

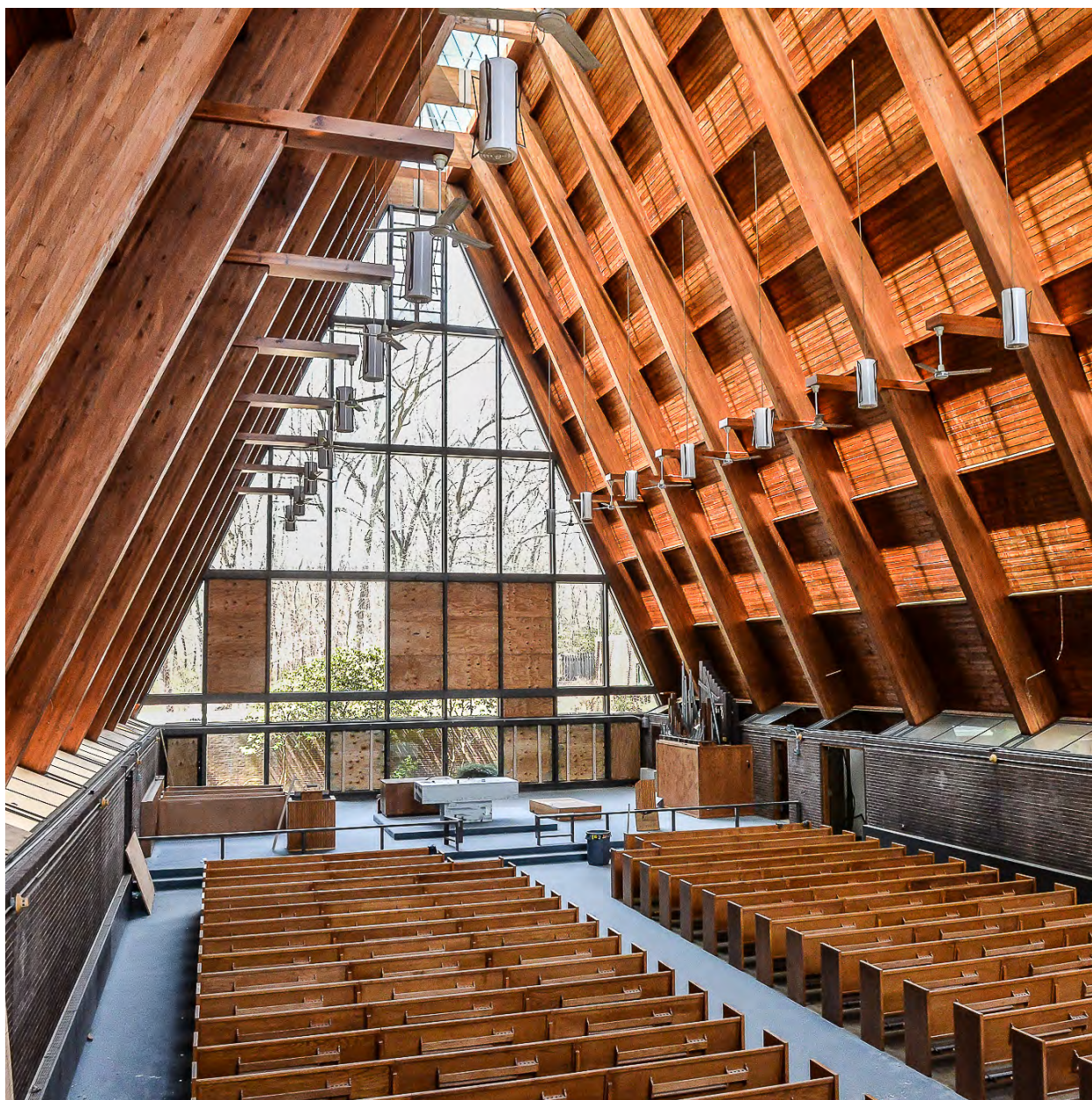


GSA Public Buildings Service

OFFICE OF REAL PROPERTY UTILIZATION AND DISPOSAL

FY 2016 PERFORMANCE OVERVIEW





Above: **Former Navy Shepard of the Sea Chapel and Housing Community Center, Groton, CT**
Cover image: **Spectacle Reef Light, Northern Lake Huron, MI**

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MISSION

*To lead the Federal Government in
optimizing its real property portfolio
through effective disposition &
utilization strategies*

OVERVIEW

GSA was founded in 1949 with the enactment of the Federal Property and Administrative Services Act (Property Act). The Property Act gave GSA the authority to be the Federal Government's real property disposal agent and provide realty services to all Federal land holding agencies (LHA). Since GSA's inception the federal real estate landscape has dramatically changed as agency specific real estate authorities have been created. To adapt to these changes, the Office of Real Property Utilization and Disposal (RPUD) has evolved from being solely the Property Act disposal agent to a customer-centric government-wide realty services provider. Today, RPUD provides these realty services through its own authority or through authorities available to individual LHAs.

RPUD is tasked with repositioning Federal real property assets reported excess to GSA. To do this RPUD offers LHAs a wide range of realty services, expert guidance and analytical tools. Services include: transaction support, due diligence analysis, targeted asset reviews, highest and best use studies, appraisals, marketing strategies, environmental assessments and historic evaluations. RPUD leverages its services, tools and expertise to drive optimal real estate outcomes that are tailored to an agency's unique mission requirements and challenges. These outcomes result in a more efficient operation of the federal real property portfolio.

FY2016 HIGHLIGHTS

RPUD continued its strong advocacy tradition in promoting full utilization of federal property and exploring innovative solutions to reposition assets in FY16. To this end, RPUD worked with all Chief Financial Officers (CFO) Act Executive Branch departments and agencies to review their Reduce the Footprint (RTF) plans. RTF plans are designed to identify ways to aggressively dispose of surplus properties held by the Federal Government, make more efficient use of the Government’s real property assets, and reduce the total square footage of their domestic office

and warehouse inventory relative to an established baseline. RPUD participated in a variety of meetings and shared best practices with the Office of Management and Budget (OMB) and client agency partners to assist in this disposal effort.

