U.S. General Services Administration

1800F Reimagined

Industry Outreach

June 2, 2026

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Welcome to 1800F

Greg Justice, Associate Administrator, Office of Small Business

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Opening Remarks

Ed Forst, GSA Administrator

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David Shive, GSA Chief Information Officer

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Opening Remarks

Andrew Heller, Acting PBS Commissioner

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Today's Agenda

Industry Presentations

- **Project Overview** - Hallie Futterman, Project Executive
- **Acquisition Overview** - James Adamo, Director, Office of Acquisition, Capital Construction Division
- **Furniture Overview** - Dana Wichman, Senior Interior Designer & Furniture POC/COR
- **Technology Overview** - Sandy Shadchehr, Director of Building Technologies Management Division

Q&A

Networking

Project Overview

Hallie Futterman, Project Executive

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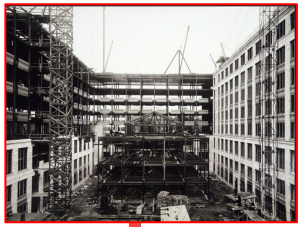
1800 F History

Construction completed; building opens for use by the Dept. of the Interior
1917



Building becomes the headquarters for the U.S. General Services Administration (GSA)
1949

1800 F Revitalization
2028

111 Years Later

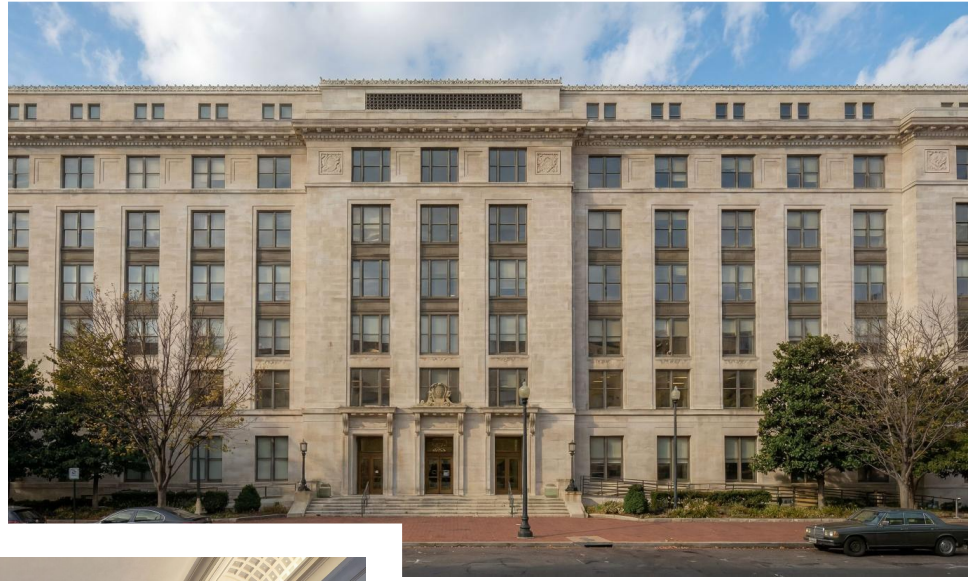
TODAY

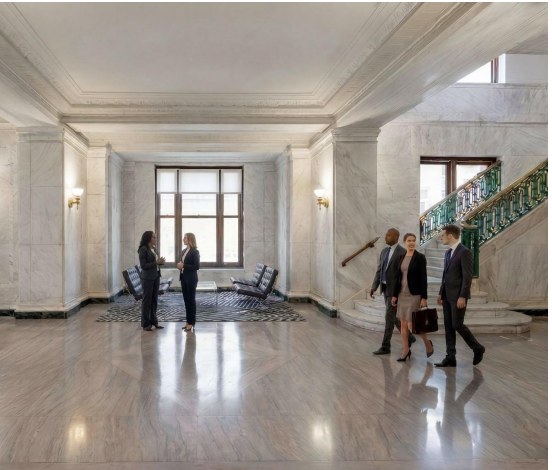
1915
Building designed as offices for the U.S. Department of the Interior

1935
Significant modernization and upgrade undertaken

2012-2013
1800 F Phase 1

Revitalization





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1800 F Revitalization

The objective of 1800 F is to create a future-ready, adaptable, and mission-aligned headquarters that serves as both a high-performing workplace and a civic destination, setting a new standard for federal facilities.

