

## FEDERAL REAL PROPERTY COUNCIL

### **September 24, 2003 Meeting Summary**

#### **FRPC Member Action Items:**

- Provide additional 2004 agenda topics by October 15
- Mark your calendars for Achievement Award Ceremony October 9
- Promote the Adopt-a-Practice program in your department/agency – enter now
- Report on ongoing GRPIS studies and GRPIS council activities at your field level

#### 1. **Welcome & Introductions:** David L. Bibb Co-Chair, FRPC, GSA Office of the Administrator

- David welcomed members to the FRPC meeting at the Department of Energy (DOE) Headquarters Building and thanked Douglas Bielan, Director of Operations, and Louis D'Angelo, Director, Space Management and Facilities Development Group for hosting the meeting. There were 36 attendees at the meeting from 16 member agencies including a representative from the GSA General Counsel staff.
- He informed everyone of his new role as Acting Deputy Administrator, General Services Administration. He stated that while being in this role real property has been a very important issue with the Administration. Administrator Perry supports the Federal Real Property Council and its efforts and feels that David's role with the council contributes to the success at GSA.
- David advised the attendees that a meeting will be held Monday, September 29, 2003, with Clay Johnson, Deputy Director for Management, Office of Management and Budget (OMB) and Administrator, Stephen Perry to discuss future strategies with regard to real property reform.
- Members were encouraged to attend the October 9<sup>th</sup> GSA Achievement Award for Real Property Innovation Award Ceremony and to bring their key staff. The Award Ceremony will be held at 2:00 p.m. at the American Institute of Architects Building, 2<sup>nd</sup> floor Boardroom.

#### 2. **“Energy Management at DOE Headquarters” Presentation.** Louis D'Angelo and Michael Shincovich, Director, Engineering & Facilities Management Group gave a presentation on DOE's winning entry in the 2003 GSA Achievement Award for Real Property Innovation program. DOE won the Best Innovative Practice award for their entry, “Energy Management at DOE Headquarters,” a model performance agreement for energy management leading to energy efficiency at its Germantown, MD headquarters operation.

Under this program, DOE Headquarters has taken significant steps toward meeting the responsibilities of saving money and protecting the environment as well as providing an example for other DOE field operations. The operation of the Germantown headquarters facility has been made more energy efficient and customer focused through the use of a Performance Agreement for Energy Management. This winning best practice includes energy efficient projects, initiatives, programs, partnerships and surveys to meet specific performance objectives.

The innovation is the development and implementation of Performance Measures to cost effectively meet or exceed all applicable Executive Orders and Federal regulations for energy

efficiency as well as for the use of renewable energy and water conservation at the Department of Energy Headquarters Facility in Germantown, MD.

DOE's report card for fiscal year 2002 reflected a 41 percent reduction in energy consumption at the Germantown facility when compared to the baseline year of fiscal year 1985. E.O. 13123 (Greening the Government Through Efficient Energy Management) required a 35 percent reduction by fiscal year 2010 compared to the fiscal year 1985 baseline. DOE has exceeded the goal by 6 percent and in 8 years sooner than the deadline. The energy consumption reduction was achieved without sacrificing occupant comfort, health or safety.

Doug Bielan offered DOE's advice/collaboration to any agency seeking more information in this area.

**3. Integrated Workplace (IW) & Sustainability Resolutions.** David Bibb provided an overview of the IW and Sustainability resolutions that were introduced to the council at the last meeting. In addition, David reviewed the concept of the Council supporting resolutions in general - stating that by jointly agreeing to support certain initiatives or to take a collective position, the Council can exert considerable influence.

The FRPC members voted unanimously to support the following two resolutions:

**Integrated Workplace Resolution:**

The Council recognizes the importance of the workplace and aligning our real property assets with our organizations' strategic missions and core values. Further, we recognize the importance of the workplace in supporting our future success, by accommodating an increasingly diverse employee population, enhancing morale, camaraderie, and team building. Better workspace will help the U. S. Government compete for talent.

To this end, we will strive to incorporate the principles and practices of The Integrated Workplace by using a structured workplace development approach to align our organization's work strategies, space, and technology applications to its mission, work processes, and culture.