In addition to working with agencies’ via their RTF plans, many LHAs contacted RPUD to explore new strategies to transform the way they manage their real property portfolios. One way RPUD provided additional disposal guidance to agencies was via the 3-Day Utilization and Disposal Training Course developed by RPUD. Participants in this course learned how best to reduce their agency’s footprint and typically engaged with RPUD following the training regarding specific service and disposal projects. RPUD also assisted agencies through its Real Property Sales and Support Services (RPSSS) Blanket Purchase Agreement (BPA), a broad contracting vehicle, which allows RPUD to provide LHAs with an array of realty services, thus expanding the expertise RPUD offers. Additionally, RPUD offers a number of services at an at-cost business model via Reimbursable

Work Authorizations (RWAs) to help agencies effectively perform their portfolio planning.

In FY16, GSA partnered with agencies to dispose of 134 assets government-wide and generated \$28.8 million in proceeds. These disposals resulted in a reduction of 2,390,839 SF and 4,950 acres from the Federal footprint.

Summary of FY2016 Government-wide Disposals

FY2016	# of Disposals	Estimated Fair Market Value	Proceeds
Public Sales	85	24.53	\$23.99
PBC	36	\$17.01	\$2.8
Sale-Negotiated	10	\$1.92	\$2.05
Federal Transfers	3	\$0.74	\$0.00
TOTAL	134	\$44.20	\$28.84

Source Data: Rediforce data through September 30, 2016; dollars are in millions
 *Public Benefit Conveyances contains 2 donated easements
 **Public Sales Contains 3 exchanges and 2 leases

FY16 DISPOSALS



Former Navy Shepherd of the Sea Chapel and Housing Community Center Groton, CT

The Former Navy Shepherd of the Sea Chapel and Housing Community Center consists of approximately 12.9 ± acres of land, and includes a 23,356 square foot chapel. The property is located in a residential area at the Nautilus Park III, off Gungywamp Road. The chapel was constructed in 1966, and an education wing was added in 1992. The chapel closed in

2012 and its religious services relocated to Naval Submarine Base New London's main site. The former community center was constructed in 1975 and closed in 2010.

The property includes classrooms, offices/administration, mechanical rooms, kitchens, restrooms, storage area, nurseries and playgrounds. The existing furnishings, fixtures, and equipment were included in the sale. The two buildings share a driveway, and a paved striped parking lot.

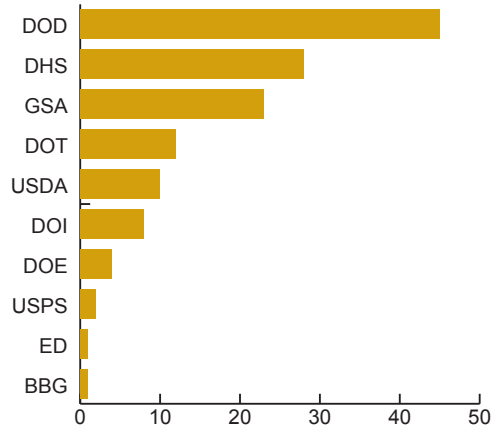
The Shepard of the Sea Chapel Building (B-1001) has been determined eligible for listing on the National Register of Historic Places. The deed contains covenants to protect the architectural integrity of the chapel. The balance of the Property is not eligible for listing on the National Register.

During the time of the online auction multiple bids were received and a high bid of \$380,000 was accepted by GSA on August 16, 2016.

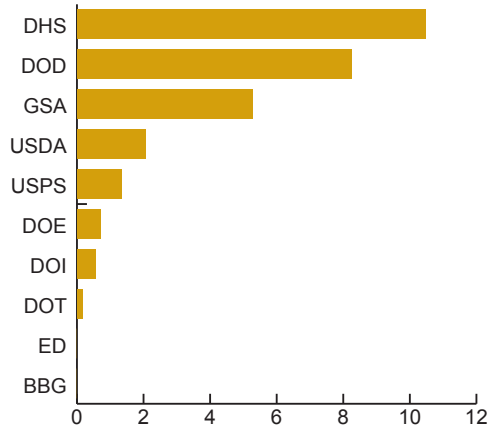
CUSTOMER PROFILE

In recent years RPUD's top customers include: Department of Defense (DOD), Department of Agriculture (USDA), GSA, Department of Interior (DOI), Department of Homeland Security (DHS) and Department of Transportation (DOT). These six agencies are consistently implementing the highest number of disposals and generate the most proceeds. Combined, they have a total of 906 disposals and \$260.21 million in proceeds over the past five years.

Customers by Number of Disposals FY2016



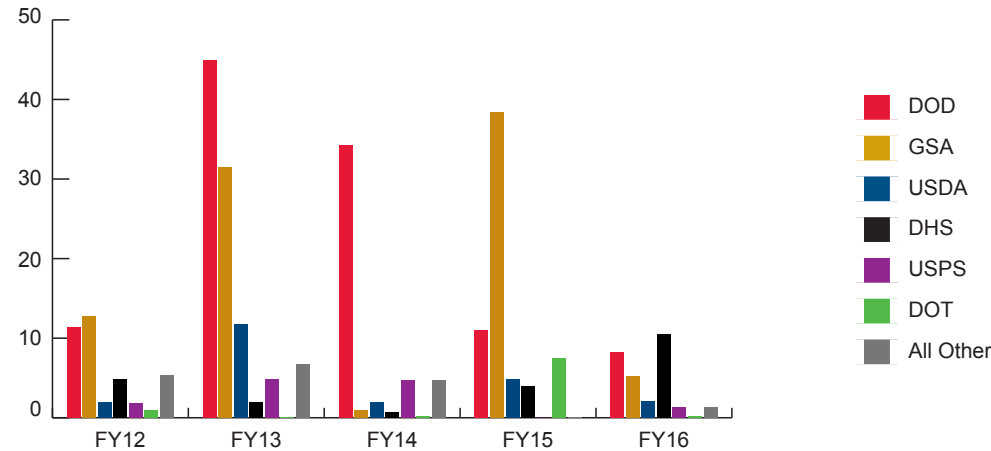
Customers by Proceeds FY2016 (\$ in millions)