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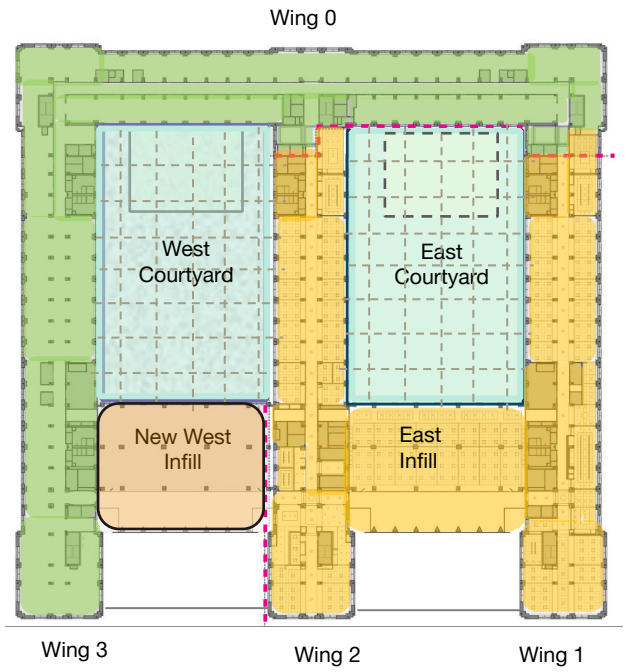
Project Scope



Wings 0 and 3: Undergoing a full renovation featuring new furnishings, updated finishes, and improved building systems.

Specialized Areas: The auditorium and library will be renovated with enhanced seating and audiovisual equipment; the fitness center will receive upgrades, including locker rooms and shower facilities.

System Upgrades: Elevators will be modernized; historic windows and cast-iron elements will be restored; roofs and plumbing will be replaced; fire safety systems will be expanded; telecommunications will be improved; and the building envelope will be refurbished.

New West Infill: A proposed infill between Wings 2 and 3 aims to add office space and a glass atrium.

Wings Refresh: Wings 1 and 2, along with the East Infill, will be updated to align with the overall construction, creating a cohesive interior throughout the building.

Courtyards: Transform courtyards into versatile spaces that integrate parking, building amenities, and innovative workspaces.

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Scope Elements

EARLY DEMO WORK

In Progress

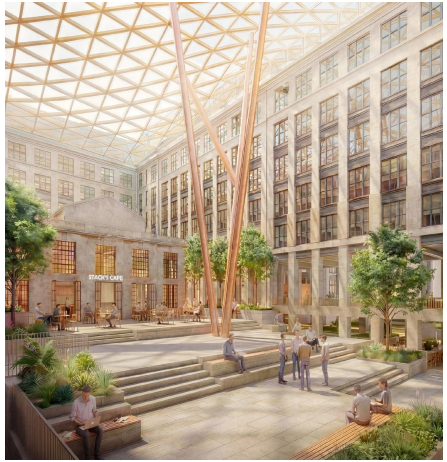
CORE & SHELL DESIGN

CDs

INTERIOR DESIGN

DIDs

COURTYARDS DESIGN



DIDs

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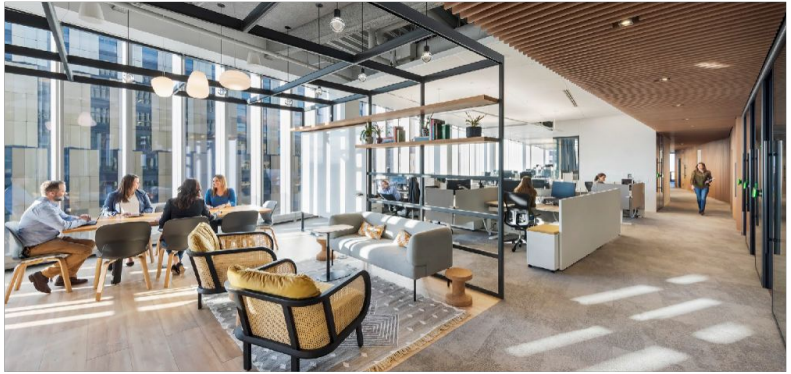
Design Ideas for Workspaces



