



Creating the 21st Century Government Office

Making the Workplace Work



“Thinking Outside the Cubicle” Workshop

Presented by:

George Northcroft

Regional Administrator, Northwest/Arctic Region

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Making the Workplace Work

GSA Mission and Strategic Priorities

Deliver the best value in real estate, acquisition, and technology services to government and the American people.



Delivering Better Value & Savings



Serving Our Partners



Expanding Opportunities for Small Businesses



Making a More Sustainable Government



Leading with Innovation



Building a Stronger GSA



Making the Workplace Work

About Region 10

- Alaska, Idaho, Oregon, Washington
- 817,000 Sq. Miles
- 271 Native Tribes
- 12 Million Citizens

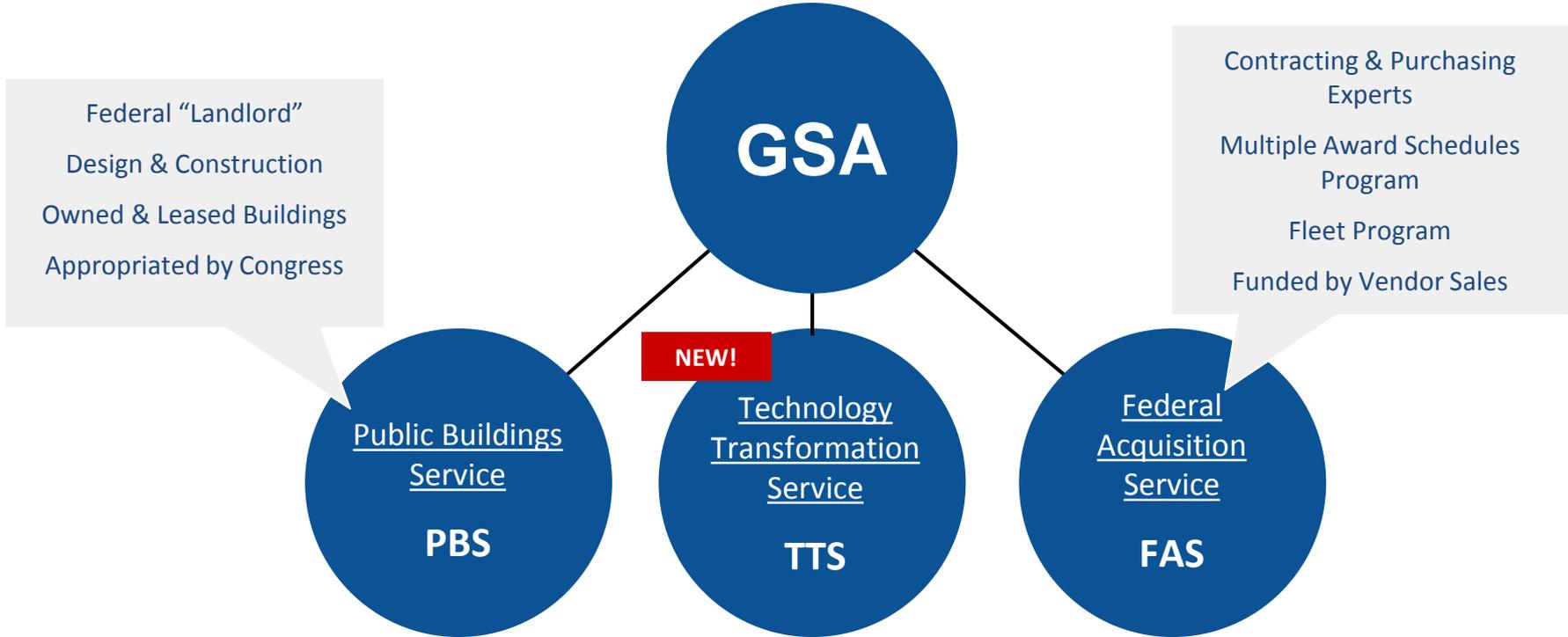


- 430 GSA Employees
- 100,000 Federal Employees



Making the Workplace Work

Organizational Structure

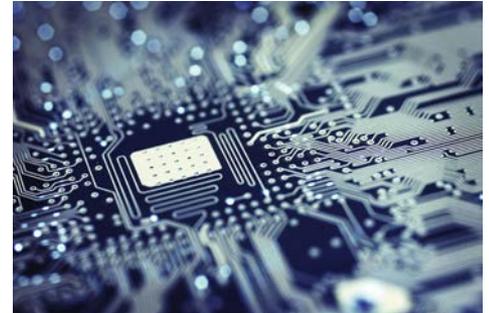




Making the Workplace Work

Federal Acquisition Service

- Administrative Support
- Workplace Environment
- Facilities and Tools
- Security, Scientific, Hospitality, Prefab Buildings and Building Materials
- Professional Services
- Motor Vehicles
- Card Services
- Travel
- Employee Relocation
- Freight
- Package Delivery
- Telecommunications
- IT Software
- IT Hardware
- IT Consulting
- IT Outsourcing
- IT Security





Making the Workplace Work

Public Buildings Service

- Workplace Consulting & Planning
- Design and Construction
- Facilities Management
- Environmental Programs
- Property Management
- Historic Preservation
- Real Estate Acquisition & Disposal



PBS manages the federal real estate portfolio and delivers effective federal workplaces, at superior value to the American taxpayer.