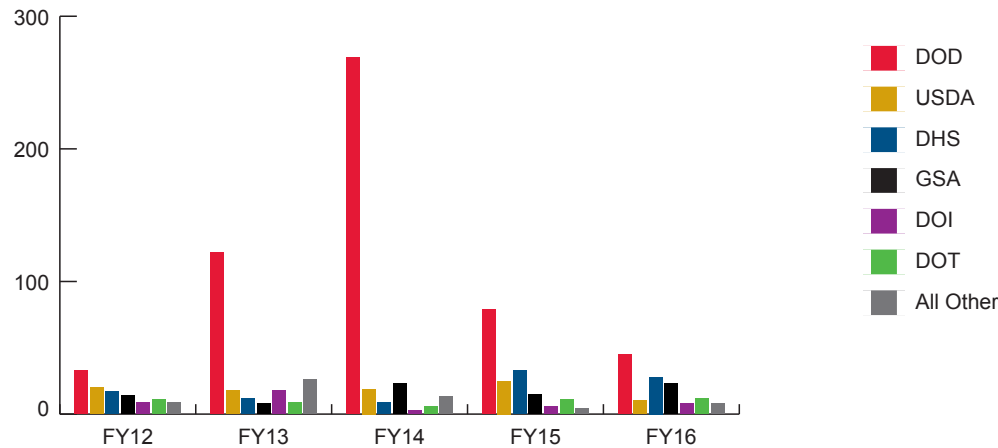
RPUD is committed to helping agencies effectively perform their portfolio planning. RPUD's staff of skilled and experienced professionals, environmental specialists, legal counsel, real estate experts, creative and knowledgeable realty marketers, auctioneers, project managers, and contracting officers, consistently deliver the best results for our Federal customers. Additionally, RPUD has contracting vehicles in place to assist agencies with a wide array of analytical and transactional services designed to complement any LHA's utilization or disposal needs.

RPUD provides Federal customers with comprehensive asset management tools, resources and services that enable them to develop cost-effective and efficient real property repositioning strategies. These services include: real property valuation (appraisals, highest and best use analysis), due diligence (title survey, environmental characterization, condition assessments,

Customers by Proceeds
FY12-16 (\$ in millions)



Customers by Number
of Disposals FY12-FY16



targeted asset reviews), transactional services (brokerage services, comprehensive repositioning, community/stakeholder coordination, relocation, exchange, outlease, auction), marketing services (advertising, open houses, website, industry days), various environmental services, targeted portfolio and market reviews, and interactive realty workshops and training.

FY16 DISPOSALS



Burlington Warehouse Lease Disposal Burlington, NJ

As a result of a change to its mission, yet six years before the expiration of its lease term of December 2020, GSA's Federal Acquisition Service (FAS) vacated its 1,048,631 sf warehouse, located in Burlington, NJ, in December 2014. Region 3 Leasing (3PR) reported the unexpired portion of the leasehold interest to Region 1 Real Property Utilization & Disposal (1PZ) as part of a cross-divisional, cross-regional, effort to reduce the

Government's remaining lease obligation and vacant leased space. Using the Real Property Sales and Support Services BPA, 1PZ solicited for, and awarded a 100% commission-based contract for marketing and brokerage services to Bazilio Cobb Associates (BCA) - Newmark Grubb Knight Frank (NGKF). GSA's primary objective was to locate and secure a sublessee or assignee, or negotiate a buyout that would yield the best value to the Government in terms of reducing GSA's vacancy costs.

After fielding more than 60 inquiries from interested parties, conducting site tours and reviewing a handful of brokered offers, GSA and NGKF traded terms for two months before successfully brokering a sublease deal with Seldat, Inc., a company specializing in warehousing and distribution services. 1PZ & 3PR executed the sublease on December 7, 2015, for a term beginning December 15, 2015 through December 13, 2020, at a total value of \$23.4M.

- In December 2015, GSA's remaining lease obligation was \$37.9M. The sublease saves the Government and taxpayers \$23.4M in lease and operating costs.
- The sublease begins at 850,000 sf of the warehouse and expands to the full 1,048,631 sf on July 1, 2018. The sublease reduces GSA's vacant leased space at the property by 100%, contributing significantly to GSA's performance measure.
- The sublease is for the full term of the remaining lease, allowing for productive re-use of idled vacant federal property.
- The commission paid to the broker and cooperating broker totaled \$1.4M. There were no other costs, beyond this contract cost, incurred by FAS or R3 by utilizing 1PZ for the disposal effort.

CUSTOMER OUTREACH

RESOURCE CENTER

The Resource Center (<http://propertydisposal.gsa.gov/>) is RPUD's external marketing and informational website. The website is used to post screening notices for excess properties, market properties that are currently for sale on our online auction site (realestatesales.gov), and contains all pertinent sales documents. In addition, our website allows the public to sign up to receive email updates on properties listed on the homepage. Federal agencies can use our homepage to report property excess to GSA, via the Report of Excess Portal. Some highlights of the website include an interactive mapping feature that is visible on the homepage that displays all properties for sale or with a current notice of availability, subscription services, and the Report of Excess Portal.

SOCIAL MEDIA

RPUD has dedicated Facebook and Twitter accounts. These accounts are linked from the Resource Center. The Facebook account is called GSA Office of Real Property Utilization & Disposal. The twitter account is @GSA_RPdisposal. These accounts are used to engage our potential bidders, customers and the general public about items of interest as they relate to GSA Real Property. Our regional realty specialists also use the accounts to promote upcoming open houses, sales and other regional events

REALESTATESALES.GOV

In FY2011, PBS began a partnership with GSA's Federal Acquisition Service (FAS) to use the GSAAuctions website to sell surplus real property to the public via online auction. The auctions are completely web-based, allowing all registered participants to bid on property within specified timeframes. The online capabilities provide competitive bidding, on-line photos, videos, and facilitates the sale of properties located across the country to any interested buyer, regardless of location.

Sealed bid and live outcry auctions are also posted on the site allowing the public to view all real estate sales in one spot regardless of bid methodology. Although bidding action takes place off of the site, bidders can view all pertinent auction documentation via realestatesales.gov.

UTILIZATION & DISPOSAL TRAINING PROGRAM

This comprehensive program is intended to be an interactive resource for federal real property professionals. The format can be classroom instruction or a workshop that encourages open discussions on real property utilization and disposal issues, as well as projects. The comprehensive 3-Day class is an interactive resource for Federal real property professionals.

