

# Overview of GSA's Capital Construction Program

## ACEC

ANNUAL CONVENTION

Washington DC – March 31<sup>st</sup>, 2011

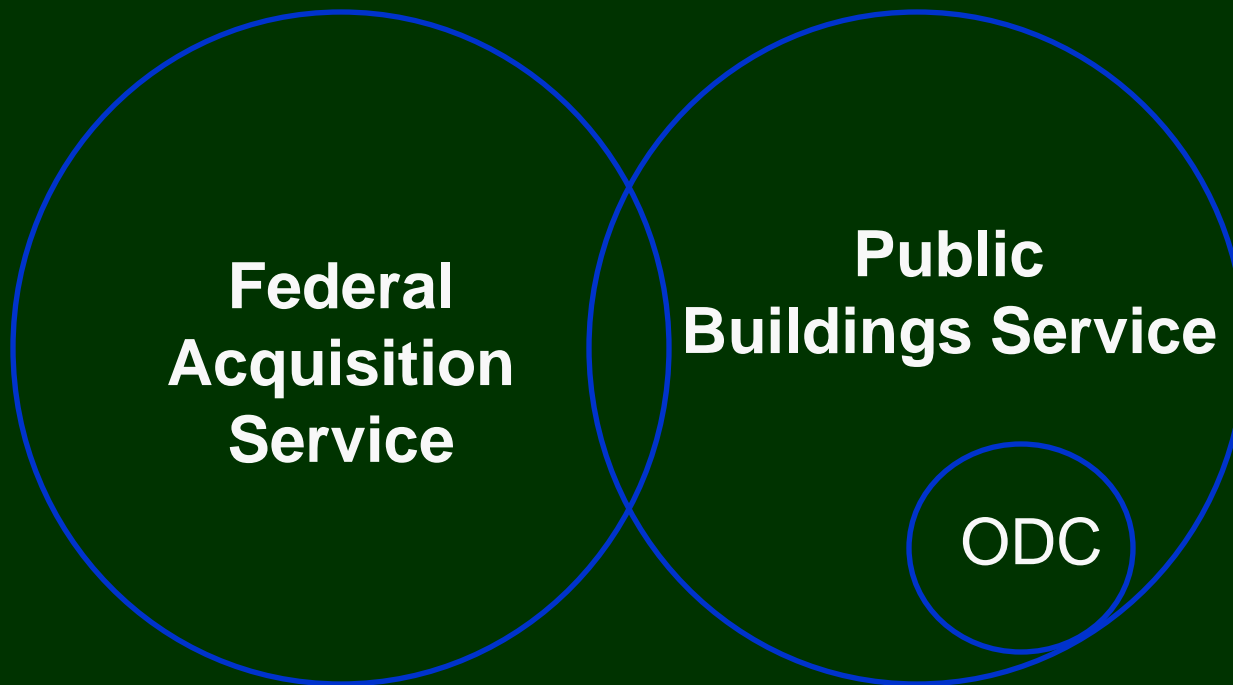
Bose Thomas, PE., LEED AP  
Mechanical Engineer  
Office of Design and Construction  
Public Buildings Service

# Topics

- GSA
- Public Buildings Service
- Look at Capital Construction Program
- Forecast by Building Type
- Discuss upcoming trends and issues.

# U.S. General Services Administration

There Are Two Main Service Organizations



# GSA - PBS Portfolio

- **Own ~1,500 Public Buildings**
  - ~420 are Historic Buildings
- **Lease Space in ~7,100 Buildings**
- **Operate ~ 354 million SF of Space**
- **Own 175 million SF of Space**
- **Present in over 2,200 communities**
- **House ~1.1 million Federal Employees**
- **40% of Government's Office Space**



