



Committee on Transportation and Infrastructure
U.S. House of Representatives
Washington, DC 20515

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Chair

Jack Ruddy, Staff Director

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Ranking Member

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April 18, 2025

The Honorable Mike Peters
Commissioner of Public Buildings
United States General Services Administration
1800 F Street, NW
Washington, DC 20405

Dear Commissioner Peters:

We are extremely concerned about the chaos within the General Services Administration's (GSA) Public Buildings Service (PBS) and your failure to communicate with the Committee on Transportation and Infrastructure's (T&I) minority member offices and staff. Please provide responses to all questions raised in this letter no later than May 16, 2025.

While the Trump Administration is not the first to prioritize shrinking the federal real estate footprint, it is the first to use the elimination of the federal workforce as a tool to achieve that goal.¹ The Return to Office (RTO) mandate, the Fork in the Road deferred resignation offer, the Reduction in Force (RIF) and agency reorganization requirements each have similar purposes—to cut the federal workforce and reduce the federal government's real estate footprint.

While touting government efficiency, the Trump Administration is causing massive inefficiency. Requiring all federal workers to return to the office five days a week when their offices do not have sufficient space is inefficient.² Terminating leases without understanding the value or necessity of the work being done within that space is inefficient.³ Requiring people to report to workstations hundreds of miles away from their homes is inefficient.⁴ Terminating leases that the government does not have the legal right to terminate and then rescinding the termination is inefficient.⁵ Terminating leases and not telling the agencies in the leased space is inefficient.⁶

¹ <https://obamawhitehouse.archives.gov/blog/2015/03/25/national-strategy-reducing-Federal-government-s-real-estate-footprint>

² <https://www.cnn.com/2025/03/04/politics/federal-employees-return-to-office-problems/index.html>

³ <https://www.washingtonpost.com/business/2025/03/02/doge-nuclear-worker-firings-musk-trump/>

⁴ <https://www.washingtonpost.com/dc-md-va/2025/03/14/federal-return-to-office-remote-workers/>

⁵ <https://www.cbsnews.com/news/doge-cuts-hundreds-federal-offices-start-empty-summer/>

⁶ Ibid

Perhaps the most inefficient actions the Administration has taken at GSA stem from workforce reductions within PBS. According to Assistant Commissioner for Facilities Management Andrew Heller, PBS intends to eliminate 3,557 positions—about 63% of its total workforce.⁷ PBS Regions 9—Pacific Rim—and 10—Northwest/Arctic—have also been decimated.⁸ Leasing realty specialists, lease contracting officers, design and construction specialists, sustainability program managers, archeologists, architects, historic preservation specialists, and facilities managers all over the country have been terminated.

Shuttering offices, terminating leases, relocating agencies—each of these activities require experienced contracting officials and real estate experts as well as complex planning, budgeting and execution between PBS and its tenants. We are concerned that PBS will not be able to adequately perform its duties because its own workforce is in disarray and that having agencies hold over in space after their lease has terminated is expensive for the government.

- *Please provide to the Committee the number of leases currently in holdover and how you will avoid additional holding overs now that GSA has terminated so many contracting officers.*

Inflation Reduction Act:

The Inflation Reduction Act (IRA) provided GSA with \$3.4 billion: \$975 million to support Emerging and Sustainable Technologies (E&ST); \$2.15 billion for Low-Embodied Carbon (LEC) materials in construction and renovation projects; and \$250 million to turn GSA facilities into High Performance Green Buildings (HPGB).

GSA identified 164 projects to be supported with the IRA funding—42 federal courthouses, 69 federal buildings and 53 land ports of entry (LPOE).⁹ These projects include modernizing land ports of entry, replacing windows, repairing building facades, making deep energy retrofits, installing stormwater management technology, stabilizing garages and foundations, resurfacing parking lots, and replacing windows and lighting. It is our understanding that at the end of the Biden Administration PBS had committed \$2.7 billion of the IRA funding.¹⁰

- *Has GSA paused the distribution or obligation of the IRA funding?*
- *What is the status of the 164 construction projects that GSA has in the pipeline?*
- *Will GSA move forward with the projects for which funding has not yet been obligated?*

⁷ <https://federalnewsnetwork.com/workforce/2025/02/gsas-public-buildings-service-seeks-63-cut-to-workforce-in-rif/>

⁸ <https://www.govexec.com/workforce/2025/03/gsa-continues-slow-drip-rifs-nearly-wiping-out-entire-offices/403573/>

