



Committee: House Transportation & Infrastructure Subcommittee on Economic Development, Public Buildings & Emergency Management

Event: [Shedding Wasted Space: Roundtable on Effective Implementation of Public Buildings Reforms](#)

Date: June 9, 2026

Executive Summary:

On June 9, 2026, the House Transportation & Infrastructure Subcommittee on Economic Development, Public Buildings & Emergency Management hosted a roundtable, titled, “Shedding Wasted Space: Roundtable on Effective Implementation of Public Buildings Reform.” Discussion centered around General Service Administration’s (GSA) contract optimization, building stock management and sales, and occupancy metrics.

Member Toplines:

[Chair Scott Perry \(R-PA-0\)](#): Perry stated that the roundtable’s discussion will center on the implementation of the Public Buildings Reforms (PBR) that were passed in the 2024 reauthorization of the *Water Resources Development Act*, which instituted a 60 percent building utilization threshold; otherwise, agencies must sell their excess stock. He noted that building utilization data was submitted two months late and was erroneous. He stressed the importance of public-private partnerships, federal office leases, and continuing to reduce building stock. He underscored the importance of returning money to taxpayers, stressing the importance of avoiding selling buildings for below market value. He noted that federal building stock has been on the Government Accountability Office’s high-risk list for the past 23 years.

*Ranking Member Greg Stanton (D-AZ-04)*¹: Stanton emphasized that federal property is expensive, complicated, and must be better managed to save taxpayers money. He raised concerns at the Department of Homeland Security (DHS) buying warehouses without due process to serve as detention centers.

Full Committee Ranking Member Rick Larsen (D-WA-01): Larsen attested to the need for upgrading port facilities and expressed concern at GSA’s ability to complete projects, citing its staffing being nearly halved since the start of the Trump administration. He expressed interest in GSA’s budget request, as well as implementation status and challenges regarding PBR.

Roundtable Attendees:

- Andrew Heller, Acting Public Buildings Service Commissioner, General Services Administration (GSA)
- Nick Rahall, Board Member, Public Buildings Reform Board

¹ Stanton and Larsen’s opening statements were not available online at the time of this memo’s distribution.

- David Winstead, Board Member, Public Buildings Reform Board & Former GSA Commissioner
- David Marroni, Director, Physical Infrastructure, Government Accountability Office
- Joseph Brennan, Executive Managing Director, JLL
- Tim Hutchens, Executive Vice President, CBRE
- Adam Bodner, Principal, ABodner Consulting

Major Takeaways:

Contracts & Leasing

- Perry asked Marroni about the potential for a new broker contract ahead of the January 1, 2027 expiration date. Marroni expressed interest in avoiding a contract lapse.
 - Heller attested to the value of broker partnerships, noting that they have facilitated better sales than auctions, and shared that GSA will host an industry day ahead of contract renewal.
- Perry asked how leases are prioritized. Heller replied that GSA prioritizes the dollar value, lease expiration date, and building size in review, relying on a lease optimization metric. Heller added that GSA tracks extensions, holdovers, comparisons to market-rates, and shared that some metric data is available to the public.
- Larsen flagged that many buildings are not hitting the 60 percent occupancy threshold. Heller acknowledged data anomalies, citing auditoriums and conference rooms as not being accurately weighed. He shared that GSA is working on occupation recommendations for the Office of Management & Budget and plans to discuss further with Congress. Hutchens added that net usable space is not well defined within the *Use It Act*.
- Hutchens emphasized that longer leases and leasing certainty facilitates landlord investment.

Building Sales & Upgrades

- Stanton asked why the recent GSA building sale in Washington, D.C. was significantly below market rate. Hutchens explained that outdated buildings necessitate expensive upgrades, ultimately lowering their market value and listed price. He noted that federal buildings often have high renovation, rehabilitation, and deferred maintenance costs, especially when building use changes.
- Winstead attested to the importance of the speed at which GSA buildings are being listed for sale.
- Perry solicited feedback on accelerating sales. Rahall, Heller, and Brennan explained that deferred maintenance is the largest obstacle to selling off building stock. Heller also flagged that building sales cannot happen if there are preexisting leases.
- Del. **Eleanor Holmes Norton** (D-DC-AL) asked if GSA should develop a mixed use building plan for Federal Center Southwest before further sales are made. Heller expressed his interest in community collaboration and shared that GSA is working to relocate the Department of Energy from the Forrestal building to the LBJ building using their optimization funding, and attested to other ongoing consolidation efforts.

- Heller explained that GSA leverages energy savings partnerships with private companies, who provide upfront capital for building equipment upgrades, and GSA then pays back via utility bill savings.
- Winstead attested to the value of the Federal Asset Fund, but noted that outgoing funds must be appropriated, which hinders downsizing and upgrades. Rahall shared that agencies should be incentivized to sell federal buildings by being allowed to repurpose the funds themselves.
- Stanton noted that DHS is now trying to sell recently acquired warehouses and asked about the legality of these transactions. Heller answered that GSA has not been notified of any sales, but affirmed that GSA should be involved in the process.