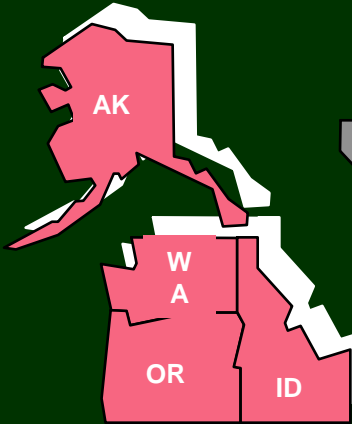
# Types of Buildings

- We build
  - Federal Buildings
  - Courthouses
  - Land Ports of Entry
- When Asked
  - Laboratories (FDA)
  - WW II Memorial
  - Univ. of DC
  - Air & Space Museum

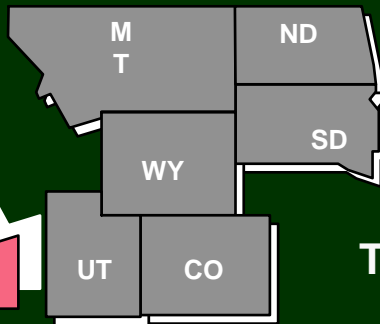
- We don't build
  - Military bases
  - Post Offices
  - Prisons
  - Embassies
  - Civil Works
  - Legislative Bldgs (AOC)
  - VA Hospitals
  - NASA/DOE/ DOI facilities