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Design Ideas for Amenities

EAST COURTYARD - AUDITORIUM

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Design Ideas for Activating the Courtyards

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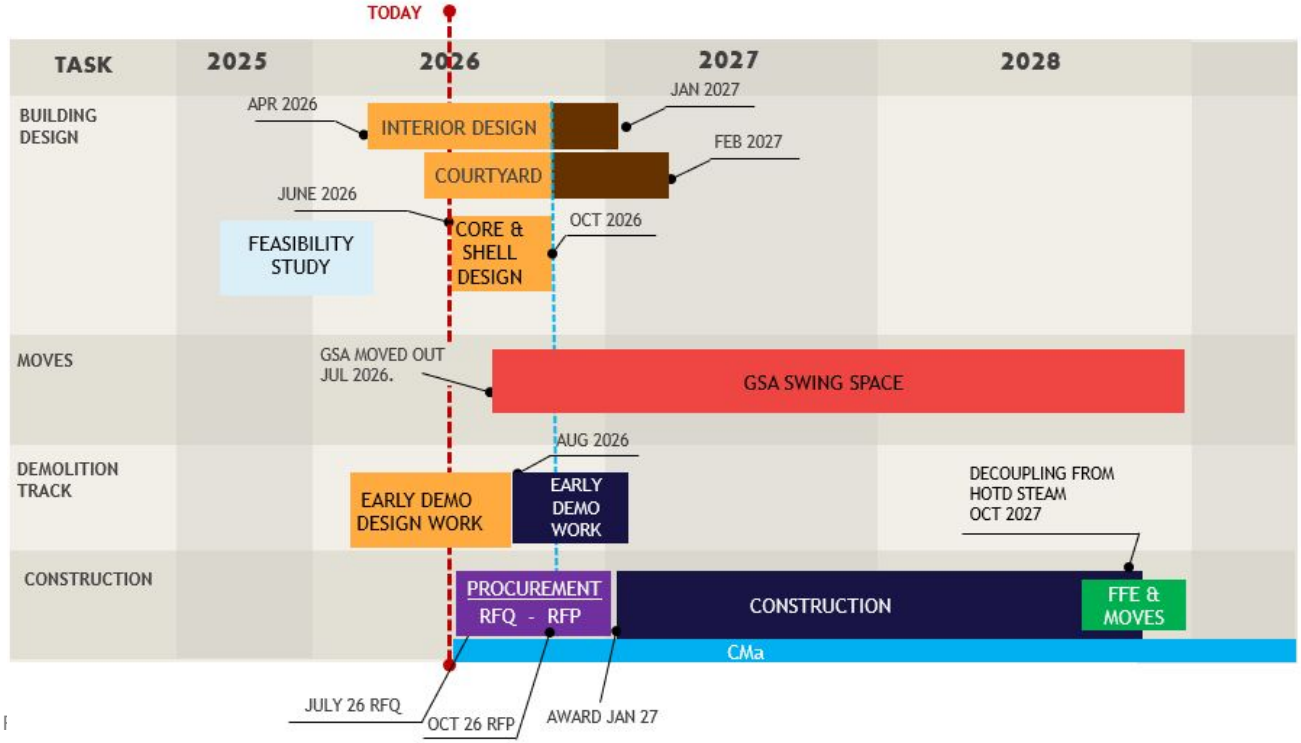
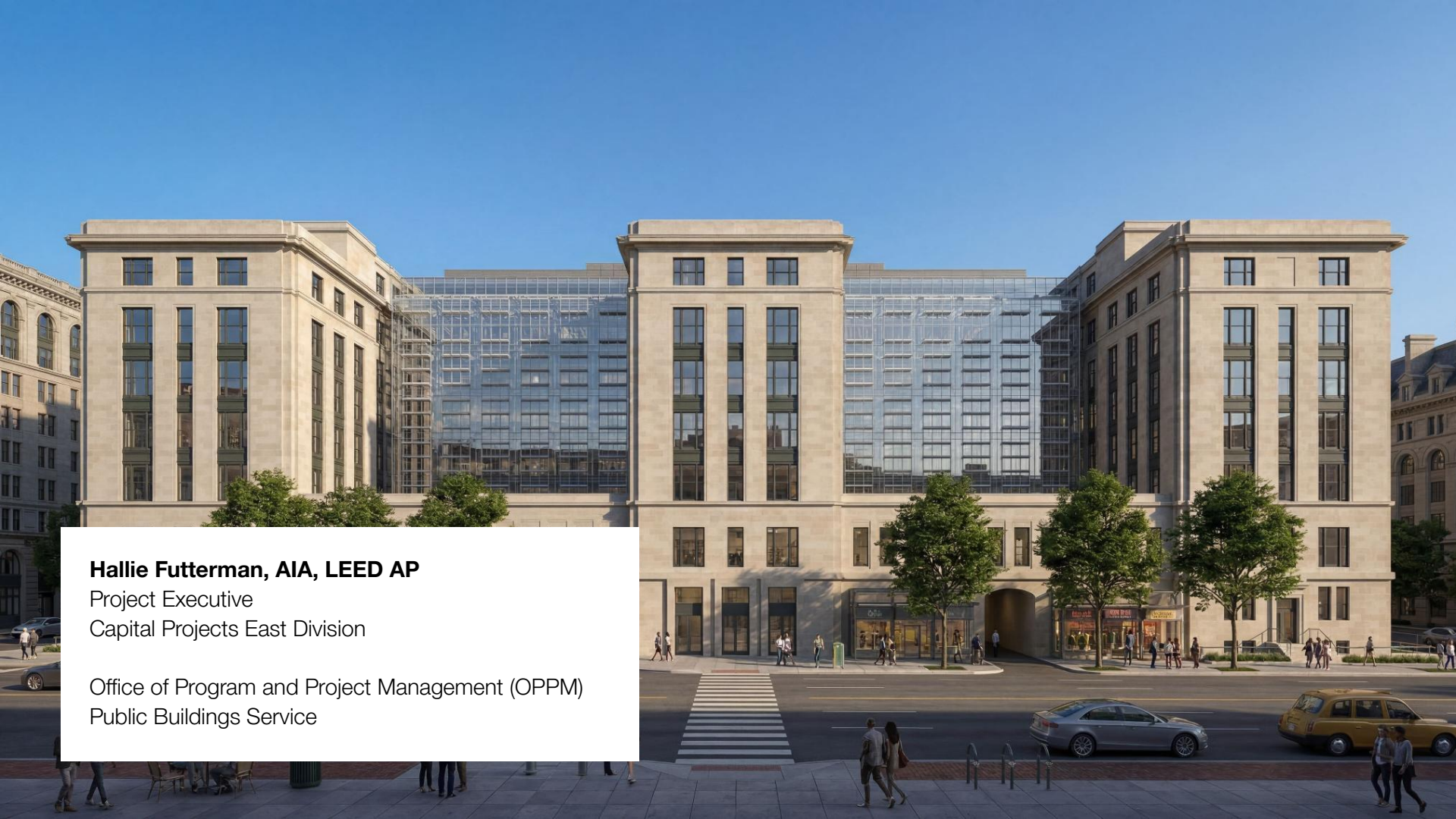
Project Roadmap





