bldg \$ 1.3 million
- GSA Regional Office \$.6 million

VA--

- M.V.B. Bostetter Courthouse \$ 1.7 million
- Reston Advanced Systems Ctr. \$.7 million

MD--

- New Carrollton Federal Bldg \$ 1.6 million

OUR FIRST BILLION

We expect to award \$1 Billion nationally by August 1, 2009:

- 20 major construction projects
NCR projects - DOI, HCHB, Mary Switzer, DOS
- 216 projects total

EXAMPLES: “SHOVEL READY” PROJECTS

Broad Range of Opportunities and Challenges

- Historic 1917 Building
- Last Upgraded in 1935

Plan:

- Modernization with Infill
- \$161 M from Recovery Act, as Phase I
- Must Redesign for Energy Goals
- Future Funding Needed for Phase II
- Swing lease



Washington, D.C.

NCR Lease Overview

- Manage 97 Million Rentable Square Feet (RSF)
- Owned: 43 Million RSF – 299 Buildings
- Leased: 53 Million RSF – 559 Buildings
- Rental Account: \$1.9 Billion
- Lease Prospectus Program
 - FY 2008: 9 Prospectus Total 1.3 Million RSF
 - FY 2009: 22 Prospectus Total 4.6 Million RSF
 - FY 2010: 25 Prospectus Total 11 Million RSF
- Lease Turnover: 10 Percent of Leases per Year

NCR PBS SENIOR LEADERSHIP COUNCIL

Executive Team



Principal Deputy RC
708-5891
Rick Khan



Regional Commissioner
708-5891
William "Bart" Bush



Principal Deputy RC
708-5891
Sharon Banks



Chief of Staff
708-5891
Tim Turano



Special Assistant for
Media & Congressional
708-5891
Michael McGill



Deputy RC
Operations
708-5891
Steve Williford



Deputy RC
Bus. Svc. & Support
708-5891
Nancy Czapek



Deputy RC
Portfolio Development
708-5891
Thomas James



CFO
708-5891
Georgia Davis-Leggett

DC
Service Center
401-2521
Jack Gott

Acquisition
Management
260-4462
Mona-Lisa Dunn

Leasing Policy
& Performance
205-5021
Francesca Ryan

Property
Development
708-6550
Doug Nelson

Financial Management
401-2204
Genevieve Gilinger

Metropolitan
Service Center
219-3367
Marc Rappaport (Acting)

Marketing
708-5101
Rick Ferguson

Business Management
619-6200
Donna Dix

Portfolio
Management
708-5334
Patricia Ralston

Budget
401-1075
Keith Borrowman

Potomac
Service Center
708-5841
Robert Kilday (Acting)

Special Services
(301) 636-1700
Mark Gusky

Service Delivery
Support
205-8950
Steve Richard

Property Disposal
708-5867
Bill Longhi (Acting)

Triangle
Service Center
260-3800
Margaret Gates

HOTD
690-9703
Dave Mbonu

White House
Service Center
395-3675
John G. Harris, III (Acting)

