General Services Administration and Department of State Briefings

**Moderator:** Col. Kurt Ubbelohde, F.SAME, USA (Ret.), LEO A DALY

**Speakers:**
- Col. James “Jim” S. Weller, P.E., PMP, USA (Ret.), Regional Commissioner, GSA
- David Vivian, Chief, Architectural-Engineering (Contracting) Branch, DOS
Mission

To Deliver the Best Value in Real Estate, Acquisition and Technology Services to Government and the American people.
GSA: Major Services

**FAS**
Federal Acquisition Service
*Supplies, Services, and Technical Solutions for Federal Agencies*
- Products & Services
- Technology
- Motor Vehicle Management
- Transportation
- Travel
- Procurement & Online Acquisition Tools

**PBS**
Public Buildings Service
*Real Estate for Federal Agencies*
- Land Acquisition
- Portfolio & Asset Management
- Planning & Design
- Construction
- Commissioning
- Building Operations
- Facility Management
- Property Disposal
Rentable Square Footage by Region

Nationwide 376.9 Million Rentable Sq.Ft. (RSF) Managed by 11 Regional Offices
GSA Portfolio At A Glance

- By RSF Owned Inventory Constitutes 49% of the Portfolio and the Leased Inventory is 51% of the total.
- 41% more energy-efficient than typical commercial buildings
- 5.5% Vacant Space (Compared to 16.8% in Private Sector)
GSA Top National Customers

These Customers Occupy 53% RSF in inventory

- Department of Justice
- Department of Homeland Security
- Judiciary
- Department of Treasury
- Social Security Administration
Greater Southwest Region

- New Mexico, Texas, Oklahoma, Arkansas and Louisiana
- 30,000+ Federal Employees
- 1,460 buildings (500 owned)
- 41% more energy-efficient than typical commercial buildings

Region 7 Service Center Locations
Major Building Types

Federal Office Buildings
- Ft Worth Lanham Fed Bldg

Federal Courthouses
- Austin Courthouse

Ports of Entry
- El Paso Tornillo-Guadalupe Land Port of Entry

Laboratories and Special Facilities
- San Antonio Boiler Plant
- Laredo Border Intelligence Center
GSA Design Excellence

U.S. Armed Forces Retirement Home - Gulfport, Mississippi

Edith Green - Wendell Wyatt Federal Building - Portland, Oregon
Federal Center South Building - Seattle, Washington

GSA Design Excellence
GSA Design Excellence

San Ysidro Port of Entry, San Diego, CA
GSA Building Excellence
U.S. Coast Guard Headquarters, Washington, D.C.
The Miramar FBI Building
Miramar, Florida
# Courthouse Construction Funding Priorities

<table>
<thead>
<tr>
<th>Priority #</th>
<th>Location</th>
<th>Description</th>
<th>Status (as of 4/2015)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Nashville, TN</td>
<td>New Courthouse</td>
<td>Design - 80%</td>
</tr>
<tr>
<td>2</td>
<td>Toledo, OH</td>
<td>Courthouse Annex</td>
<td>Design - 66%</td>
</tr>
<tr>
<td>3</td>
<td>Charlotte, NC</td>
<td>Courthouse Annex</td>
<td>Design - 0%</td>
</tr>
<tr>
<td>4</td>
<td>Des Moines, IA</td>
<td>New Courthouse</td>
<td>Unfunded</td>
</tr>
</tbody>
</table>
PBS Priorities

- Working with Federal Tenants to Reduce their Footprint
- Leverage Disposal and Exchange Authorities
- Reforming our Approach to Leasing
- Reducing the Cost of Building Operations and Greening our Portfolio
FBF Annual Revenue vs Obligation Authority

IN BILLIONS

Rent Estimates
Enacted NOA


0 2 4 6 8 10
FY2016 Budget Request

$10.37 Billion—Total GSA Budget Request

- $1.26 Billion for New Construction & Acquisitions
- $933 Million for Major Repairs and Alterations
- $314 Million for Minor Repairs and Alterations
- $5.58 Billion for Rent in Leased Facilities
IDIQs

