

## Union Calendar No. 335

118<sup>TH</sup> CONGRESS  
2<sup>D</sup> SESSION

# H. R. 6278

[Report No. 118-408]

To direct the Administrator of General Services to identify two Federal agencies to consolidate into the GSA Headquarters Building, and for other purposes.

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### IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 7, 2023

Mr. PERRY introduced the following bill; which was referred to the Committee on Transportation and Infrastructure

MARCH 5, 2024

Committed to the Committee of the Whole House on the State of the Union and ordered to be printed

# **A BILL**

To direct the Administrator of General Services to identify two Federal agencies to consolidate into the GSA Headquarters Building, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Maximizing Office  
5 Value and Efficiency Act of 2023” or the “MOVE Act  
6 of 2023”.

7 **SEC. 2. PUBLIC BUILDING CONSOLIDATION AND SALE.**

8 (a) CONSOLIDATION PLAN.—Except as provided in  
9 subsection (c), not later than 1 year after the date of en-  
10 actment of this Act, the Administrator, in coordination  
11 with the director, shall—

12 (1) subject to paragraph (3), identify not less  
13 than 2 Federal agencies to consolidate into the GSA  
14 Headquarters Building that will produce a building  
15 utilization of not less than 60 percent;

16 (2) submit to the Committee on Transportation  
17 and Infrastructure of the House of Representatives  
18 and the Committee on Environment and Public  
19 Works of the Senate a plan to consolidate under  
20 paragraph (1); and

21 (3) in identifying Federal agencies under para-  
22 graph (1), consider Federal agencies that use on av-  
23 erage 9 percent or less of the capacity of the head-  
24 quarters buildings of such agencies as identified by  
25 the Government Accountability Office pursuant to

1 the statement of the Government Accountability Of-  
2 fice titled “Federal Real Property: Preliminary Re-  
3 sults Show Federal Buildings Remain Underutilized  
4 Due to Longstanding Challenges and Increased  
5 Telework” and issued on July 13, 2023 (GAO-23-  
6 106200).

7 (b) COMMENCEMENT OF CONSOLIDATION.—Not later  
8 than 1 year after submission of the plan pursuant to sub-  
9 section (a)(2), the Administrator shall commence imple-  
10 mentation of such plan.

11 (c) ALTERNATIVE PLAN.—If the Administrator, in  
12 coordination with the Director, fails to identify Federal  
13 agencies pursuant to subsection (a)(1) and complete a  
14 consolidation under subsection (a)(2) not later than 3  
15 years after the submission date of the plan described in  
16 subsection (a)(2), the Administrator shall consolidate the  
17 General Services Administration personnel based in the  
18 GSA Headquarters Building into another federally-owned  
19 public building occupied by another Federal agency and  
20 prepare the GSA Headquarters Building for sale.

21 (d) SALES.—

22 (1) IN GENERAL.—Not later than 1 year after  
23 implementation of the plan pursuant to subsection  
24 (a)(2), the Administrator shall sell any public build-

1       ings vacated as a result of such plan for fair market  
2       value at highest and best use.

3           (2) ALTERNATIVE SALE.—In the event, the al-  
4       ternative plan is carried out pursuant to subsection  
5       (c), the Administrator shall sell the GSA Head-  
6       quarters Building for fair market value at highest  
7       and best use.

8           (3) NET PROCEEDS.—Any net proceeds from a  
9       sale under this subsection shall be paid into an ac-  
10      count in the Federal Buildings Fund established  
11      under section 592 of title 40, United States Code,  
12      and upon deposit, such proceeds may be expended  
13      only subject to a specific future appropriation.

14      (e) DEFINITIONS.—In this Act:

15           (1) ACTUAL UTILIZATION RATE.—The term  
16      “actual utilization rate” means the total useable  
17      square footage of a public building or federally-  
18      leased space divided by the occupancy.

19           (2) ADMINISTRATOR.—The term “Adminis-  
20      trator” means the Administrator of General Serv-  
21      ices.

22           (3) BUILDING UTILIZATION.—The term “build-  
23      ing utilization” means the percentage of utilization  
24      generated by comparing the actual utilization rate

1 with the capacity based on a utilization benchmark  
2 of 150 useable square feet per person.

3 (4) CAPACITY.—The term “capacity” means the  
4 total usable square footage of a public building or  
5 federally-leased space divided by a utilization bench-  
6 mark.

7 (5) DIRECTOR.—The term “Director” means  
8 the Director of the Office of Management and Budg-  
9 et.

10 (6) FEDERAL AGENCY.—The term “Federal  
11 agency” means an executive department covered by  
12 the CFO Act of 1990 (Public Law 101–576).

13 (7) GSA HEADQUARTERS BUILDING.—The term  
14 “GSA Headquarters Building” means the property  
15 located at 1800 F Street NW in Washington, Dis-  
16 trict of Columbia.

17 (8) OCCUPANCY.—The term “occupancy”  
18 means the total number of employees performing du-  
19 ties in-person in a public building or federally-leased  
20 space at least 5 days per week on a regular basis.



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