Course topics include:

- Effectively navigating real property laws, regulations, roles and responsibilities;
- Asset management and repositioning strategies;
- How to report real property excess;
- The real property disposal process and other transactional options; and
- Environmental and historic laws and applications as they relate to the utilization and disposal of Federal real property.

The class topics are routinely updated in response to new laws, regulations, and legislation, and illustrated using examples of real property transactions.

FY 2016 Conducted Classes

Agency	Attendees	Location	Date	Setting
Customs and Border Protection (2 agencies)	10	Indianapolis, IN	October 27-29	3-Day Class
Marine Corps (2 agencies)	105	San Diego, CA	April 4-6	3-Day Class
NAVFAC-HI (1 agency)	13	Honolulu, HI	April 12-14	3-Day Class
Multi-Agency (5 agencies)	13	Philadelphia, PA	April 19-21	3-Day Class
Multi-Agency (7 agencies)	19	Chicago, IL	May 10-12	3-Day Class
Homeland Security FLETC (1 agency)	15	Brunswick, GA	May 24-26	3-Day Class
Homeland Security HQ (1 agency)	11	Washington, DC	June 7-9	3-Day Class
Multi-Agency (10 agencies)	27	Washington, DC	June 28-30	3-Day Class
NAVFAC-SD (1 agency)	33	San Diego, CA	August 23-25	3-Day Class
TOTALS: 18 Agencies	246 Attendees	9 Locations	9 Dates	9 Classes

There are two training class options offered for our 3-Day Real Property Utilization Disposal Training Class, either multi-agency classes or sole agency classes that can be tailored to a specific agency's needs.

GSA maintains its relationships with its customers through training opportunities and constant communication. In FY 2016 RPUD offered nine classes to a total of 18 agencies and 246 attendees.

Class Attendees Testimonials:

"I now understand how GSA can assist my agency more. One of the best GSA courses I have attended."

"Most appreciative of the depth and breadth of the experience of the speakers."

"All speakers were informative and communicated the material very comprehensively."

"Case studies used to highlight each concept were very engaging and helpful."

"Speakers seemed very well informed, passionate about their topics, inserting their own experiences and stories. It was helpful to hear actual scenarios."

"This was a great training; very interesting and the presenters did a great job!"

Multi Agencies Attendees include:

Army, BLM, BOR, CBP, DHS, DOC, DOD, DOE, DOI, DOT, EDA, FLETC, FS, GSA, HHS, HUD, ICE, Navy, NASA, NOAA, NPS, SWPA, USACE, USAF, USCG, USDA, USFWS, USMC, USPS, VA

For more information on the training program, please contact Gary Jordon at 202.501.1219.

NATIONAL CUSTOMER DEVELOPMENT TEAM (NCDT)

In addition to the increased workload associated with RPUD's traditional customers, OMB's recent Reduce the Footprint initiative has created opportunities for new customer outreach efforts. The office has selected 18 agencies for concentrated follow up over the course of FY2017. These agencies are: USDA, DHS, DOI, VA, DOD (Navy, USMC, Army, Air Force, USACE, USAR), GSA, HHS, DOL, DOC, DOT, DOE, NASA and USPS.

NCDT was established in 2007 to assist RPUD's federal agency outreach efforts. The team aims to educate and market RPUD services to client agencies, cultivate relationships with them to better assess their needs, and continuously evaluate RPUD's processes for enhanced efficiency and effectiveness.

NCDT is comprised of RPUD regional and central office staff with expertise in realty services, customer relations, training implementation, and marketing. NCDT'S core functions include:

- Facilitate customer outreach efforts
- Educate agency customers on how to effectively work with RPUD to meet their real estate needs
- Share successful regional efforts (ex. Transaction Catalog and marketing)
- Increase focus on utilization and pre-excess work
- Encourage all RPUD personnel to get involved in executing the NCDT marketing plan with their agency customers

In FY 2016, NCDT continued its efforts to interface with federal LHA through the following tasks:

- Distributed four Quarterly Updates to 4,000 agency customer contacts in Rediforce, keeping them abreast of real estate news, RPUD services and RPUD accomplishments.
- Conducted five webinars to over 300 federal and military real estate professionals. Topics included:
 - 1) How to Complete the Excess Real Property Checklist: Reporting Excess Real Property to GSA

- 2) The National Historic Preservation Act, An Overview
 - 3) McKinney-Vento Homeless Assistance Program
 - 4) CERCLA
 - 5) Stakeholder Engagement
- Updated the Targeted Asset Review (TAR) brochure, which is available on our website at <http://disposal.gsa.gov/FAA>.
 - Updated federal agency real estate information monthly through the team's Agency of the Month initiative.
 - Updated and produced the NCDT FY2017 Marketing Plan which provides all RPUD regions with a template for an aggressive marketing effort throughout the year.

FY16 DISPOSALS



Former USCG Housing Barnegat Light, NJ

GSA sold the former US Coast Guard Housing property at Barnegat Light via competitive online auction pursuant to the USCG Authorization Act of 2010 (HR 3619, PL 111-281) which allows USCG to utilize net proceeds to support its housing mission. Located on the northern end of Long Beach Island and sitting in the shadow of historic Barnegat Lighthouse (a/k/a Old Barney), the Property was a two-acre site improved with two

4-plex housing units, parking lot and sports courts. After two months and 60 bids placed by four bidders, the auction ended with a high bid of \$3,090,000. The new owner is the Borough of Barnegat Light, which intends to demolish the buildings and retain the property as community open-space for a recreational area, including a music pavilion.

MARKET OFFERINGS

DISPOSALS

RPUD is responsible for reducing the number of underutilized federal assets to better invest federal taxpayer money. Although many agencies have their own real estate authorities, many still choose GSA due to our program efficiency and expertise in developing strategies to address underutilized real property. RPUD provides realty services to other agencies that include examining asset utilization, performing site inspections, analyzing relocation efficiencies, checking for exchange opportunities, obtaining asset valuation and assisting in the disposal of truly unneeded real property.

