



Bob Peck
Commissioner, Public Buildings Service
U.S. General Services Administration

NAIOP Northern Virginia - 2.19.2010





PBS Profile

- Landlord for Federal Civilian Agencies
- A Portfolio of over 9,600 Assets
 - 1,500 owned buildings
 - 8,100 leased
- 361.5 Million Rentable Square Feet
- Space for a Workforce of over 1 Million People



PBS Stats

- Revenue: \$8.6b
- Annual Rent: \$4.8b
- Building Operations: \$883m
- Funds from Operations: \$1.7b



PBS Funding—\$5.5 Billion





Recovery Act – Putting People Back to Work

- 12.31.09 goal: \$2b
- 12.31.09 awards: \$2,004,727,676



PBS & THE RECOVERY ACT

Projects Funded in Four Categories:

- New Construction
- Full and Partial Building Modernizations
- Limited Scope Projects
- Small Projects



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



RECOVERY ACT: Area Highlights

Project	Recovery Funds
DHS Headquarters	\$450M
GSA Headquarters Building	\$161M
Mary Switzer Building	\$68M
Department of Interior Building	\$61M
Herbert C. Hoover Building	\$226M
Lafayette Building	\$138M
Bostetter Courthouse (Alexandria)	\$1.7m
Advanced Systems Center (Reston)	\$1m

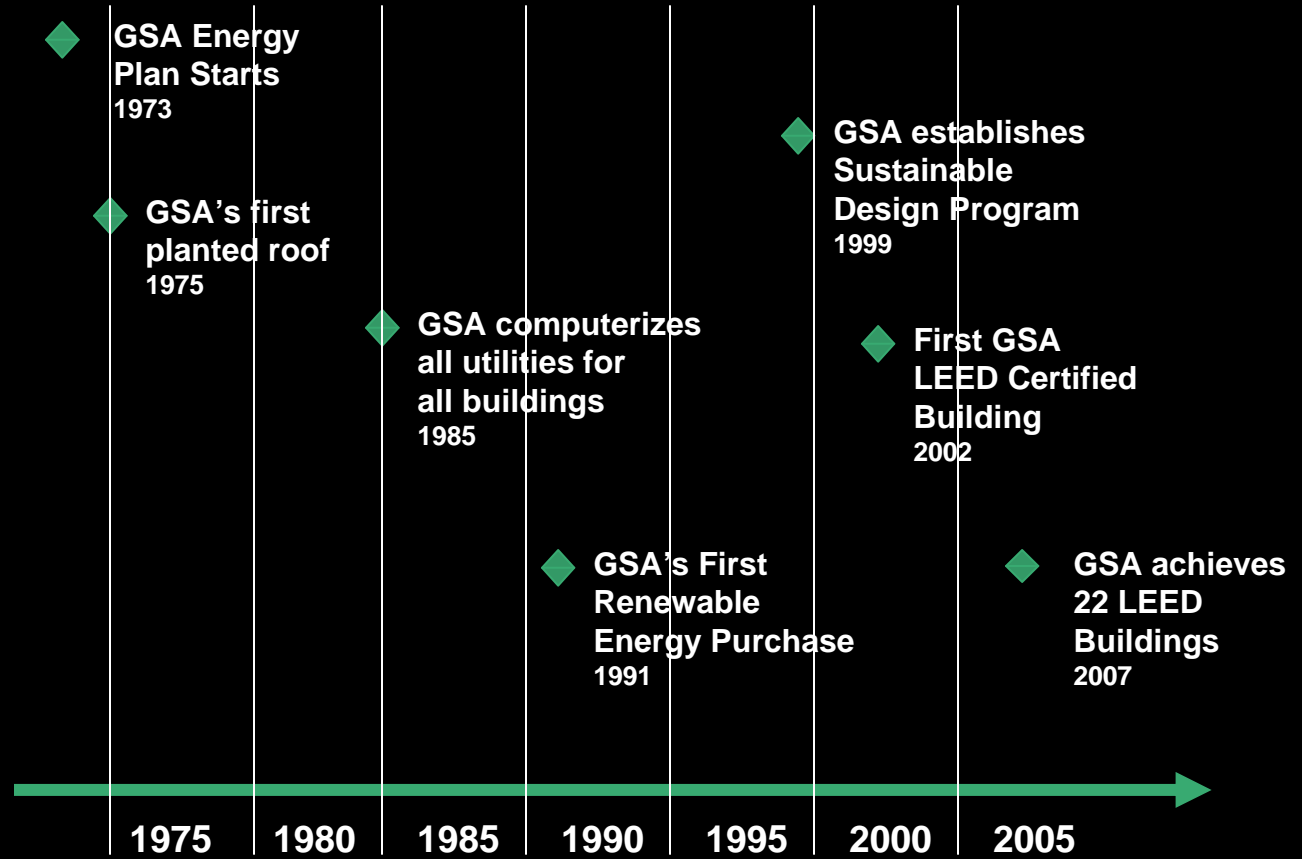


DHS Consolidated Headquarters Washington, D.C.





Sustainability Milestones





Leading the Way in Sustainability





San Francisco Federal Building San Francisco, California





Edith Green/Wendall Wyatt Building Portland, Oregon





Beyond Recovery—Green Proving Ground Exploring Frontiers

- Lighting
- Green Roofs
- Photovoltaics
- Piezoelectric
- Water Conservation
- Smart Metering
- Recommissioning
- Sustainability and Historic Preservation
- Track Green House Gas Footprints as Platform for Innovation



Current Northern Virginia Lease Status

(as of 10.01.09)

# of Leases	RSF	Rent
340	21.5m	\$627m



Northern Virginia Lease Expirations

(as of 10.01.09)

Fiscal Year	# of Leases	RSF	Rent
2010	63	2.6m	\$68m
2011	42	2.5m	\$66m
2012	48	1.9m	\$58m
2013	41	2.5m	\$82m
2014	40	3.0m	\$77m
Total	234	12.4m	\$352m



Lease Prospectus Program - Northern Virginia

(as of 10.01.09)

Current Location	Type	Agency	RSF
Skyline Place	Extension	DoD	403k
Various	Consolidation	DoD-TMA	750k
Pomponio Plaza East	Expansion	State	243k
Architects Bldg	Replacement	State	117k



Things that have changed since 1995 ...

Past experiences and their influence on my
vision for GSA ...



GREEN PROVING GROUND

- Sustainability Matters
- Cutting-Edge Guidelines – Innovation
- Comprehensive Green House Gas Footprint
- Affect Market Pricing



SMART SECURITY

Evaluate and Treat Individually

Consider:

Public access

Agency needs

Risks

Location/setting



Transit Oriented Development





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