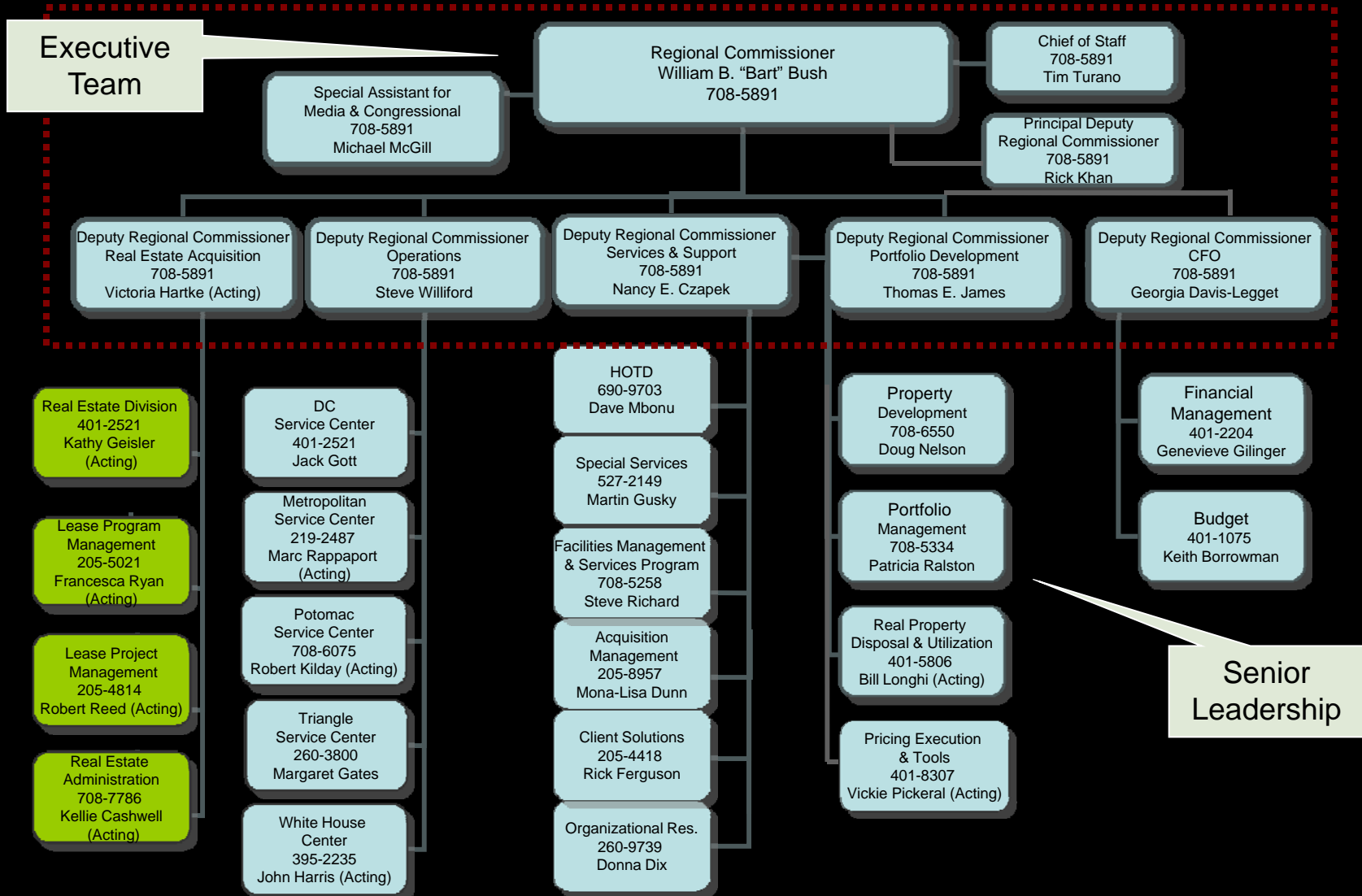
CURRENT STRUCTURE

- 4 Cultures Evolved Under the 4 Service Centers
- Strengths and Weaknesses
- Limited Interaction Across the Service Centers
- Training Needs Unmet