Indefinite Delivery/Indefinite Quantity Contracts

– Construction
– Architect & Engineer
– Asbestos and Mold Abatement
– Environmental & Consulting
– Office Relocation & Storage
Opportunities – Types

**DESIGN AND CONSTRUCTION**
Capital Projects
- Funded (2.79M+) Directly By Congress
- Design
- Studies
- Construction
- Building Commissioning

**BUILDING MANAGEMENT**
- Repair & Alteration Projects
- Building Inspection Services
- Forensic Engineering
- Maintenance & Cleaning Services
- Utilities and Energy Savings Performance Contracts

**LEASING**
- Leasing
- Leased Construction
- Reimbursible Projects for Gov’t Agencies
<table>
<thead>
<tr>
<th>Project</th>
<th>City</th>
<th>State</th>
<th>Status</th>
<th>$M</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Fed Bldg/Courthouse</td>
<td>McAllen</td>
<td>TX</td>
<td>Feasibility Study</td>
<td>N/A</td>
</tr>
<tr>
<td>IRS Annex</td>
<td>Austin</td>
<td>TX</td>
<td>Feasibility Study</td>
<td>N/A</td>
</tr>
<tr>
<td>Post Office/Courthouse</td>
<td>Oklahoma City</td>
<td>OK</td>
<td>Feasibility Study</td>
<td>N/A</td>
</tr>
<tr>
<td>Federal Building/Courthouse</td>
<td>Oklahoma City</td>
<td>OK</td>
<td>Feasibility Study</td>
<td>N/A</td>
</tr>
<tr>
<td>Hebert Federal Office Building</td>
<td>New Orleans</td>
<td>LA</td>
<td>Feasibility Study</td>
<td>N/A</td>
</tr>
<tr>
<td>Treasury Building</td>
<td>Austin</td>
<td>TX</td>
<td>Feasibility Study</td>
<td>N/A</td>
</tr>
<tr>
<td>Bob Casey Fed Building</td>
<td>Houston</td>
<td>TX</td>
<td>Feasibility Study</td>
<td>N/A</td>
</tr>
<tr>
<td>Santa Fe Fed Bldg &amp; Earle Cabell Fed Bldg/Courthouse</td>
<td>Dallas</td>
<td>TX</td>
<td>Feasibility Study</td>
<td>N/A</td>
</tr>
<tr>
<td>Hammerschmidt Fed Bldg/Courthouse</td>
<td>Fayetteville</td>
<td>AR</td>
<td>Feasibility Study</td>
<td>N/A</td>
</tr>
</tbody>
</table>
## Capital Projects – (Design & Procurement)

<table>
<thead>
<tr>
<th>Project</th>
<th>City</th>
<th>State</th>
<th>Status</th>
<th>$M</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Courthouse</td>
<td>San Antonio</td>
<td>TX</td>
<td>Design</td>
<td>$96</td>
</tr>
<tr>
<td>Federal Building</td>
<td>Little Rock</td>
<td>AR</td>
<td>Design</td>
<td>$9</td>
</tr>
<tr>
<td>Land Port of Entry (LPOE)</td>
<td>Columbus</td>
<td>NM</td>
<td>Design</td>
<td>$82</td>
</tr>
<tr>
<td>Courthouse Security Improvements</td>
<td>Monroe</td>
<td>LA</td>
<td>Design/Procure</td>
<td>$7</td>
</tr>
<tr>
<td>Courthouse Security Improvements</td>
<td>Alexandria</td>
<td>LA</td>
<td>Design/Procure</td>
<td>$7</td>
</tr>
<tr>
<td>Courthouse Security Improvements</td>
<td>Texarkana</td>
<td>TX</td>
<td>Design/Procure</td>
<td>$7</td>
</tr>
</tbody>
</table>
## Capital Projects – (Construction)