Hallie Futterman, AIA, LEED AP
Project Executive
Capital Projects East Division

Office of Program and Project Management (OPPM)
Public Buildings Service

Acquisitions

Jim Adamo, Director, Office of Acquisition,
Capital Construction Division

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GSA Headquarters Revitalization

Current Occupancy	Future Occupancy
GSA PBS & FAS	**GSA & Office of Personnel Management**

Modernization Objectives

Performance improvements and multi-tenant use optimization

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Acquisition Strategy

TWO-PHASE SOLICITATION

Phase I: Request for Qualifications (RFQ)

Phase II: Request for Proposal (RFP)

- Down Select to Phase II
- Best Value Trade Off Award Decision

DELIVERY METHOD & STANDARDS

- Construction Manager as Constructor (CMc)
- Cost Accounting Standards (CAS)

ESTIMATED MAGNITUDE

$275M - $325M

Estimated Magnitude of Construction

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Procurement Timeline

Key Project Milestones and Deadlines

JUL 2026
RFQ DATE

Official Solicitation Issuance

OCT 2026
RFP DATE

JAN 2027
AWARD

Scheduled Project Award Date

DEC 2028
OCCUPANCY

Hard deadline for GSA & OPM
Total duration
Up to 24 months

CONCURRENT ACTIVITIES

- A separate demolition and abatement contract will be ongoing, scheduled for completion by March 2027.
- A separate relocation contract for building tenants is currently ongoing and expected to be completed by August 2026.

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Three Main Components of Work

Project Scope and Design Status Overview

WORK COMPONENT DETAILS

SCOPE	DESIGN STATUS	PRICING TYPE
Core & Shell (Early Work Package)	100%	FFP
Interior	~50%	GMP
Exterior	~35%	GMP

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The CMc Delivery Method

The Construction Manager as Constructor (CMc) Delivery Method is a **Fixed-Price Incentive Contract** (FAR 16.404). The CMc Contractor provides advisory management services before construction and acts as a general contractor during construction.

1. Design Phase (Base)

"The CMc provides advisory professional management assistance to the owner during planning and design."

Contract Type:

- **Firm-Fixed-Price (FFP)**
- Services include constructability, cost estimating, and scheduling.

2. Construction Phase (Option)

"The CMc acts as a general contractor during construction."

Contract Type:

- **Guaranteed Maximum Price (GMP)**
- Responsible for construction options following design completion.

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The CMc Delivery Method – Design Phase

CMc services are solicited during the design phase (roughly concept design) for **FFP Design Phase Services** and a GMP Construction Option(s). During performance of the **Design Phase Services**, the CMc Contractor advises the owner and the Architect-Engineer (A/E) on:

Constructability	Work Phasing & Sequencing	Systems Analysis
Involvement of Trades	Cost Reconciliation	Market Analysis
Risk Assessments	Cost Estimating	Scheduling

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The CMc Delivery Method – Construction Phase

Initial GMP Option Price (Target)

Given that the CMc contractor is hired before the design is complete, the need to have a price within the available budget is met by the CMc contractor guaranteeing a maximum price (GMP), which is a ceiling on the eventual construction price.

Final GMP Option Price (Final)

At approximately 75% design, GSA requests a final GMP option price for construction.

Constraint: The Initial GMP can go down, but not up (unless there is additional scope added to the project).

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Early Work Package - Core and Shell

What is an Early Work Package?

An “Early Work Package” is a set of construction activities that can be clearly defined and separately performed from the remainder of the construction work.

Core and Shell Specifics

- Priced separately as a **firm-fixed-price** contract line item.
- Included in the award as an **Early Work Package**.

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Sample CMc Pricing Table

CLIN	ITEM DESCRIPTION	PRICE / VALUE
1	Design Phase Services (Firm Fixed Price)	$ _____
2	Target Estimated Cost of Work (ECW)	$ _____
3	CMc Contingency Allowance (CCA) Percentage	____3_____ %
4	CCA (2x3)	$ _____
5	Fee Percentage	_____ %
6	Fee (2x5)	$ _____
7	Guaranteed Maximum Price (GMP) Option (2+4+6)	$ _____
8	Total Evaluated Price (1+7)	$ _____

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GSA CMc Pricing Structure

Estimated Cost of the Work (ECW)

The estimated cost of construction activities, excluding home office overhead.

Fee for the Construction Work

The established amount for the contractor's profit and home office overhead.

CMc Contingency Allowance (CCA)

Reimbursable costs for the contractor's exclusive use during construction (e.g., estimating errors). Not for change orders.

Guaranteed Maximum Price (GMP)

The sum of the ECW, CCA, and the Fee for the construction work.