# 11 GSA Regions

**Northwest/Arctic**  
Region 10



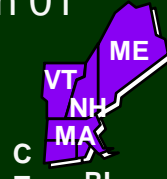
**Rocky Mountain**  
Region 08



**Great Lakes**  
Region 05



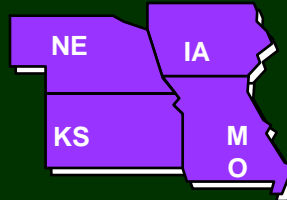
**New England**  
Region 01



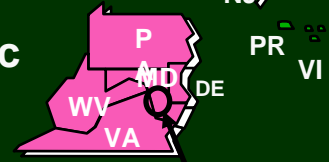
**Northeast & Caribbean**  
Region 02



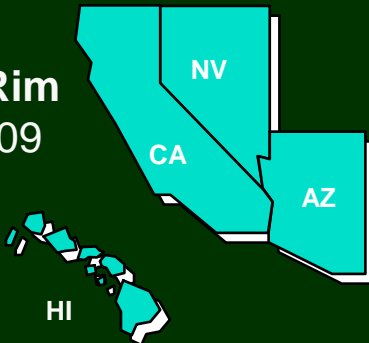
**The Heartland**  
Region 06



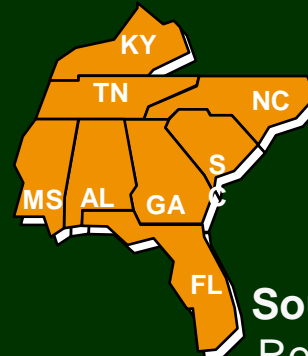
**Mid-Atlantic**  
Region 03



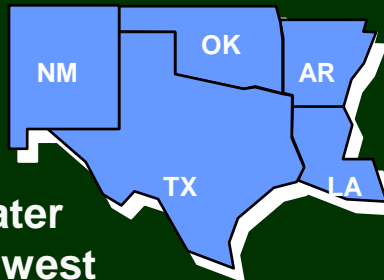
**Pacific Rim**  
Region 09



**National Capital**  
Region 11

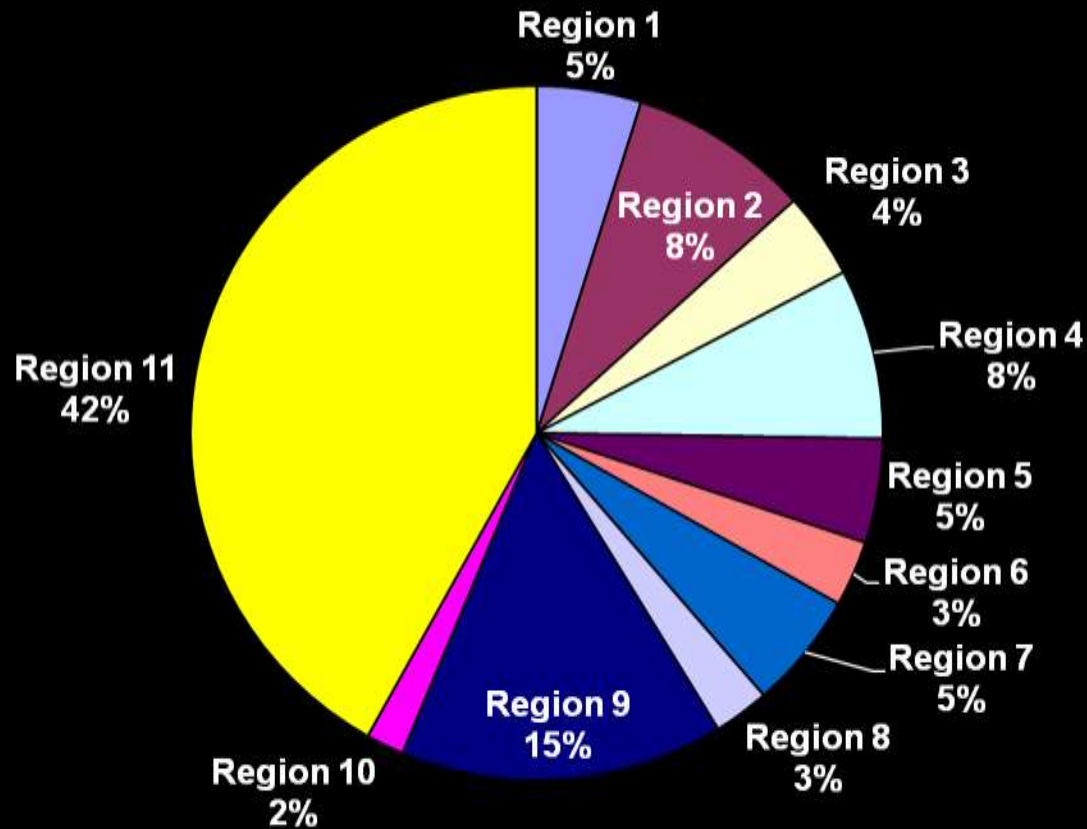


**Greater Southwest**  
Region 07



**Southeast**  
Region 04

# Capital Program by Region



# Annual Capital Program

<b>Program Type</b>	<b>Projects</b>	<b>Project Cost</b>
<b>New Federal Buildings</b>	<b>3- 4</b>	<b>\$300-\$400M</b>
<b>Courthouses</b>	<b>2-5</b>	<b>\$200-\$300M</b>
<b>Land Ports of Entry</b>	<b>5-8</b>	<b>\$100-\$200M</b>
<b>Repairs &amp; Alterations</b>	<b>10-15</b>	<b>\$600 - \$1,000M</b>
<b>Totals</b>	<b>20-30</b>	<b>\$1.2-\$1.9B</b>

# Proposed PBS FY 2012 Capital Program

Program Type	Projects	Project Cost
New Construction	3	\$469,000,000
Federal Judiciary	0	\$0
Land Ports of Entry	5	\$371,000,000
Repairs & Alterations	6+10	\$869,000,000
<b>Totals</b>	<b>24</b>	<b>\$1,709,000,000</b>



# The U.S. House of Representatives COMMITTEE ON APPROPRIATIONS

"No money shall be drawn from the Treasury but in  
Consequence of Appropriations made by Law"

US Constitution Article I, Section 9, Clause 7



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## NewsRoom

### APPROPRIATIONS COMMITTEE INTRODUCES THREE WEEK CONTINUING RESOLUTION - WILL PREVENT GOVERNMENT SHUTDOWN, CUT \$6 BILLION IN SPENDING

March 11th, 2011 - -

#### Appropriations Committee Introduces Three Week Continuing Resolution – Bill will Prevent Government Shutdown, Cut \$6 Billion in Spending

WASHINGTON, D.C. – House Appropriations Chairman Hal Rogers today introduced a Continuing Resolution (CR) to fund the federal government at current rates for three weeks –until April 8 – while cutting \$6 billion in spending. The legislation (H.J. Res 48) is the second short-term funding extension to prevent a government shutdown while Congressional negotiations continue on a long-term plan to keep the government running through the end of the fiscal year.