<table>
<thead>
<tr>
<th>Project</th>
<th>City</th>
<th>State</th>
<th>Status</th>
<th>$M</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Design/Build</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Leland Federal Building Repair &amp; Alteration</td>
<td>Houston</td>
<td>TX</td>
<td>Construction</td>
<td>$92</td>
</tr>
<tr>
<td>JJ Pickle Federal Building Modernization</td>
<td>Austin</td>
<td>TX</td>
<td>Design</td>
<td>$40</td>
</tr>
<tr>
<td>Lanham Federal Building</td>
<td>Ft Worth</td>
<td>TX</td>
<td>Procurement</td>
<td>$18</td>
</tr>
<tr>
<td><strong>Construction</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Land Port of Entry (LPOE)</td>
<td>Tornillo</td>
<td>TX</td>
<td>Construction</td>
<td>$95</td>
</tr>
<tr>
<td>LPOE I&amp;II Repair and Alteration</td>
<td>Laredo</td>
<td>TX</td>
<td>Construction</td>
<td>$68</td>
</tr>
<tr>
<td><strong>Total Amount for Capital Projects</strong></td>
<td></td>
<td></td>
<td></td>
<td>$486 M</td>
</tr>
</tbody>
</table>
What’s New

• Partnerships, Donations and Property Exchanges
• Freeze the Footprint/Reduce the Footprint
• Green Proving Ground
• EO13693
Partnerships & Property Exchanges

- San Antonio Parking Garage
- Old Post Office/Trump Hotel (Washington, DC)
- FBI Headquarters (Washington, DC)
- Volpe Transportation Complex (Boston)
- Property Donations on Southern Border
- Green Proving Ground
Green Proving Ground
Partnering to test green technologies

- Vendors ‘gift’ technology to GSA for testing and evaluation
- GSA funds the installation of the technology
- Technology is evaluated and vendors are given reports on the progress
- GSA deploys successful technologies
Innovative building technologies are evaluated within the real world operating environment of GSA’s real estate portfolio. Successful technologies:

- Increase environmental performance
- Decrease operational costs
- Improve tenant satisfaction
- Have potential to transform markets through limited or broad deployment
# Technology Evaluations Completed

## BUILDING ENVELOPE
- Vacuum Insulated Panels
- Chromogenic Windows
- High R Value Windows

## ENERGY MANAGEMENT
- Wireless Sensor Networks
- Plug Load Control

## LIGHTING
- Occupant Responsive Lighting
- Integrated Daylight Systems

## HVAC
- Indirect Evaporative Cooler
- Synchronous & Cogged Fan Belts
- Variable Speed Mag-Lev Chiller
- Variable Refrigerant Flow
- Condensing Boilers
- Wood Pellet Fired Biomass Boiler

## ON-SITE ENERGY CONSUMPTION
- Photovoltaic Guidance
- Photovoltaics
Technology Evaluations Ongoing

BUILDING ENVELOPE
- Glazing Retrofit Coating

ENERGY MANAGEMENT
- Central Plant Optimization
- PV with Solar Water Heating
- Honeycomb Solar Thermal Collector

WATER
- Non-Chemical Water Treatment
- Wireless Moisture Sensing Irrigation
- BAS Integrated Weather Station

HVAC
- High efficiency Rooftop Unit
- Modular Absorption Chiller
- Occupant-responsive HVAC controls
- Wireless Pneumatic Thermostat

LIGHTING
- LED Luminaire w/ Integrated controls
- LED Retrofit Luminaire
- Wireless Lighting Control
Smart Buildings Strategy

- FedScoop50 Award: Innovation of the Year
- Holistic view of buildings including
  - building systems
  - occupants
  - the environment
  - energy sources
  - operating policy
  - capital and operating expenses
Info & Feedback to Tenants

Buildings + Technology + People = New Goals
Smart Bldgs Advantages for Tenants

• Energy efficiency
• Fast and effective service
• Simplified property management.
• Enhanced life safety and security
• Anticipation of future technologies
• Environmentally friendly
Finding Business Opportunities

• FedBizOpps Website (www.fbo.gov)
  • Point of Entry for all contracting opportunities

• GSA Schedules Program
  www.gsaadvantage.gov
  • www.gsa.gov/expiringleases
  • www.gsa.gov
**GSA Small Business Goals**

