
MEETING AGENDA

AGC – General Services Administration (GSA) Meeting

8:45 AM – 10:30 AM

Introductions

Welcome Remarks

Public Building Service (PBS) Program Update

AGENCY BUDGET UPDATE

- Congressional Justifications are documents submitted to Congress “justifying” the President’s budget request each year for federal agencies.. This occurs on a year-by-year basis. The Congressional Justification for fiscal year (FY) 2020 was finalized and submitted to Congress in March 2019.
 - Which projects were funded through the FY2019 spending bill that congress passed in March?
 - What is GSA planning with regards to projects that may be funded by the FY2020 budget request?
 - What is the vision going forward for the Public Building Service? What is on GSA’s “project wish list”?
 - What are the priority projects for GSA? How are those projects determined?
 - What is the likely impact of the FY 2019/2020 construction budget on the leasing program?
 - Please discuss the 5 year outlook GSA must conduct per OMB requirements, and any updates.
 - Continuing Resolutions are the “norm” now. This is a challenging environment for planning and execution. What strategies or alternatives are available to help GSA achieve their mission in this difficult political climate? Could you speak to the difficulties of how this affects GSA in its mission.

Construction Manager as Constructor (CMc) Program

- On January 7, 2019, AGC submitted comments on the proposed rule amending the General Services Administration Acquisition Regulation (GSAR). The proposed rule

would adopt an additional project delivery method for construction— construction manager as constructor (CMc). AGC is encouraged by GSA’s efforts to incorporate best practices from the private construction sector, which allows for early industry engagement by the construction contractor and owner. AGC supports the use of CMc by GSA as a collaborative process that has been shown — by GSA’s own numbers — to result in fewer project delays and cost overruns.

- Please give an update on the stats of the new CMc rule.

FEDERAL COURTHOUSE PROGRAM

- In recent years, there has been a steady increase in funding for federal courthouses including a surge in funding for these projects in FY2016. Each year, the federal judiciary establishes funding priorities that identify its most pressing physical space needs in addition to producing a five-year priority list.
 - Does GSA anticipate requesting funding for the courthouses presently on the judiciary’s priority list? If so, what criteria determines which projects will be included within GSA’s annual budget request?
 - What courthouse projects are currently included or are being considered for inclusion in FY19, FY20 (anticipated) and FY21 (anticipated)?
 - Does GSA anticipate a continuation of security upgrade projects associated with courthouses?
 - The FY2020 budget request includes \$1.66 billion for the repairs and alterations (R&A) program to numerous federal buildings and courthouses across the country. After review of this program:
 - What challenges has GSA experienced in executing this program?
 - Has the level of engagement from the contractor community been what GSA expected?
 - What feedback from the contractor community would be more beneficial to GSA?

LAND PORTS OF ENTRY & BORDER SECURITY

- Land Ports of Entry (LPOE) and border security has been a priority of the Trump Administration.
 - Please explain the status of GSA’s initiatives and involvement at the southern and northern borders.

- Please explain the status of GSA acquisitions in regards to projects involving the Department of Homeland Security (DHS) and LPOEs.

LEASE CONSTRUCT

- Within the vast portfolio of government owned and leased assets, GSA plays the role of broker and property manager to many civilian agencies of the U.S. government. Recent trends allude to actions being taking to reduce the overall government footprint and perhaps the overall lease of properties.
 - Please explain how projects are determined to fall within the lease construct program and how feasibility, program development studies (PDSs), and other studies) are used by GSA to determine if lease construct is the “right fit”.
 - For developers, architects, and contractors interested in getting involved in lease construct projects, what does GSA recommend as the best venue for obtaining information for upcoming lease construct opportunities.

MARKET CONDITIONS AND INDUSTRY FEEDBACK

- Market trends continue to persist, supply and demand along with premiums associated with demands for design and construction are driving project costs upward. Private sector owners and developers often rely upon design and construction professionals to support their interests in understanding real time market conditions in support of their project prospectus(i). The current market trends are mirroring those “rising tides” seen between 2005-2007. AGC and its affiliates are willing and available to assist the government in understanding and forecasting these market conditions for the benefit of the entire project delivery process.
 - What options does GSA have for dealing with rising and volatile market conditions?
 - How can AGC and its affiliates support GSA in this area?
 - Similar to the Construction Excellence Peer Program, would there be value in GSA establishing a construction industry cost evaluation program consisting of a group of industry peers that could assist GSA and its consultants in budget planning and market conditions?

CIVILIAN PROPERTY REALIGNMENT

- In December 2016, the AGC-supported Federal Assets Sale and Transfer Act (FASTA) became law. This bipartisan legislation has sought to shrink the federal footprint and

streamline the disposal of excess or underutilized federal buildings. Among other things, FASTA: establishes a Public Buildings Reform Board to identify opportunities to reduce the federal real property inventory; requires the Board will make recommendations for the sale of at least \$8 billion worth of underutilized and vacant federal properties; requires the Board to create a website making relevant information accessible to the public; and requires GSA to create and publish a single, comprehensive database of all federal real properties within one year.

- What is the status of these efforts?
- What current and future initiatives does GSA have in mind to further the goals of maximizing the efficiency of the federal real property portfolio?

GSA GWAC Dashboard

- The Governmentwide Acquisition Contracts (GWAC) Dashboard is an online tool designed to assist federal agencies with spending analysis, evaluation of past GWAC performance, and IT planning.
 - Please give an update on GSA's contractor dashboard.

FEASIBILITY AND PROGRAM DEVELOPMENT STUDIES

- GSA's Feasibility Studies and Program Development Studies (PDSs) form the foundation of the Capital Program.
 - Please share information related to how this process works and what ongoing feasibility and PDS studies may be underway now.
 - With regards to your explanation of the Feasibility and PDS study process, can you explain who performs the feasibility / PDS study(ies) and how does a project process unfold following the studies?
 - What feasibility and/or PDS studies are underway or recently completed related to the Courthouse, LPOE, FEDERAL building and other programs?
 - There is currently a push for IT expansions and upgrades. Will this entail infrastructure and building upgrades / expansions / construction that GSA will manage? If so, please detail what this may look like.

General Questions

- How can AGC improve this session and serve GSA better in the future?

AGC- GSA Meeting
2019 Federal Contractors Conference
Washington, D.C.
June 12, 2019



-
- What would GSA like to see included in future AGC Federal Contractor Conference forums?
 - Open questions from the floor.