Furniture Solutions for 1800F

Dana Wichman, Senior Interior Designer & Furniture POC/COR

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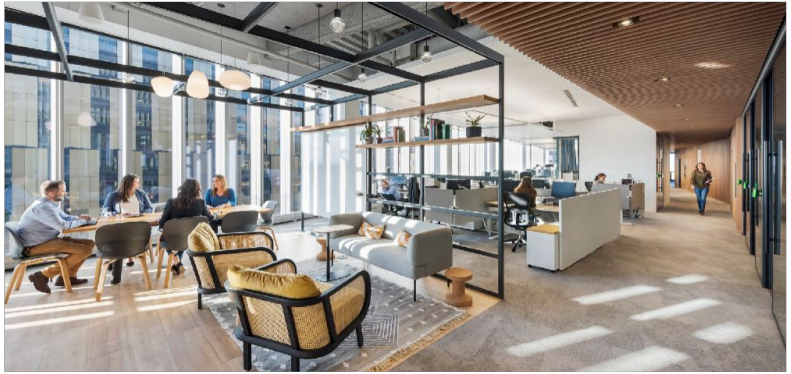
Design Ideas for Workspaces



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The Federal Workforce Has Changed

The Furniture Hasn't – Until Now.

In 15 years the next generation of federal employees will work differently again. We need furniture that evolves with them — not furniture we have to replace.

15 Years Ago

- Assigned workstations
- Private offices as status
- Scheduled meetings only
- One size fits all
- Paper-heavy workflows

Today

- A different way of working - Employees distributed nationwide across multiple time zones - virtual back-to-back meetings all day
- Workstations are small, dense, and not suited for RTO efforts
- Technology is fragmented, resulting in missed integration opportunities
- One-size-fits-all environment with limited flexibility
- Furniture at the end of its lifecycle

In 15 Years Ago

- Fluid & fully flexible
- Strategically embedded technology
- Spaces that sense & adapt
- Wellbeing as a design mandate
- Furniture that knows the worker

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1800 F Vision

Furniture as Workhorse

Hardworking, purpose-built solutions for real user needs. Reliable, functional, built to perform every single day.

Flexible & Adaptive Systems

Reconfigurable furniture that moves with the mission. One space, many uses — from solo focus to team collaboration in minutes.

Bespoke Finishes & Hospitality

Breaking the federal mold. Residential warmth, hospitality character, timeless materials — spaces people are proud to work in.

Designed for Every Worker

Neurodiversity, reasonable accommodations, and all work styles built into the palette from the start.

Resilient & Serviceable Systems

Kit-of-parts construction: repair the component, not the whole piece. Built for the long federal lifecycle.

Technology Forward Integration

Furniture that accommodates emerging technology as it evolves — infrastructure built in, not bolted on.

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Beyond the workstation. Every space is a furniture opportunity.

Individual Work

Ergonomic · adjustable personalized

Team Collaboration

Reconfigurable · tech-enabled

Café & Social

Hospitality-grade · relaxed & inviting

Outdoor & Canopy

Seating, shade components · durable finishes

Soft Seating & Lounge

Biophilic · textured · residential feel

Meeting & Convening

All scales — 1:1 to all-hands

Wellbeing Zones

Quiet · restorative focused

Amenity & Art

Rugs · Art · Accessories
The unexpected details

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Let's solve the hard problems together.

We are not here for a catalog walkthrough. We want to talk innovation, hurdles, and what we can build together.

Schedule innovation time

Not sales calls — real conversations. Bring R&D, product teams, thinkers. Show us what's next and what you'd do if we said yes to everything.

Co-develop solutions

From RA-integrated kit-of-parts to FSS-ready neurodiverse settings — let's prototype together before procurement begins.

Tell us your hurdles

Where does federal procurement slow innovation? What specs make the right solution impossible? Let's name them and fix them together.

Commit to the lifecycle

Future parts availability, service commitments, finish replication. We need partners who stand behind the full federal lifecycle.

Bring your boldest work

Not the catalog standards — what you'd do with full creative latitude. We want to see your vision.