**Proposed FY 2016 Goals**

<table>
<thead>
<tr>
<th>Category</th>
<th>Goal Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small Business</td>
<td>32%</td>
</tr>
<tr>
<td>Small Disadvantaged</td>
<td>5%</td>
</tr>
<tr>
<td>Women-Owned</td>
<td>5%</td>
</tr>
<tr>
<td>HUBZone</td>
<td>3%</td>
</tr>
<tr>
<td>Service Disabled Veteran-Owned</td>
<td>3%</td>
</tr>
</tbody>
</table>

*Proposed Goals Awaiting Approval by the Small Business Administration (SBA)*
## GSA Small Business Contacts

<table>
<thead>
<tr>
<th>Location</th>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boston, MA</td>
<td>Jerry Smith</td>
<td>617-565-8102</td>
</tr>
<tr>
<td>Denver, CO</td>
<td>*Vacancy -filled FY16</td>
<td></td>
</tr>
<tr>
<td>New York City, NY</td>
<td>Janice Bracey</td>
<td>212-264-1235</td>
</tr>
<tr>
<td>Philadelphia, PA</td>
<td>Helena Koch</td>
<td>215-518-9778</td>
</tr>
<tr>
<td>Atlanta, GA</td>
<td>Millie Quinley</td>
<td>404-331-1053</td>
</tr>
<tr>
<td>Chicago, IL</td>
<td>Shannon Banks</td>
<td>312-353-1100</td>
</tr>
<tr>
<td>Kansas City, MO</td>
<td>Amy Lara</td>
<td>816-926-7172</td>
</tr>
<tr>
<td>Fort Worth, TX</td>
<td>Albert Garza</td>
<td>817-978-2828</td>
</tr>
<tr>
<td>Los Angeles, CA</td>
<td>Pamela Smith-Cressel</td>
<td>213-894-3210</td>
</tr>
<tr>
<td>Seattle, WA</td>
<td>Kenyon Taylor</td>
<td>253-931-7956</td>
</tr>
<tr>
<td>Washington, DC</td>
<td>Judith Stackhouse</td>
<td>202-708-5804</td>
</tr>
</tbody>
</table>
GSA Region 7 Access Forum
(2X / Year)

- Overviews of opportunities with GSA Contracting Officers and Program Managers
- Next Event: **November 19, 2015**
- Lanham Federal Building, Fort Worth
- Registration: lavida.barnes@gsa.gov or Call 817-978-0441, La Vida Barnes.
Questions??

Albert Garza (albert.garza@gsa.gov)
Director, Small Business Utilization

James S. Weller, P.E., PMP  (jim.weller@gsa.gov)
Regional Commissioner
Public Buildings Service
Project Acquisition

- Office of Acquisitions Management (A/LM/AQM)
  - Manages, plans, and directs Department’s acquisition programs
  - Conducts contract operations in support of activities
- Facility, Design, and Construction Division (A/LM/AQM/FDCD)
  - Establishes contracts for logistics requirements abroad and OBO requirements with the private and public sectors - $2.3 Billion in FY 14
A/E Selection Process

• Encourages both emerging practices and established firms

• Selection criteria reflects emphasis on the delivery of high quality projects

• Initial selection focuses on the strength of the lead designer and the associated A/E firm

• Second-stage selections focus on the strength of the team, the management plan, and the quality of past performance on construction documents

• Where appropriate, design competitions are incorporated into the selection process

• Selection Panel consists of OBO associates, industry peers and foreign service users
Construction Selection & Awards

Contractor Selection

• The Department recruits, prequalifies and awards contractors committed to the best D-B-B and D-B practices with verifiable records of consistent success

• The Department is working to expand the pool of contractors to promote competition and the best outcome for the U.S. Government

Contract Award

• Best Value method is used to evaluate proposals, with focus on past performance and project management in the evaluation process, rather than strictly LPTA
OBO manages the U.S. Department of State’s building program and sets worldwide priorities for the design, construction, operation, maintenance, and disposal of overseas property.
OBO’s Mission

Provides safe, secure and functional facilities that represent the U.S. Government to the host nation and support our staff in the achievement of U.S. foreign policy objectives.