RPUD develops strategies for a wide range of property types including land, office buildings, warehouses, former post offices, farms, family residences, commercial facilities, lighthouses, prisons, airfields and more. These properties can be located in the United States, Puerto Rico, the U.S. Virgin Islands, or the U.S. Pacific Territories. When disposing of federal real estate, the RPUD follows a process mandated by federal law and Executive Orders.

The chart below illustrates the various disposal methods (in order of progression) that may be utilized when finding the best possible use for excess federal property. However, not every property goes through every step of the process.

Excess	Federal Transfer	Surplus Property	Negotiated Sale	Public Sale
If a Federal agency no longer needs a property to carry out its program responsibilities, it reports this property as 'excess' to its needs.	GSA first offers excess property to other Federal agencies that may have a program need for it. If another Federal agency identifies a need, the property can be transferred to that agency.	If there is no further need for the property within the Federal Government, the property is determined "surplus" and may be made available for other uses through public benefit conveyances (PBCs), negotiated sales, or public sales.	GSA can negotiate a sale at appraised fair market value with a state or local government if the property will be used for another public purpose.	If state and local governments or other eligible non-profits do not wish to acquire the property, GSA disposes of surplus property via a competitive sale to the public.

FEDERAL TRANSFERS

Once a federal agency reports a property as excess to its needs GSA first offers the excess property to other federal agencies. If another federal agency identifies a need, the property can be transferred to that agency. The federal agency requesting the property must pay Fair Market Value (FMV) to acquire the property. Agencies may ask for a waiver of FMV, which must be supported by GSA. The Office of Management and Budget (OMB) is the final approval authority.

FY2016 Federal Transfers

# of Properties	Estimated Fair Market Value
3	\$0.74M

GSA facilitates any agreements between the landholding agency and the acquiring agency, and transfers custody of the property via a transfer letter. The title of the property will remain within the United States government.

FY16 DISPOSALS



Columbia Scientific Balloon Facility Palestine, TX

The Columbia Scientific Balloon Facility provides launch, tracking and coordination, airspace coordination, telemetry and command systems, and recovery services for unmanned high-altitude research balloons. The facility has 12 buildings totaling 46,124 SF on 307.88 acres. The National Science Foundation (NSF) opened the facility in 1963 and operated it until 1982 when the NASA took over the balloon program.

NSF Reported the property excess to GSA and GSA screened for Federal Interest. NASA requested the property through a no-cost Federal Transfer. GSA submitted a reimbursement waiver request to the Office of Management and Budget (OMB) which was approved on February 19, 2016. The no-cost Federal transfer from NSF to NASA was completed on February 23, 2016.

PUBLIC BENEFIT CONVEYANCE

If no federal agency expresses interest in a property, GSA determines it “surplus” and screens the property for public benefit conveyance (PBC) purposes to state and local governments and in

FY2016 Public Benefit Conveyances

# of Properties	Estimated Fair Market Value
36	\$17.01M

some cases nonprofits. Under existing federal law, these institutions may acquire surplus federal real property at discounts of up to 100% for various types of public use. These uses include: homeless assistance, education, public health, park and recreation, self-help housing, historic monument, correctional, law enforcement, emergency management, port, wildlife conservation, public airport, highway, public road widening and power transmission lines. The intent of a PBC is to support property uses that

benefit the community as a whole.

It is important to note that when there is no federal need of an excess property and it is determined surplus, homeless needs/uses under Title V of the McKinney-Vento Homeless Assistance Act have priority over all other public benefit uses of surplus real property. Title V of Public Law 100-77, as amended by Public Law 100-628, as well as court orders issued by the U.S. District Court for the District of Columbia requires landholding agencies to review their real property holdings to identify those that are unutilized or underutilized. They submit this information to the Department of Housing and Urban Development (HUD). HUD then determines if the properties are suitable for homeless use.

For each of the public uses listed above, a designated federal “sponsoring agency” serves as the subject matter expert, screens applications from local governments and eligible non-profit organizations and recommends to GSA whether the property should be used for the applicable public benefit use. Upon approval by GSA, the property is conveyed to the recipient and monitored for compliance, either by GSA or the sponsoring agency, depending on the authorizing statutes of each program. The terms of public benefit conveyances may restrict the use of the property anywhere from 20 years to perpetuity, depending on the program.

For more information on the PBC program, please contact David Stinson at 202.208.0324 and see the list of sponsoring agency contacts in the Appendix.

FY16 DISPOSALS



Broadcasting Board of Governor's Transmitting Station Greenville, SC

The Greenville Site "A" Transmitting Station, in Greenville, North Carolina (NC) was conveyed to the NC Wildlife Resources Commission (NCWRC) for a park and recreational public benefit conveyance. The site consists of approximately 2,821 acres of land with improvements containing 54,318 RSF, constructed in 1957. In addition to the primary improvements, there are small ancillary buildings on the site, along with 40 transmitter antennas and 160 towers. The mission of the facility was to provide shortwave transmissions for broadcasting. Of note, the on-site functionality of the main building to broadcast freedom and democracy to those around the world is of historical significance and incorporated in the disposition as an asset eligible for the National Register of Historic Places.

The NCWRC demonstrated the wherewithal to put the property to immediate use and are aptly capable of successfully handling the transition of the use of the property, particularly given the many transmitter antennas on site. The NCWRC shall provide public recreation by offering multiple use areas that, among other things, will develop birding and hiking opportunities for outdoor enthusiasts while providing habitat needs for the Henslow's sparrow and various plants. The rare Henslow's sparrow population is indigenous to the area. The State had a longstanding interest to acquire the property knowing the sizeable acreage of the parcel could support the species.

Despite the property's remote location and unique improvements, there were a small handful of entities interested in acquiring the property at each level of government; Federal, State and the local County. The disposition was a living testament of the hierarchy and collaborative community needs vetted with standing in GSA's Property Act disposal authority. GSA and NPS engaged a number of stakeholders to ensure the ideal reuse of the property and all it has to offer.

NEGOTIATED SALE

A negotiated sale is a transaction in which the Federal Government offers state and local governments the right to purchase property at appraised fair market value before it is offered to the general public. Property acquired via negotiated sale must be for a public purpose, although they are not restricted to a particular use. Local agencies may elect to acquire a property through a negotiated sale instead of acquiring the property by a specific public benefit conveyance.