⁹ <https://www.gsa.gov/about-us/newsroom/news-releases/bidenharris-administration-announces-2-billion-for-cleaner-construction-projects-to-tackle-the-climate-crisis-spur-american-innovation-and-create-good-paying-jobs-as-part-of-investing-in-america-agenda-11062023>

¹⁰ Email from former GSA staff to T&I minority staff on March 25, 2025

Bipartisan Infrastructure Law:

The Bipartisan Infrastructure Law (BIL) provided GSA with \$3.4 billion to construct and modernize more than 50 border stations including major construction projects at 20 land ports of entry along the northern border and six land ports of entry along the southern border.¹¹

- *What is the status of the border station projects that GSA had in the pipeline at the end of the Biden Administration?*

Building Disposals:

On March 4th GSA published a list of 440 “non-core” assets available for sale, sale-lease backs, ground leases and “other forms of public/private partnerships to drive the full optimization of our space while delivering our federal employees the high-quality work environments they need to fulfill their missions.”¹² GSA rescinded that list within 24 hours.¹³

Two weeks after Stephen Ehekian was appointed the Acting Administrator of General Services, his brother, Brad Ehekian, made an unsolicited bid for a 17-acre federal property in Menlo Park, CA.¹⁴ The bid was \$65 million, about half the amount that GSA tried to sell the campus for in 2022.¹⁵

- *How was the March 4th disposal list compiled and why was it rescinded? How will you ensure that building disposals are carried out in an ethical and transparent manner?*

Construction and Design Standards:

GSA recently rescinded the P-100 Facilities Standards which establish the design, architecture, engineering, fire protection, historic preservation and performance requirements for new buildings and major repair and alteration projects.¹⁶ The rescission of design standards will no doubt impact construction and renovation projects that have already been designed.

- *Please provide answers to the Committee on whether, as a result of the rescission, contracts and work scopes need to be redrafted and what standards architects,*

¹¹ <https://www.gsa.gov/real-estate/gsa-properties/land-ports-of-entry-and-the-bipartisan-infrastructure-law>

¹² https://www.gsa.gov/about-us/newsroom/news-releases/statement-regarding-gsas-disposal-of-noncore-assets-03042025?utm_medium=email&utm_source=govDelivery

¹³ <https://www.facilitiesdive.com/news/gsa-rescinds-controversial-list-of-properties-to-sell-for-now/741767/>

¹⁴ <https://www.msn.com/en-us/news/us/brother-of-trump-s-gsa-leader-tried-to-buy-prime-federal-property/ar-AA1APKfN>

¹⁵ <https://www.gsa.gov/real-estate/real-estate-services/real-property-disposition/property-sales/rockaway-grove?gsaredirect=rockawaygrove>

¹⁶ https://www.gsa.gov/system/files/PBS_Core_Building_Standards_Memorandum%2024FEB.25.pdf

engineers, designers and contractors are expected to follow in the absence of the clear guidelines set forth in the P-100.

Childcare in Federal Buildings:

GSA provides space and services for child-care centers in facilities under GSA control.¹⁷ According to a recent press report, PBS recently abolished its child-care office, fired all but one employee and stopped providing accreditation to the centers.¹⁸

- *Please provide answers to the Committee on why GSA abolished its Child Care Center program and how the closure will impact the cost, quality and availability of child-care for the federal employees who have their children enrolled in these licensed centers.*

Lack of Communication:

Your office has failed to provide responses to multiple requests for information submitted by Transportation and Infrastructure minority staff. This is unacceptable and actively thwarts Congressional oversight efforts. I urge you to respond to Congressional inquiries and provide regular briefings to the Committee on PBS's real property activities.

If you have questions about this request, please contact Ann Jacobs with the Minority staff on the Subcommittee on Economic Development, Public Buildings, and Emergency Management at ann.jacobs@mail.house.gov or 202-226-0231. Thank you for your prompt attention to this matter.

Sincerely,



Rick Larsen
Ranking Member
Committee on Transportation
and Infrastructure



Greg Stanton
Ranking Member
Subcommittee on Economic
Development, Public
Buildings and Emergency
Management

¹⁷ https://www.gsa.gov/system/files/Child_Care_Center_Directors_Desk_Guide_2022_%281%29.pdf

¹⁸ <https://www.washingtonpost.com/dc-md-va/2025/03/30/gsa-child-care-centers-federal-buildings/>



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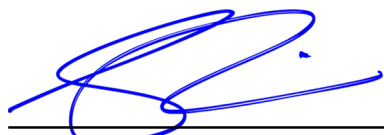
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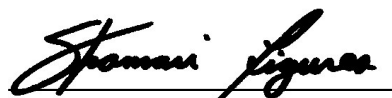
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