Making the Workplace Work

National Real Estate Portfolio

8,792 Properties

374.1 million SF

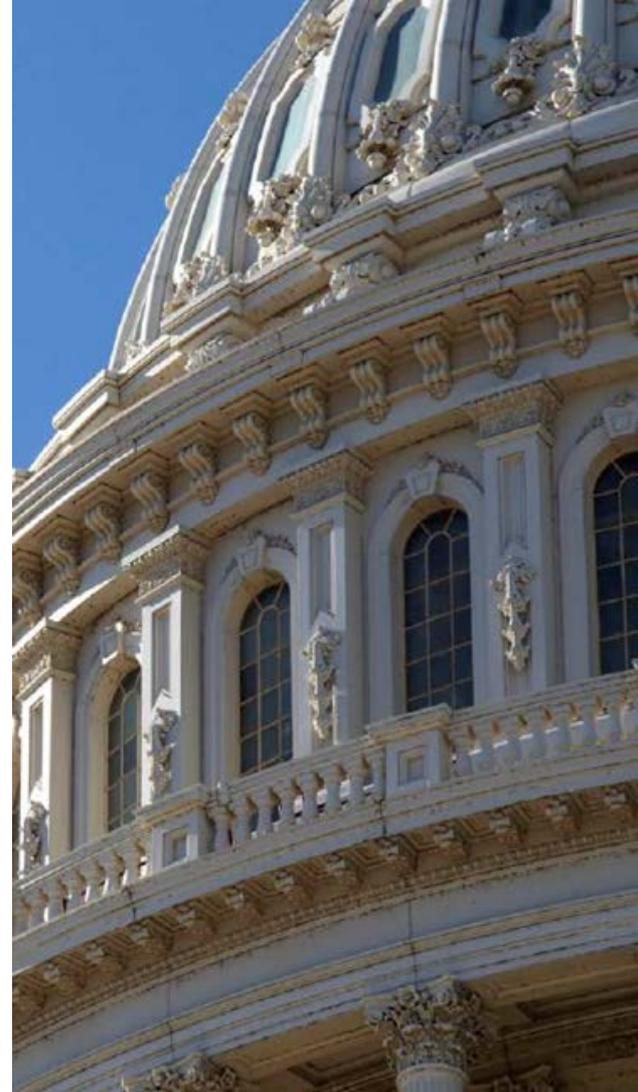
- ❖ Owned: 1,621 properties 183.2 million SF
- ❖ Leased: 7,171 properties 190.8 million SF
- ❖ \$5.5 billion annual rental payments to building owners

582 Land Ports of Entry

552 owned, 30 leased

Top Customers

Department of Justice, Department of Homeland Security, Judiciary, Social Security Administration, Treasury Department





Making the Workplace Work

R10 Real Estate Portfolio

531 properties

15.17 million SF

- Owned: 106 properties 8.1 million SF
- Leased: 425 properties 7.1 million SF
- \$192 million annual rental payments to building owners

16 Land Ports of Entry

Top Customers

Judiciary, Dept of Justice, Dept of Homeland Security, Dept of the Interior, Dept of Energy



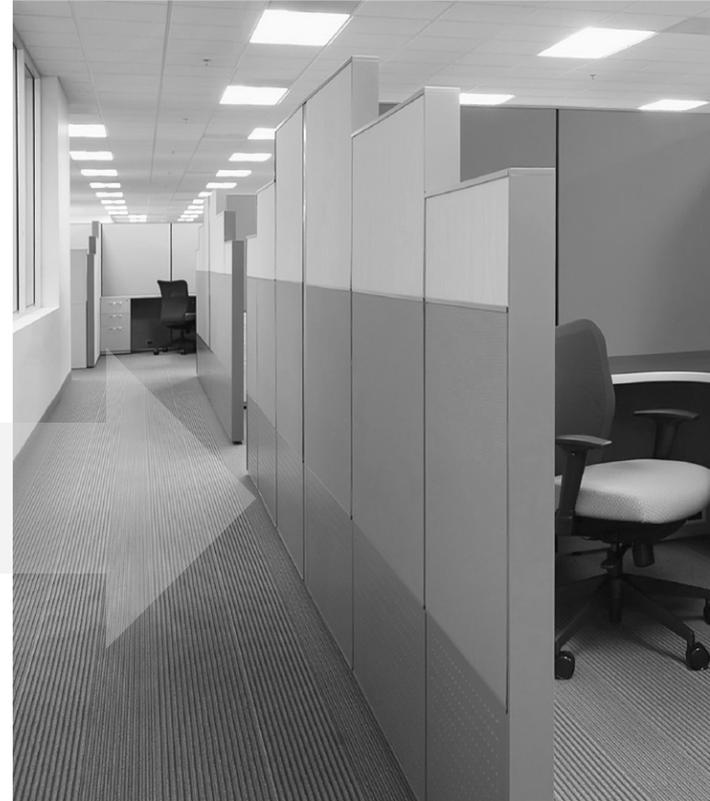
*U.S. Army Corps of Engineers District
HQ, Seattle, Federal Center South*