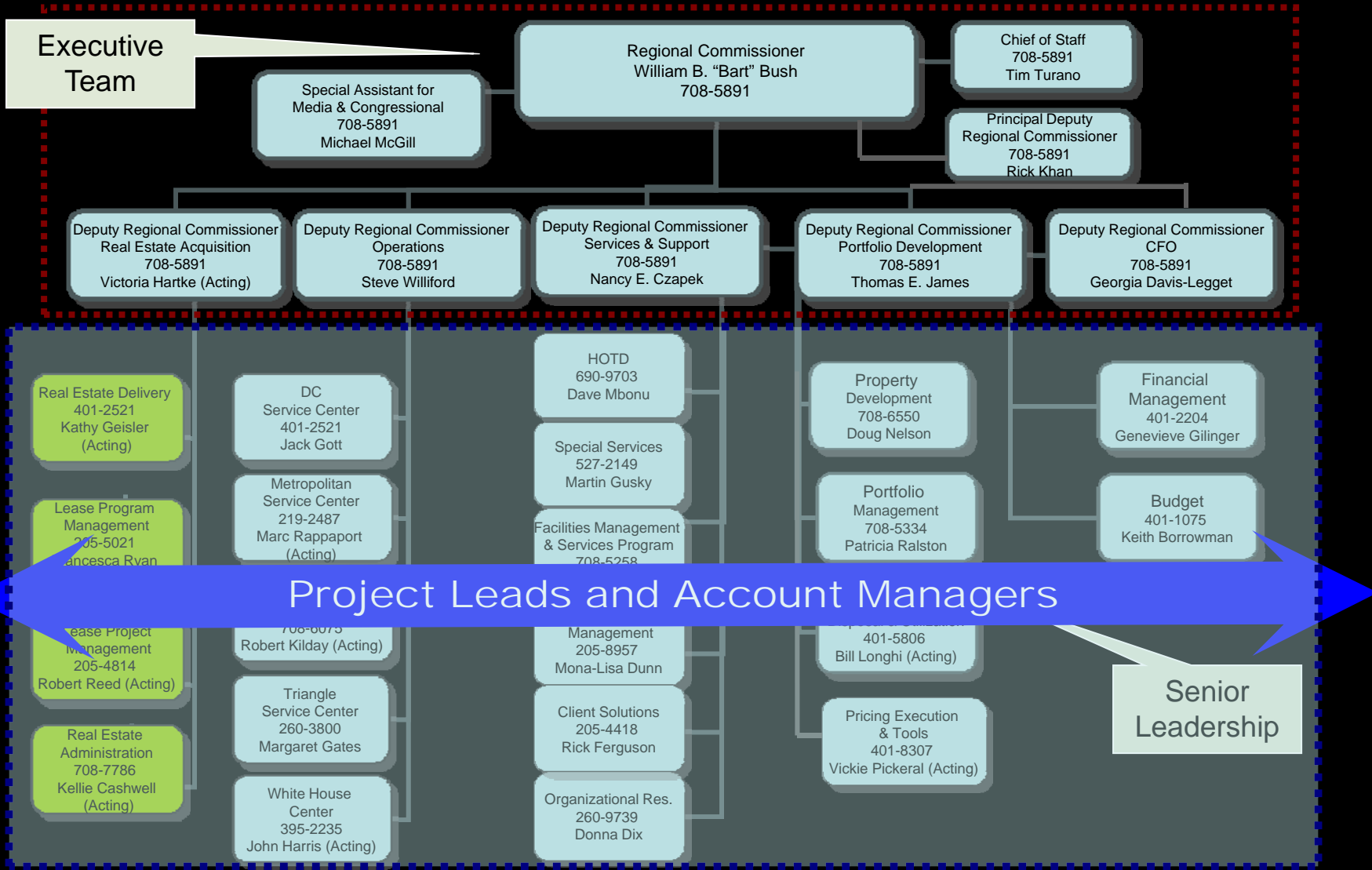
CHALLENGES

- Cycle Time
- Delineated Area
- Requirements Development
- Holdovers

NCR PBS MANAGEMENT STRUCTURE



NCR PBS MANAGEMENT STRUCTURE



BENEFITS OF REALIGNMENT

- Focus on Lease Acquisition
- Integrate 4 Segments of Space Delivery
 - Requirements Development
 - Lease Acquisition
 - Build-out Management
 - Lease Contract Administration and Funds Management
- Implement Consistent Procedures and Policies
- Manage Workload
- Focus on Financial Obligations
- Process Improvement
 - Acquisition Planning
 - Expiring Lease Management
 - AAAP
 - NBC

C O N T R A C T I N G

Existing procurement process provisions remain in place for Recovery Act contracts

Existing security requirements remain applicable to Recovery Act contracts

Contracting options include:

- Full and open competition
- Schedules
- Indefinite Delivery, Indefinite Quantity (IDIQ) contracts
- New or existing Blanket Purchase Agreements (BPAs)
- Small business set asides (competitive \$3 M+)

A COMMITMENT TO SMALL BUSINESSES

- Recovery Act mandates the maximum number of practicable small business opportunities
- In 2008, PBS awarded 50% (\$1.2 B) of all eligible contract dollars to small businesses
- For projects awarded to large businesses, a substantial portion of the work went to small business subcontractors
- To maximize opportunities, small businesses not already part of the GSA contracting system are encouraged to partner with firms that are

HOW TO FIND THE WORK

- GSA advertises all contracting opportunities on:

www.FedBizOpps.gov

- Information re GSA's Recovery Act activities can be found on:

www.gsa.gov/recovery

- Recovery Act questions (not found on the above sites) can be directed to:

IndustryRelations@gsa.gov

- The government's Recovery Act-related work is tracked on:

www.recovery.gov

QUESTIONS?