FY2016 Negotiated Sales

# of Properties	Proceeds
10	\$2.05M

Much like a public benefit conveyance, a negotiated sale can bring about substantial benefits for the local community and municipality. State or local governments can purchase a property before it is listed on the open market.

In most instances, localities save money by reusing federal facilities and avoiding unnecessary expenses associated with building new structures. Federal facilities can often be adapted to another public use without substantial rehabilitation costs. For example, a federal courthouse may be easily retrofitted as a local courthouse facility.

FY16 DISPOSALS



Federal Building & Courthouse Richland, WA

The City of Richland approached GSA about acquiring a portion of the underutilized north parking lot for a building site for the new city hall as part of the ongoing program “Creating a Civic Heart” for downtown Richland.

The City and GSA negotiated the sale of a 1.8 acre parcel of the north parking lot with a sale price of \$680,000. As part of the compensation, the City will convey the vacant 0.48 acres in the west parking lot to GSA along with \$395,000 in cash proceeds. The City will also separate the 1.8 acres building site and install a new driveway exit for the retained parking lot. The acquisition of the 0.48 acre parcel will allow GSA to provide secured parking for the Courthouse to support the planned construction of an additional courtroom. The offer to purchase was signed in September 2016 and the transaction is scheduled to close in early 2017.

PUBLIC SALES

If no interest from eligible public or non-profit entities is received within the excess and surplus screening periods, or received applications are not acceptable to the sponsoring agency, GSA concludes that there is no public benefit use for the property and proceeds to market the property for competitive public sale. GSA can sell properties via online auction, sealed bid auction and live outcry auction

FY2016 Public Sales

# of Properties	Proceeds
85	\$23.99M

UTILIZATION

The asset utilization services offered by RPUD help federal agencies more effectively use the properties in their inventories by finding the best and most efficient use of an asset. RPUD helps to promote the effective utilization of federal real property assets as well as the repositioning of real property that is no longer mission critical to federal agencies.

This section highlights utilization services offered by RPUD, including Targeted Asset Reviews (TARs), compliance inspections, relocations, appraisals, acquisitions, abrogations, and contracting strategies.

TARGETED ASSET REVIEWS

Targeted Asset Reviews (TAR) are real estate utilization studies designed to assist agencies with real property asset management by:

- Increasing their knowledge of individual assets
- Understanding the role of each asset in supporting agency mission objectives
- Examining current and future utilization alternatives
- Due diligence review which includes collecting and organizing title, environmental, historic and cultural information
- Identifying real estate and community issues affecting the property

RPUD introduced the TAR concept in 2002 as an approach to help agencies develop and implement sound asset management and redeployment strategies. To date, GSA has completed 280 TARs for 20 agencies; including 9 TARs in FY2016. Some of the items in a TAR report

include: basic property information such as size, description, buildings, title history; easements, permits and licenses; environmental concerns; historic and cultural information; community and stakeholder interests; and most important formal asset recommendations.

Generally, TARs are performed at no-cost to agencies. If agencies would like additional work performed above the scope of a TAR, RPUD can contract and manage this work on a reimbursable basis. RPUD can provide sample TAR reports upon request.

COMPLIANCE INSPECTIONS

RPUD performs compliance monitoring for four of the public benefit conveyance (PBC) programs through which surplus federal real property is conveyed for a specific public purpose. The four programs for which GSA has compliance monitoring responsibility are emergency management, law enforcement, correctional and wildlife. The purpose of compliance monitoring is to ensure and verify that the grantee is using the property in accordance with the deed, for the purpose for which it was conveyed. Properties for these public benefit uses are conveyed to the grantee at 100 percent discount and require compliance in perpetuity.

FY16 DISPOSALS



Former Border Patrol Station Cotulla, TX

The property consists of one building on approximately 1.09 acres of land on Main Street in Cotulla, Texas. On March 2, 2005 the property was conveyed at a 100% discount to the County of LaSalle for law enforcement purposes. The property was found not to be compliant in 2011 and the county was given their final opportunity to cure in 2014. This lack of compliance resulted in GSA, for the first time ever, having to refer

a case to the Department of Justice to enforce a reverter clause. The County of LaSalle then informed GSA their intent to abrogate the use restriction. In 2016 \$316,000 was received from the County, in exchange for abrogation of the law enforcement use restriction.

RPUD typically performs site visits to 20 percent of the inventory each year, resulting in each property being inspected on average every five years. During the site visits, GSA tours the property with representatives of the grantee to verify use of facility/property and reviews the current use against the original application and deed covenants. Upon completion of the inspection, GSA documents the findings. If the property is being used in accordance with the instrument of conveyance, a recommendation is made that the grantee remains in possession of the property. If compliance issues are discovered, they are documented and plans for corrective action are established. GSA completed 27 compliance inspections in FY2016.

GSA's delegation to DOD of Authority for Base Realignment and Closure (BRAC) reserved for GSA the post-conveyance responsibilities for BRAC PBCs. GSA's reservation of post-conveyance authorities enables DOD to focus its resources on closing out BRAC actions, including real property disposal. Since the FY14 delegation, RPUD has initiated monitoring and compliance actions for correctional, law enforcement, emergency management (including fire protection) and wildlife conservation PBCs issued by DOD. RPUD is actively managing, with the affected sponsoring agencies and community stakeholders, post-conveyance issues on five DOD-issued PBCs that will require a change of program use or abrogation. RPUD anticipates that an ongoing, regular number of PBCs will emerge as needing some form of post-conveyance management in the long term. DOD has issued over 500 PBCs since the inception of BRAC in 1988. The delegation of authority for BRAC will be renewed with DOD in FY19.

RELOCATION PROGRAM

RPUD's relocation program, authorized through a series of statutory provisions, initiated by Public Law 100-202 provides a unique authority that may be applied when a federal landholding agency has a mission need for real property but its current property may not be optimal for accomplishing its mission. The relocation program specifically enables RPUD to front the costs to relocate a federal landholding agency from such suboptimal space to a new location and provides authority to proceed directly to sell the vacated property. RPUD provides this service only in conjunction with a GSA-directed disposal, and any relocation and disposal costs incurred by GSA must be reimbursed through the sale.