"A government shutdown is not an option, period. While short term funding measures are not the preferable way to fund the government, we must maintain critical programs and services for the American people until Congress comes to a final, long-term agreement. This legislation also includes \$6 billion in spending cuts – a \$2 billion cut for every week of funding – to continue our efforts to rein in spending and put a dent in our massive, \$1.5 trillion deficit," House Appropriations Chairman Hal Rogers said.

# Capital Program Delivery Methods

## **30 - 40% - Construction Manager at Risk - (CMc)**

**CM Works With Design Team to Optimize Design  
CM Guarantees Award, Typically at 75% Design**

## **5 - 10% - Design-Build (most "Bridging") - (DB)**

**Design Excellence A-E Develops Concept/DD  
DB Firm Selected Using "Best Value" Criteria  
DB Team Develops Construction Documents**

## **50 - 60% - Design-Bid-Build - (DBB)**

**Design Excellence A-E Team Develops Concept  
A-E Team Develops Construction Documents  
Const. Award Based On "Best Value" Criteria**

# Who Does What in GSA

- **New Construction/Major Alterations >\$2,600,000**
  - Regional Property Development
  - A/E's Are Individually Procured, Brooks Act - Negotiated Fee
  - CM's Either Individually Procured or Provided by IDIQ Contracts
- **Minor Repair & Alterations <\$2,600,000**
  - Regional Property Management/Development
  - A/E's Procured Individually or Via IDIQ Contracts, Brooks Act
  - If CM's Are Used, Typically by IDIQ Contracts
- **Small Repair and Alterations < \$10,000**
  - Regional Property Management Centers
  - Currently 70 Centers, Typically No Professional Services
  - Turnkey Delivery - Competitively Bid, or Construction IDIQ Tasks

# Criteria, Guidelines, Tools...

- **Facilities Standards** for the Public Buildings Service (P100 - 2010)
- **Design Excellence Policies and Procedures**
- **GSA Building Commissioning Guide**
- **LEED Applications Guide**
- **Site Security Design Guide**

# Whole Building Design Guide

- [www.wbdg.org](http://www.wbdg.org)
- GSA ([www.gsa.gov](http://www.gsa.gov) buildings tab)
  - Energy Managers
  - Property Development Directors (new const)
  - Property Management Directors (O&M)



The Gateway to Up-To-Date Information on Integrated 'Whole Building' Design Techniques and Technologies

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Design Guidance Project Management Operations & Maintenance Documents & References Tools Continuing Education

## The Whole Building Design Approach

The goal of 'Whole Building' Design is to create a successful high-performance building. To achieve that goal, we must apply the integrated design approach and the integrated team approach to the project during the planning and programming phases. [Read more](#)



## WBDG Focus

### New National BIM Standard Released

The NBIMS Executive Committee has released National BIM Standard Version 1 - Part 1: Overview, Principles, and Methodologies for public use. This document, which includes contributions by more than thirty subject-matter experts in the capital facilities industry, incorporates industry comments and now contains new and expanded information about the NBIMS production and use process.

