

FEDERAL REAL PROPERTY ASSOCIATION

Event Summary: Fireside Chat with GSA Administrator Emily Murphy

April 19th, 2018 – Holland and Knight, Washington, D.C.

The Federal Real Property Association (FRPA) hosted a fireside chat with GSA Administrator Emily Murphy on April 19, 2018 at the Holland and Knight Office in Washington, D.C. The event was moderated by Bob MacKichan, a partner at Holland and Knight and the leader of the firm's Federal Real Estate team. Highlights from the event are below:

GSA's Greatest Opportunities/Challenges – Administrator Murphy noted that GSA's Public Buildings Service (PBS) has \$100 Million dollars' worth of leases expiring in the next 10 years. This presents GSA with an opportunity to save money through consolidation and negotiation of longer term leases. Additionally, GSA is analyzing how to most efficiently maintain and invest in its owned properties. Administrator Murphy noted that GSA has a role in 8 of the 14 initiatives in the President's Management Agenda. GSA will focus on three main principles: (1) IT modernization, (2) data transparency and accountability, and (3) retaining workforce and using technology to leverage talent.

Utilizing Public Private Partnerships– Administrator Murphy noted that GSA favors any solution that provides the best value. The Volpe Center is a great example of a successful P3. GSA looks forward to further exploring innovative solutions.

GSA's Preparation for FASTA - The FASTA bill gives the government expedited authority to dispose of properties. In preparation for FASTA, GSA publicly released FY 2016 data from the Federal Real Property Profile (FRPP) in December 2017 and FY 2017 data in March 2018. GSA is also exploring ways improve the search functionality and geolocation data in the FRPP to help with data analysis. The current challenge is that no members have been selected for the FASTA Board.

Challenges in Right-sizing the Leased portfolio – More than half of GSA managed space is leased and 48 percent of current leases go into carryover. The average lease term is 10 years but the average time an agency stays in place is 21 years. GSA is working with OMB to get agency plans and funding in place before leases expire. GSA will work with agencies to develop longer term leases and reduce the footprint.

Challenges with Large-Scale Construction – Administrator Murphy referenced several large-scale construction projects including the DHS campus at St. Elizabeth's, the FBI Headquarters, and U.S. Citizenship and Immigration Services (USCIS) headquarters. Administrator Murphy noted that having the funding upfront for these projects is the best way to avoid cost overruns. A successful example is the construction of 9 court houses which started in FY 2016 and have been on schedule with no cost overruns.

Changes to the Federal Acquisition Service – The combination of the Federal Acquisition Service (FAS) and Technology Transformation Services (TTS) has been successful. GSA is developing an "E-commerce" platform that will serve as a "Portal of Portals" for acquisitions. This platform will help streamline the process for purchasing "off the shelf" items.



GSA Administrator,
Emily Murphy

SPEAKER BIOS

Emily W. Murphy was sworn in as administrator of the U.S. General Services Administration (GSA) by U.S. Office of Management and Budget Director Mick Mulvaney on December 12, 2017. President Donald J. Trump nominated Ms. Murphy to lead GSA in September 2017. She was unanimously confirmed by the U.S. Senate on December 5, 2017.

Administrator Murphy leads a staff of 11,600 employees nationwide, overseeing more than 371 million square feet of property, and approximately \$54 billion in annual contracts.

Prior to being confirmed as administrator, Ms. Murphy served as senior advisor to GSA's acting administrator. In that role, she helped guide the merger of the Federal Acquisition Service (FAS) and the Technology Transformation Service (TTS) and advised on opportunities to improve how GSA facilitates technology purchases. View full bio [here](#).

Robert "Bob" C. MacKichan Jr. is a partner in Holland & Knight's Washington, D.C., office and is the leader of the firm's GSA Leasing and Federal Real Estate Team within the Litigation and Dispute Resolution Practice. His multifaceted practice involves decades of experience in litigation, government contracts, real estate and public policy issues associated with federal government real estate. View full bio [here](#).