Be the playbook

What we build at 1800 F travels. Your work here carries the GSA seal and becomes the model agencies nationwide will follow.

Technology

Sandy Schadchehr, Director of Building Technologies Management Division

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Partnership & Requirements

Strategic Context

GSA has conducted numerous pilots in workspace design and technology.

We know what we want; we need partners for rapid implementation.

The Reality:
No one vendor can do it all.

What We Want

- Holistic, integrated solutions over one-off software/hardware.
- Proven, interoperable, and scalable technology.
- Open protocols—strictly nothing proprietary.
- Future-proof investments, not "shiny" short-term tech.
- Seamless user journey from entry to workstation.
- Tech that is present but unobtrusive.

Security & Constraints

What we are NOT looking for:

- Testing new, unproven technology.

Cybersecurity

- Must be well-versed in FedRAMP and ATO requirements at GSA.

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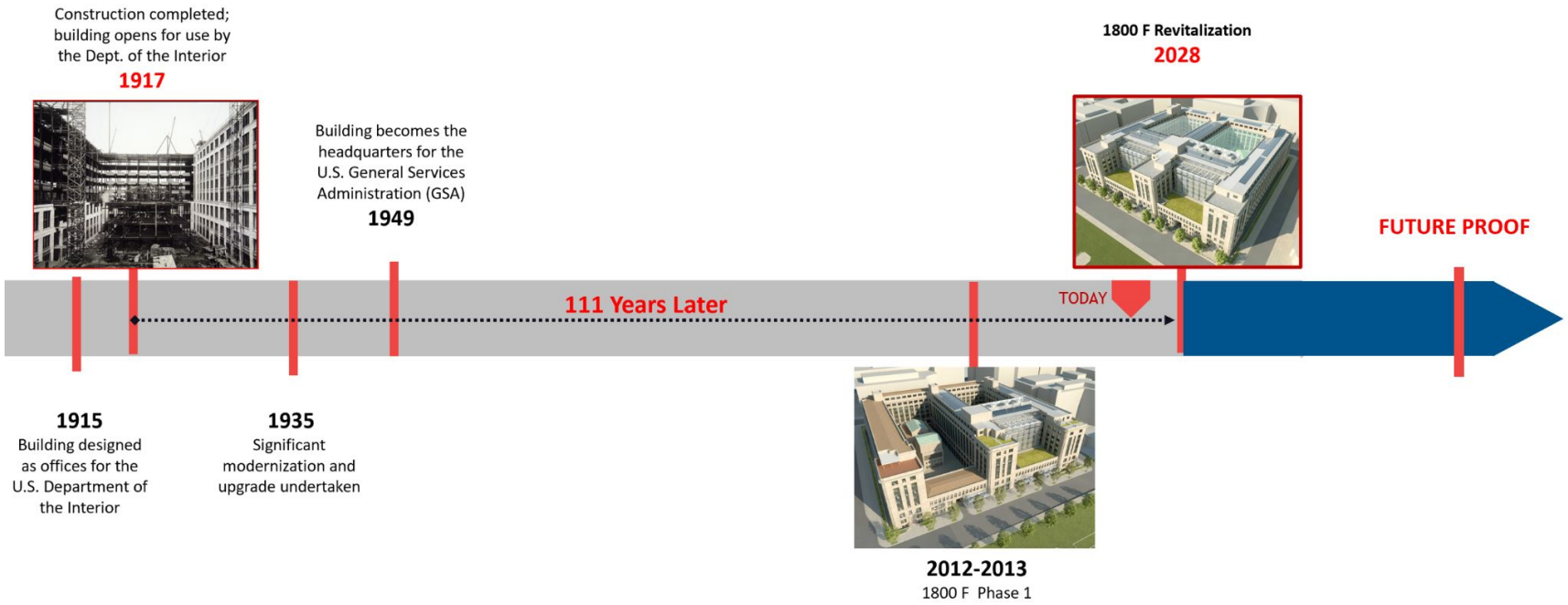
Future Proofing



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1800 F: Government's Flagship Workplace

Transforming 1800F into a flagship federal workplace that competes with the best private sector designs while showcasing what's possible in government buildings.