**Sustainable Design Resolution:**

The Council recognizes the importance of the workplace in making the Government a more sustainable business enterprise. While the Government has long been a leader in energy conservation and recycling, much remains to be done. To this end, we resolve to:

- a. Promote sustainable principles and practices and promote training at all levels of our organizations.
- b. Demonstrate commitment to sustainable principles by establishing long-term improvement objectives throughout all levels of our organizations, with meaningful metrics to track progress.
- c. Examine our mission statements and strategic plans to identify the environmental aspects and impacts of our operations, products and services.
- d. Seek to meet the criteria for basic LEED certification. LEED (Leadership in Energy and Environmental Design) is a consensus based, market-driven rating system established by the U.S. Green Building Council.

Stan Kaczmarczyk , Director, Innovative Workplaces Division, informed attendees that they can obtain training materials and/or more information in these areas by contacting Jonathan Herz at Jonathan.herz@gsa.gov

4. **DOI “Facility Locator Service” Demonstration**: Teresa Barry, Property Management Specialist and Robert Pierce, Hydrologist, Department of Interior showcased the DOI Facility Locator Service and provided background on its development. Initially started as a pilot project this geographic locator Service allows DOI to better manage its real property inventory. It gives a broader scope on facility location. It is currently being used by DOI senior level officials. DOI has plans to expand this Service to include information such as location of DOI employees, location of emergency equipment, location of emergency trained employees and building sites. They are also looking at potential for collocation using this Service.

5. **Real Property Updates**: Marjorie Lomax, Director, Evaluation and Outreach Division and Stanley Langfeld, Acting Deputy Associate Administrator, Office of Real Property updated the Council on significant real property initiatives being carried out by the Office of Real Property:

- **Real Property Reform Legislation**

The U.S. Senate Committee on Governmental Affairs has scheduled a hearing on Federal real property’s placement on the high-risk list and various cases. The hearing to be held on October 1, 2003, is titled "Deteriorating Buildings and Wasted Opportunities: The Need for Federal Real Property Reform." The hearing will be at the Dirksen Senate Office Building, Room 342, at 9:30 AM.

Margie addressed the two major reform bills, H.R. 2548 (amended) “Federal Property Asset Management Reform Act of 2003” and H.R. 2573 “Public Private Partnership Act of 2003.” Both bills give the General Services Administration (GSA) authority to enter in public-private partnerships (PPP) for itself and other landholding agencies. In addition, funding of any PPP arrangement must go through the appropriation process.

The Office of Real Property (MP) has met with staff from Senate Committee on Governmental Affairs, House Government Reform Committee and House Transportation and Infrastructure Committee to promote benefits of property reform. Our efforts have generated growing support for real property reform.

MP continues to monitor developments on the Hill and work closely with the Administration to resolve the Congressional Budget Office (CBO) scoring issues. Latest strategy is the use of ground leases in place of PPP or agreements. Additionally, recent revisions to the Office of Management and Budget (OMB) Circular A-11 reflect positive actions by GSA and OMB and should help with the CBO scoring.

- **Adopt-a-Practice Award**

GSA added the Adopted Best Practice or Policy award to the Achievement Award program in 2003. The intent of the new “Adopt-A-Practice” Award is to facilitate the sharing and adopting by Federal agencies of best practices submitted to the GSA Achievement Award for Real Property Innovation.

Over 300 best practices for asset management and workplace development have been collected and shared as a result of our program. To be eligible for this new award, a Federal agency individual or team must have applied a practice submitted to our Award program in a

previous year by another agency. For more information about Adopt-a-Practice program requirements, check out [www.realpropertypolicy](http://www.realpropertypolicy) and click on Achievement Award.

- Innovation Award Program

This year's ceremony on October 9 at AIA. We urge all FRPC members and their staffs to attend the ceremony to truly honor our Governmentwide winners.

This year we are honoring 3 winners, DOE for "Energy Management at DOE Headquarters", NASA for the "NASA Ames Development Plan" and GSA's PBS for "Environmentally Friendly Windpower." In addition, we will recognize two Honorable Mentions. They are HHS's "ABC/M Charge-Back System," and PBS's "PBS Project Information Portal."

- PPP Work Group

Stanley reported that on June 19, we had a forum with 30 representatives from 14 Federal Bureaus in which most have specific authority for public/private partnerships. The purpose of this forum was to share information and discuss how the authorities were in each bureau. Joe Sikes, Director, Housing and Privatization, Department of Defense gave an overview of his agency authorities. The representatives at the meeting found the information to be quite valuable and will continue to hold additional meetings on a periodic basis to discuss current issues on public/private partnerships. Also, the Office of Real Property will serve as a clearinghouse for information on public/private partnerships.