Making the Workplace Work

Background

- ❖ Underutilized federal office space
- ❖ Outdated workplace expectations
(“cube farms”, hard-wall offices, high panels)
- ❖ Missions keep growing; budgets keep shrinking
- ❖ Growing catalog of Federal space & efficiency standards



IMPACTS:

- Excessive workspace cost
- Staff recruiting and retention suffer
- Workspace can't adapt as missions change



Making the Workplace Work

The Challenge



1. Meet Federal space efficiency standards
2. Improve mission effectiveness
3. Create destination workplaces
4. Produce energy and carbon savings
5. Save taxpayer dollars





Making the Workplace Work

GSA “Total Workplace”

“Total Workplace” is...

- 1. A vision of a Federal Workplace that better supports agency missions, is highly efficient, highly sustainable and highly desirable as a place to work.*
- 2. A nationwide consulting team with the expertise and resources to help our agency customers achieve that vision.*





Making the Workplace Work

“TWP” Value Proposition

- ❖ Position opportunities for up to 40% reduction in long term real estate costs
- ❖ Deliver space and IT that support staff choice in how and where to work
- ❖ Use a deep-dive approach to understanding needs, offering options and guiding decisions
- ❖ Leverage a track record of success in assisting agencies through complex workplace transitions



The millennial generation expect work to be more flexible, collaborative and dynamic.



Making the Workplace Work

Workplace Best Practices



1. **Work patterns** drive workspace design decisions
2. **Neighborhoods** support specific work patterns
3. **Mobile technology** is available to all
4. **Flexibility and Choice** in how and where to work are encouraged
5. **Acoustics and privacy** are carefully managed
6. **Access to daylight and views** is protected



Making the Workplace Work

Best Practices (contd'): "Walk the Talk"



Denise Turner-Roth, GSA Administrator, at her workstation at GSA HQ in Washington, D.C.



George Northcroft, Region 10 Administrator, sitting at a drop-in workstation in GSA's Auburn, WA HQ.

- GSA's National and Regional Leadership exemplify GSA's national commitment to move from legacy offices that are static, inflexible and hierarchical to more open, collaborative and efficient workspaces.
- Both have vacated traditional hard wall office suites, which have been converted to publicly available meeting rooms.

out with
the Old

&

in with
the New





GSA Northwest/ArcticRegion

Recent Case Studies

Health & Human Services

Columbia Center, Seattle

- ~ 40% footprint reduction
- ~ \$4.0M taxpayer savings (10 yrs.)



- ✓ Occupied, April 2014 on accelerated schedule
- ✓ Full multi-floor build-out and relocation of 305 staff
- ✓ 14 divisions with individual discretion over design (mix of offices & high wall workstations)

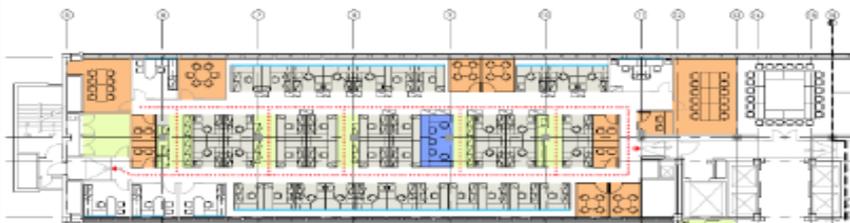
Fish & Wildlife Service

911 Federal Building, Portland

- ~ 30% footprint reduction
- ~ \$2.47M agency savings (10 yrs.)

CONCEPT PLAN - EAST 4TH FLOOR

Scale 1" = 20'0"



- ✓ Completed December, 2015
- ✓ Consolidated 295 staff in-place on 3+ floors (vacated 1.5+ floors)
- ✓ Design approach: Install space efficient FFE, open up space to views and light; retain selected hard wall offices and repurpose to minimize cost.



Thank You

George Northcroft
Regional Administrator
GSA Northwest/Arctic Region
253-266-5186 cell
george.northcroft@gsa.gov

Erika Mascorro
Special Assistant to the Regional Administrator
GSA Northwest/Arctic Region
253-397-0663 cell
erika.mascorro@gsa.gov

James Truhan
Workplace Services Program Manager

Carol Q. Hunt
Total Workplace Program Specialist
GSA Northwest/Arctic Region
206-220-4384
carol.hunt@gsa.gov