[Read more](#)



## Participating Agencies

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## Services

Construction Criteria Base

## Popular Links

- [Construction Waste Management Database](#)
- [Building Envelope Design Guide](#)
- [Executive Order 13423 Technical Guidance](#)
- [Federal Green Construction Guide for Specifiers](#)
- [Unified Facilities Criteria](#)

## New and Updated Pages

### Mechanical Insulation Design Guide

The National Institute of Building Sciences (NIBS) through the National Mechanical Insulation Committee (NMIC) has developed the Mechanical Insulation Design Guide (MIDG) to provide a comprehensive source of information on the performance, use, testing and standardization of mechanical insulation in buildings and industrial facilities. (1-7-2008)



## News and Events

### BIMStorm Hits LA

On January 31, 133 design professionals from 11 countries participated in BIMStorm LAX, a 24-hour,

# Federal Buildings



FDA Campus  
White Oak, MD



St Elizabeths Campus  
Washington, DC

# Proposed New Federal Office Building Projects for FY2012

Project	State	Project Cost
St. Elizabeths DHS	DC	\$217,000,000
FBI, San Juan	PR	\$146,000,000
Denver Fed Center	CO	\$9,000,000
FBI, C.R, Frederick	VA	\$97,000,000
<b>Totals</b>		<b>\$469,000,000</b>

# Proposed Repair, Alteration, and Modernization FY2012

Project	State	Project Cost
Prevedel FOB, Overland	MO	\$24,000,000
DOI Bldg, final phase	DC	\$50,000,000
Harry S Truman FB	DC	\$55,000,000
PJKK FB & CH, Honolulu	HI	\$199,000,000
Philip Burton FBI, SF	CA	\$50,000,000
<b>Totals</b>		<b>\$378,000,000</b>

FEDERAL  
COURTHOUSE  
PROGRAM



# Proposed Courthouse Programs For 2012 & 2013

<b>CA</b>	<b>Los Angeles</b>	<b>\$142.0 M</b>
<b>AL</b>	<b>Mobile</b>	<b>\$140.3 M</b>
<b>TN</b>	<b>Nashville</b>	<b>\$142.0 M</b>
<b>GA</b>	<b>Savannah</b>	<b>\$95.5 M</b>
<b>CA</b>	<b>San Jose</b>	<b>\$38.6 M</b>
<b>TX</b>	<b>San Antonio</b>	<b>\$112.0 M</b>
<b>NC</b>	<b>Charlotte</b>	<b>\$126.4 M</b>
<b>SC</b>	<b>Greenville</b>	<b>\$80.0 M</b>
<b>PA</b>	<b>Harrisburg</b>	<b>\$76.5 M</b>
<b>CA</b>	<b>San Jose</b>	<b>\$17.2 M</b>



**U.S. Courthouse  
Buffalo, NY**

U.S. Courthouse  
San Diego, CA



# Land Ports of Entry Program



Sweetgrass, MT



Raymond, MT

Blaine, WA



# Proposed LPOE Projects for FY 2012 & 2013

## New border stations

Alexandria bay, NY  
Columbus Bypass Road, NM  
Laredo, TX  
Dunseith, ND  
Douglas , AZ  
Otay Mesa East , CA  
Brownsville Gateway, TX

## R & A Projects

Brownsville TX, LPOE R&A  
El Paso BOTA LPOE R&A  
Hidalgo LPOE R&A  
Laredo J&L LPOE R&A  
Porthill LPOE R&A  
Sumas LPOE R&A

# Proposed New Land Ports of Entry Projects for FY2012

Project	State	Project Cost
Columbus	NM	\$60,000,000
Alexandria Bay	NY	\$174,000,000
Laredo	TX	\$75,000,000
Dunseith	ND	\$36,000,000
Gateway in Brownsville	TX	\$26,000,000
<b>Totals</b>		<b>\$311,000,000</b>



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### ADDITIONAL RESOURCES

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## Vendors / Citizens

Search, monitor, and retrieve opportunities.

Username

- [Find Opportunities](#)  
No login is required to view opportunities.

Password

- [Register Now](#)
- [Password Reminder](#)

# Current Issues

- Diminishing Budgets, Increasing Needs
- Meeting Customer Requirements
- Energy and Sustainability
  - EISA 2007 Fossil Fuel Reduction
  - Energy Savings Performance Contracts ESPC
  - High Performance Green Buildings
- Smart / Intelligent Buildings
- Integrated vs. Fragmented Design

# Questions

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