FY16 DISPOSALS



Twin City Army Ammunition Plant - TCAAP Arden Hills, MN

GSA and Ramsey County negotiated a sale of 427 acres for \$28M in FY13. A key condition of the sale was the County's agreement to undertake, on behalf of the Army, all necessary activities to remediate the property (cleanup was scheduled for 30 months). The hybrid sale (fee and lease to own) purchase price was made up of cash and environmental services.

In FY16, the County completed the remediation on the leased acreage, acting on behalf of the Army, and they executed a lease to conduct remediation on the PBC parcel and an OTP for the remaining balance of TCAAP (primer tracer area). Having the County complete the remediation on the 30 acres facilitated the disposal sequencing of the remaining two parcels.

- 4/2013 – GSA conveys 397 acres in fee, leases 30 acres to the County for cleanup
- 7/2014 – 15 months from first closing, County pays \$1.5M to GSA
- 8/2015 – GSA and County execute a lease for 93 acres (wildlife corridor)
- 11/2015 – County completes the demolition and remediation of the 30 acres
- 6/2016 – County receives Certificate of Completion from regulators
- 2016 – County executes an OTP for the remaining 62 acre portion of TCAAP, formerly known as the primer tracer area.

The TCAAP project resulted in a cost avoidance of \$23M for the Federal Government on sale of the 427 acres. The integration of remediation and redevelopment ensured timely cleanup and compatibility for future uses. The project provides many socioeconomic benefits including: an increase in employment prospects for the community, improves the tax base, and provides a park and recreation area for the community. The County acquiring the primer tracer area will create the largest net-zero energy redevelopment in the state and provide relocation opportunity for the state Department of Homeland Security.

FY16 DISPOSALS



Metro West Baltimore, MD

The former Social Security Administration (SSA) Metro West Facility in Baltimore, Maryland, was sold on behalf of the GSA's Public Building Service through a sealed bid auction for \$7,250,000. Located on the northwestern edge of the Baltimore's Central Business District (CBD), occupying approximately 11 acres, this 1.1M GSF complex is a pivotal link between West Baltimore and downtown. The large multi-parcel tract lends itself to endless redevelopment possibilities as a new economic anchor for the west quadrant of town.

Constructed in 1980 for the purposes of housing SSA's Teleservices and Disability and Earnings and Wages Divisions, Metro West is configured as two separate structures - the North and South Buildings - linked by a two-story connecting wing that spans across West Mulberry Street. GSA worked closely with the local stakeholders and strategic partners through a newly formed Metro West Advisory Board to positively position the asset in a timely manner.

GSA leveraged the breadth of resources and professional working relationships to overcome inherent challenges, namely the sheer size of the 1M SF building. The market yielded a sophisticated investor capable of the magnitude of the project during a time of civil unrest in the Baltimore community. GSA also mitigated additional "buy side" risk by negotiating with the State Tax Assessor, with the support of the City of Baltimore, a timely reassessment of the taxed assessed value during the marketing of the sealed bid sale. The reassessed value was in keeping with comparable values rather than the exaggerated and inflated value of the past year's \$309M assessment. The disposal of this property is expected to yield more than \$3.2 million per year in savings for the federal government while also serving as a catalyst for economic development in the heart of downtown Baltimore.

PROFESSIONAL REAL PROPERTY SERVICES

APPRAISALS

RPUD offers cost effective, timely, and professional appraisal and related services to other federal agencies on a reimbursable basis. Services include appraisals in support of all types of real estate transactions, including reviews of third party appraisal reports, consultations, feasibility studies, highest and best use analyses, marketability studies and asset and utilization evaluations.

ACQUISITIONS

RPUD provides expertise, resources and information to federal agencies for fulfilling their land acquisition and relocation needs.

On a reimbursable basis RPUD can provide assistance to federal agencies for the following site acquisition services:

- Consultation with agency representatives on site selection activities, and facilitation of necessary due diligence including feasibility studies, site searches and evaluations.

FY16 DISPOSALS



Incline Village USPS Parcel Incline Village, NV

Following a successful FY14 batch of sales, the USPS released another round of properties to GSA for disposal. The Incline Village parcel was an undeveloped 1.34 acre site in Incline Village, NV three blocks from Lake Tahoe. The Incline Village parcel is part of a nationwide group of undeveloped Postal Service properties that were intended as new post offices or sorting facilities, but were cut due to tightening budgets.

Using the Postal Service authority for direct sale and retention of proceeds, the property was sold via online auction for \$840,000. Leveraging the high market demand of the Lake Tahoe area, GSA was able to secure a sale \$170,000 over the appraised fair market value, raising our overall percentage of FMV for the FY16 program.

- Preparation and execution of contracts necessary for site due diligence and acquisition activities.
- Conduct formal negotiations with property owners to acquire land and/or other real property interests and document negotiation sessions with property owners.
- Initiation of eminent domain proceedings with agency counsel and DOJ if condemnation is determined to be necessary.
- Preparation of transaction documents; obtain legal review and arrange for transaction closing. Establish a case file and accounting records, and turn over such records of work undertaken for each site acquisition project.

ABROGATIONS

RPUD performs abrogation services, which are negotiated removal or replacement of all or certain restrictions included in the deed conveying property for a public benefit conveyance purpose. Depending on the PBC program the grantee may have the option of buying out the restrictions, placing the restrictions on another comparable property, retransferring the property to another PBC program or substituting another grantee.

FY16 DISPOSALS



USPS National Auction Program Sales Nationwide

In FY 2016, as part of its ongoing national disposal program with the United States Postal Service (USPS), GSA completed the sales of three USPS properties consisting of both improved properties and raw land via online auction. The three properties in FY 2016 consisted of a 48,000gsf facility in Saginaw, MI, a 2.71 ac parcel of raw land in Islip, NY, and a 1.34 ac parcel of raw land in Incline Village, NV. The completed sales returned

approximately \$1.9M in proceeds to the USPS, and represented almost 112% of the appraised fair market value of the properties. This was a great success given that these were properties that USPS's broker was unable to sell over the prior 12-18 months.