- Federal Real Property Profile

The release of the Federal Real Property Profile Internet Application version 3.0 will be in October 2003.

New features in version 3.0 include:

- Mapping – latitude/longitude retrieval from MapPoint website
- Occupant Agency – agency and bureau that occupy space at specified installations
- Building ID – ability to enter a building ID that allows data for individual buildings

The system also will have more screens devoted to GIS mapping, more robust ad hoc reports, more user friendly error and correction reports, a technical guide (behind the system), an archives feature, a list serv, and an underutilized property report.

6. **GRPIS Resolution Feedback:** The Council voted to support the GRPIS resolution at the June 3 meeting. The resolution calls upon the members to encourage and support the objectives of GRPIS within their agencies. Council members were asked to provide a brief report of their contacts at the field level about ongoing GRPIS studies and GRPIS council activities at this meeting. However, due to the full agenda, the discussion was limited.

This item will be included on the agenda at the next FRPC meeting; please be prepared to discuss your agency's support of or participation in the GRPIS Program at the regional office level. A list of the GRPIS communities follows:

1. Southeast Governmentwide Property Information Sharing Council
2. San Francisco Bay Area GRPIS Forum
3. Heartland GRPIS Forum
4. Federal Real Property Forum – New England
5. Front Range Forum

6. New Mexico Property Council
7. South Florida Federal Information Council
8. Puget Sound Real Property Council
9. Arizona Property Information Forum
10. a new council has been established in the Pittsburgh area (September 23, 2003); its charter and name will be set at its next meeting.

**7. Setting the 2004 Council Agenda:** Debra Sonderman, Co-Chair, FRPC, Office of Acquisition and Property Management, DOI, led the discussion on areas of interest for the upcoming year's meetings. Items identified in a brainstorming session follow:

- E-Gov initiatives, potential impact on real property
- Better collaboration among agencies; Partnering in specific areas, i.e. GAO Study on Risk, look for solutions, get behind legislation, market agency stories
- Establish a workgroup or sub-group on Property Reform
- Common Definitions
- Security
- Consortiums - standards and practices. Work with private sector to implement IW and sustainability ideas. Council needs to be more proactive.

Members are asked to review this list and send additional issues/topics to [realproperty@gsa.gov](mailto:realproperty@gsa.gov) by October 15. We will then forward a survey for your priority ranking.

8. **Next meeting: February 2004.** Agencies will be advised of the final date and location.

## **Actual Attendees: September 24, 2003**

### **Administrative Office of the U.S. Courts**

Ms. Sara Walters

### **Department of Agriculture**

Mr. Edward Campbell

Ms. Sharon Holcombe

### **Department of Education**

Mr. David Hakola

### **Department of Energy**

Mr. Douglas Bielan

Mr. Louis A. D'Angelo

Mr. Andrew Duran

Mr. Michael Shincovich

Mr. John C. Watson

### **Department of Health and Human Services**

Ms. Camille Beben

### **Department of Justice**

Ms. Barbara A. Nichols

### **Department of State**

Ms. Donna Mavritte

### **Department of the Air Force**

Ms. Barbara Jenkins

### **Department of the Interior**

Ms. Teresa K. Barry

Mr. John Moresko

Mr. Robert R. Pierce

Ms. Debra E. Sonderman

### **Department of the Treasury**

Ms. Carolyn Austin-Diggs

### **Department of Transportation**

Ms. Rita Martin

### **National Science Foundation**

Ms. Veronica Bankins

### **Small Agency Council**

Mr. Richard Dorr

### **U.S. Army Corps of Engineers**

Ms. Phyllis Clarke

### **U.S. General Services Administration Office of the Administrator**

Mr. David L. Bibb

### **Office of Real Property**

Ms. Tanya Gross

Mr. Jonathan Herz

Mr. Stan Kaczmarczyk

Mr. Stan Langfeld

Ms. Marjorie Lomax

Mr. Reza Motamedamin

Mr. Michael Mulloy

Ms. Pat Rubino

Ms. Cassandra Shedwell

Mr. Ron Whitley

### **Public Buildings Service**

Mr. Ronald E. Kendall

### **Office of General Counsel**

Mr. Jeffrey H. Domber

### **United States Agency for International Development**

Mr. Paul Booze