THREE BIG SHIFTS

Hospitality-Grade
High-end hotel lobby meets secure facility.

Activity-Based
Focus zones, collaboration, and video pods.

Integrated Tech
Smart systems that adapt to people.

THE VISION

From Institutional to Inspirational

Current: Sterile, cold, typical gov building.

Future: Alive, warm, human-centered, high performance.

"An employee walks in and immediately feels the difference - natural light, living walls, and varied textures."

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3 Main Themes

Human-Centered Design

- Move from "institutional" to "hospitality-grade"
- Biophilic design (living walls, natural materials, circadian lighting)
- Address #1 workplace complaint: poor acoustics

Smart Building Integration

- Open architecture
- No proprietary systems
- Real-time occupancy and environmental sensing
- Network that easily accommodates visiting agencies
- BIM model becomes operational tool

Activity-Based Everything

- Spaces designed for specific work types
- Flexible, reconfigurable furniture and layouts
- Technology embedded in the environment, not added on

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Vision: Technology as an Invisible Enabler

Core Principle: Immersive Technology Experience: IT infrastructure that enables seamless work without being intrusive.

Employee Journey

Building Entry & Flow

- PACS frictionless building experience
- Smart reservation system
- Auto-activating workstations
- Wayfinding
- Open to public
- Retail space

Workspace Intelligence

- Tech-agnostic, plug-and-play
- Real-time space availability
- Activity-based seating

Infrastructure

Network Foundation

- Redesigned RIC and TRs
- Redesigned Infrastructure
- Unified SD-WAN architecture
- Secure logical segmentation
- Hardware as a Service (HaaS)
- Shared network with other agencies/OPM
- Public network
- Security Assessment Lab

Collaboration

- Seamless VTC everywhere
- Laptop integration
- Instant room scheduling
- Seamless collaboration with other tenants

Smart Integration

Building Intelligence

- Unified tech dashboard
- Environmental & occupancy data
- Real-time analytics
- Open vendor architecture
- Unified systems platform
- Digital signage for behavioral change
- Controls as a Service (CaaS)

Outcome: A workplace that anticipates needs, adapts to preferences, and enhances productivity—making GSA a model for smart government buildings.

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Next Steps

Teaming Agreements

Evaluate your ability to provide an end to end solution

Data Security

Assessment of how you secure the data

Lifetime Security

Covers all solutions provided over their lifecycle

Interoperability

Seamless integration of the solutions provided

Small Business

Greg Justice, Associate Administrator,
Office of Small Business

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GSA FY26 Small Business Goals

Category	Prime	Subcontracting
Small Business	**33.5%**	**24%**
Small Disadvantaged Business	**5%**	**5%**
Women-Owned Small Business	**5%**	**5%**
Service-Disabled Veteran-Owned Small Business	**5%**	**5%**
HUBZone Small Business	**3%**	**3%**

Subcontracting Considerations

- Subcontracting is an evaluation factor
  - Contracts over $900k ($2M for construction) require a subcontracting plan
  - All prime contractors must submit a subcontracting plan
- What GSA looks for
  - Meaningful small business participation
  - Small businesses that are prepared to perform and deliver results
- Pre-proposal conference will have additional specific details about subcontracting opportunities

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Networking

Today is an important opportunity for potential primes and subcontractors to network.

Subcontractor

Prime

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Q&A

- Please keep your questions concise and preferably directed at one of the panelists.
- Questions with be gathered from virtual and in person
- In the room
    - Capture your question(s) on an index card
    - Please raise your hand and wait for the microphone before asking your question
- Any questions not addressed will be reviewed for follow up

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Q&A

- **Hallie Futterman**, Project Executive, Office of Project and Program Management
- **Jim Adamo**, Director, Office of Acquisition, Capital Construction Division
- **Dana Wichman**, Interior Designer, Project Team Design lead
- **Sandy Shahchehr**, Director of Building Technologies Management Division, Technology team lead

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Networking

Please join us in the west lobby to continue our discussion.

Virtual attendees, we look forward to engaging with you in the future.

Thank you for attending today's event.