These facilities represent American values and the best in American architecture, design, engineering, technology, sustainability, art, culture and construction execution.
Program Facts

- 275 Diplomatic Missions
- 70 Million Square Feet Owned
- 43 Million Square Feet Leased
- 12,000 Culturally Significant Objects
- 5,300 Works of Art

U.S. Embassy Paramaribo
FY16 The Department has requested $2.2B for construction in FY16.
Program Inventory

- Embassies
- Consulates
- Office and Support Annexes
- Housing
  - Representational
  - Staff
  - Marine Security Guard
- Warehouses and Shops
- Cultural Heritage Properties
Program Inventory

BARCELONA CONSULATE

MANILA EMBASSY
Program Inventory

HANOI AMBASSADOR’S RESIDENCE

TOKYO STAFF HOUSING
Program

Construction Program

Capital Security Construction
• 36 Active Projects
• $8 Billion Workload
• Project Range $2.7M - $1B

Major Renovation
• 17 Active Projects
• $749 Million Workload
• Project Range $1.1M - $224M

Compound Security Upgrade
• 45 Active Projects
• $194.8 Million Workload
• Project Range $1M - $29.4M
Project Delivery Method

- Both Design-Bid-Build and Design-Build with Bridging Documents are used; neither is a default
- Context, complexity, construction environment, and urgency are evaluated in deciding a delivery method
- OBO Director determines the project delivery method for each project
- Alternative project delivery methods such as Early Contractor Involvement are used to ensure best possible outcome and reduced risk
Industry Best Practices

- International Building Code
- Integrated Design Reviews
- Unique Security Features
- Hard Metric Drawing/Specs
- CADD & BIM Deliverables
- LEED Silver Certification
- Life Cycle Value Engineering
Engineering in Design Standards

- Structural engineering
- Blast engineering
- Foundation geotechnical
- Complex Program – Mechanical systems

U.S. Annex in Moscow
Projects Completed and Currently Underway since the Secure Embassy Construction and Counterterrorism Act of 1999

Completed
• 122

In Design & Under Construction
• 46
Design Awards

Recent
• Guatemala City, Guatemala
  New Embassy Compound
  Miller Hull

Anticipated
• Nogales, Mexico
  New Consulate Compound

• Guadalajara, Mexico
  New Consulate Compound

• Hermosillo, Mexico
  New Consulate Compound

• Riyadh, Saudi Arabia
  New Embassy Compound

• Casablanca, Morocco
  New Consulate Compound

• Kampala, Uganda
  New Annex

• Nairobi, Kenya
  New Annex
Recent Construction Awards

- Matamoros, Mexico
  New Consulate Compound

- Niamey, Niger
  New Embassy Compound

- Harare, Zimbabwe
  New Embassy Compound

U.S. Embassy Ashgabat
Anticipated Construction Awards

FY16

• Colombo, Sri Lanka
  New Embassy Compound

• Asuncion, Paraguay
  New Embassy Compound

• Guatemala City, Guatemala
  New Embassy Compound

• Beirut, Lebanon
  New Embassy Compound/Housing

• Dhahran, Saudi Arabia
  New Consulate Compound

• Manila, Philippines
  Chancery Rehab

• Montevideo, Uruguay
  Chancery Rehab

FY17

• Erbil, Iraq
  New Consulate Compound/Housing

• Hyderabad, India
  New Consulate Compound
A/E Design Opportunities

• Posted on FedBizOpps (www.FBO.gov)
• Posted on OBO’s website (www.STATE.gov/obo)
• Posted on AIA’s website

Construction Opportunities

• Posted on FedBizOpps (www.FBO.gov)
• Posted on OBO’s website (www.STATE.gov/obo)

IDIQ Opportunities

• Real Estate Services | 2015 Renewal
• A/E Design Services
  – World Wide A/E Design Service for Rehabilitation/Renovation | 2018 Renewal
• A/E Support Service | award in 2015
• Design-Build Construction Services | 2019 Renewal
• Engineering Services | 2018 Renewal
• Commissioning Services | 2018 Renewal
• Scheduling Consultants | 2018 Renewal
• Value engineering services | 2016 Renewal
• Roofing Services | 2018 Renewal
• Fire Systems | 2018 Renewal
Points of Contact

Office of Acquisition Management
David Vivian, Branch Chief
VivianDW@state.gov

OBO Director of External Affairs
Christy Foushee
FousheeCT@state.gov