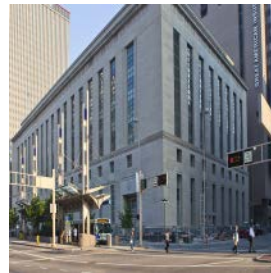


Real Property Utilization & Disposal Outlook

FRPA—September 30, 2015



Flavio Peres
Assistant Commissioner

Ralph Conner
Director Utilization

Public Buildings Service
U.S. General Services Administration

A man in a dark suit and tie is standing in front of a whiteboard. He is holding a black marker in his right hand and has just finished writing the word "Agenda" in a white, cursive font. Below the word, there are six horizontal lines, each preceded by a number from 1 to 6, indicating a list of agenda items.

Agenda

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____
- 6 _____

- Year in Review
- On-going Projects
- Status of Freeze the Footprint Initiative
- Legislative Outlook



- 172 transactions awarded
 - > 3 million GSF & >1,100 acres
- 146 Total Sales
- Total proceeds from sale > \$58 million
- 19 PBCs awarded
- 7 Fed to Fed Transfers
- 383 Active Disposal cases
- 135 Active Service cases

Leveraging All Existing Tools



USDOT – Volpe Center Cambridge MA

DOT Property

- 1960s Federal Buildings (6)
- 375,000 GSF
- 14+ acre site. Under used
- Market Rents: \$55/SF

Federal Opportunity

- New facility for US DOT
- More efficient space use
- DOT stays at prime location
- Funded through value of land

MIT CAMPUS

**VOLPE
CENTER**

Catalyst Opportunity

- 1.6 million SF office/lab
- 1.1 million SF residential
- 84,000 SF of innovation space
- Ground floor retail
- New public open space
- Enhanced urban design and ped access

Federal Triangle South – Cotton Annex and ROB Washington, DC - NCR



PROJECT SCOPE

Exchange GSA Regional Office Building and Cotton Annex Building for construction and related services to complete the remaining renovation and consolidation of GSA HQ as well as construction services at the DHS St. Elizabeth's West Campus in Southeast DC.

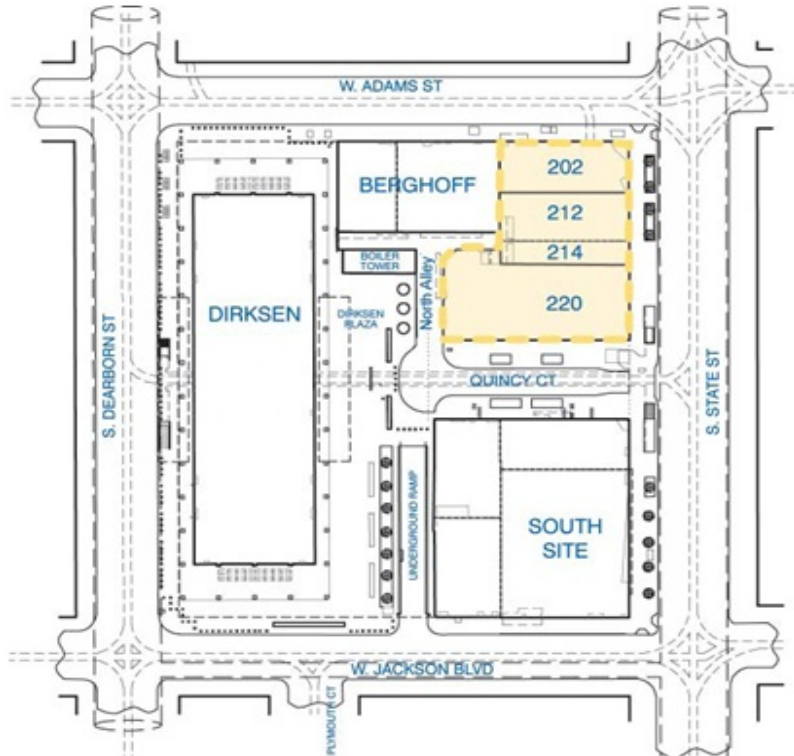
PORTFOLIO IMPACT:

- Reduce the federal footprint by approximately 1M GSF
- Allow for the consolidation of thousands of employees into federally-owned buildings at 1800F and St. Elizabeth's

PROJECT STATUS

- RFP responses due 10/16

State Street Chicago, IL – R5



PROJECT SCOPE

Exchange State Street North Site (202 – 220 S. State) property for construction services including elevator modernization at Metcalfe Federal Building and Tuckpointing at Federal Archives & Records Center.

PROJECT STATUS

- RFP responses due 10/15

PORTFOLIO IMPACT

- Remove these vacant and underutilized assets from the portfolio
- Avoid mounting maintenance costs due to the deteriorating condition of the buildings.

Freeze → Melt the Footprint



Legislative Outlook

- House
 - Private Sector Panel
 - Funded via Appropriations
 - Senate
 - Codifying FRPC
 - No New Money
-
- ✓ **Incentives are key**
 - ✓ **Resources are required**

Q & Maybe A