CONTRACTING STRATEGIES

To complement its expertise and to enhance service offerings, RPUD provides a variety of contractual vehicles that offer federal clients access to realty and environmental firms. In FY 2014, RPUD established a new broad and flexible contracting vehicle, through which GSA and federal landholding agencies can have access to comprehensive, individual and specialized real estate related services. This vehicle, called the Real Property Sales and Support Services (RPSSS) Blanket Purchase agreement (BPA), allows GSA to leverage its considerable real estate expertise, by utilizing that of some of the real estate industry's most experienced and successful real estate services providers.

Currently, the BPA has an annual cost ceiling of \$12.8 million and consists of eight contractor teams providing an array of services including:

- Analysis of national and local markets
- Due diligence services
- Sales-related services
- Marketing
- Advertising
- Property utilization studies
- Property valuation and appraisal
- Evaluation and disposal of leasehold interests
- Asset management
- Environmental consulting and analysis
- Demolition consulting and analysis
- Financial performance analysis

FY16 DISPOSALS



Carl F. Albert Federal Building and Courthouse McAlester, OK

The Carl F. Albert Federal Building and Courthouse consisted of 0.49 fee acres and a 24,932 SF building that was formerly used as a Federal building and court house. The building is located in the central portion of the Central Business District of the City of McAlester, OK. It was built in 1914 and was listed on the National Register of Historic Places in 2000. The dominant feature of the Classical Revival style building is its central

two-story loggia, which is defined by four Corinthian columns that extend above the arched openings of the main entry. In 1985, the building was renamed the Carl F. Albert Federal Building and Courthouse in honor of the 46th Speaker of the U.S. House of Representatives who was a native of the region.

The City of McAlester expressed interest in the property and submitted an application to the National Parks Service (NPS) for a Historic Monument Public Benefit Conveyance (PBC). The U.S. General Services Administration (GSA) worked with both NPS and the State Historic Preservation Office (SHPO) to determine the historic preservation and PBC covenants that would go in the conveyance document and protect the historic features in perpetuity. Ultimately, the City's application was approved and the property was conveyed with a 100% discount via the Historic Monument PBC program.



NASA Parcel #63 Sandusky, OH

The property consists of a roughly 10 acre parcel of now vacant land located along Taylor Road in Sandusky, Ohio. It was previously used as a treatment facility for NASA's nearby Plum Brook Station. An online auction was held, with multiple bids being received. A high bid of \$136,000 was accepted by GSA, this property is now on the tax rolls and awaiting likely residential development.

Through the use of the BPA, Federal landholding agencies can obtain contractor support to assist with managing, utilizing, disposing or otherwise repositioning their real property assets. Agencies will be better positioned to meet sales proceeds and cost savings targets; accelerate real property sales and maximize sales proceeds; decrease expenses on fully-utilized real property; identify appropriate properties to divest or retain; and develop appropriate metrics to measure performance and report compliance with various policy mandates.

The Real Property Sales and Support Services (RPSSS) BPA concluded its second Option Year on October 31, 2016 with 35 BPA Calls in almost every service category with an aggregate value of \$899,612.65. These projects were performed by the RPSSS BPA contractors, through GSA on behalf of several landholding agencies: United States Navy, United States Coast Guard, United States Air Force, United States Army, Department of Interior and GSA's Office of Portfolio Management to name a few.

OTHER PROGRAMS

LIGHTHOUSE PROGRAM

The National Historic Lighthouse Preservation Act of 2000 (NHLPA), gives priority to public bodies and nonprofit organizations to acquire a historic light station at no-cost (i.e. conveyed without monetary consideration) through a competitive application process administered by the National Park Service (NPS). If no steward is identified through this process, the NHLPA authorizes GSA to conduct a public sale of the light station. The USCG, NPS, and GSA implement the NHLPA program through a unique federal partnership aimed at preserving the historic and cultural significance of America's historic light stations.

Roles of Agencies

- USCG – Identifies and reports excess light stations to GSA.
- NPS – Issues application to interested parties. Review and evaluates applicants. Selects no-cost grantee.
- GSA – Issues Notice of Availability to interested parties. Develops and executes conveyance documents.

FY16 DISPOSALS



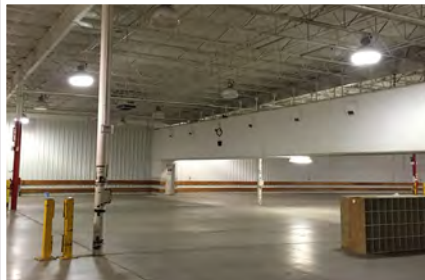
Grand Island Federal Building Grand Island, NE

The Grand Island Federal Building is a 31,741 SF building on 0.53 acres built in 1910 and was used as a U.S. Post Office and U.S. Courthouse until it was converted into a Federal Office Building. Listed on the National Register of Historic Places, the building was reported excess by GSA on April 21, 2015 with a small portion of the property having continued occupancy by the SSA, which would require a 24

month leaseback after the building was transferred out of Federal ownership.

During the Surplus Screening period, Hall County, Nebraska expressed interest in acquiring the property through the Historic Monument PBC Program. The National Parks Service approved the application on March 7, 2016. The County entered into a 24 month lease with GSA to allow SSA to remain in the property and the property was conveyed via a Quit Claim Deed at 100% discount on April 11, 2016.

FY16 DISPOSALS



United State Postal Service Saginaw, MI

The former postal service building is located at 1201 S. Wheeler Street in Saginaw County, Saginaw, Michigan. The Property, constructed in 1994, contains 4.16 acres and is improved with a single-story warehouse building of approximately 48,000 GSF. Forty-four bids were received over the course of the online auction for the property which ran from 8/10/15-10/26/15, with a high bid of \$536,000 being accepted by GSA.

CBRE attempted to sell this property for the USPS in 2014, but was unsuccessful. The sale closed on January 12, 2016 to a California buyer who reportedly plans to lease the space in the future.

Since the National Historic Lighthouse Preservation Act (NHLPA) program's inception in 2000, 133¹ light stations have been transferred to new stewards. In FY16, GSA issued two Notices of Availability (NOAs) for public bodies to apply for a light through the NHLPA Program. In addition, 14 light stations were conveyed to new stewards. Five light stations were conveyed through no-cost stewardship transfers to public entities and nine were conveyed through public sales, generating \$890,836 in proceeds.

¹The Chesapeake Light Tower, transferred in FY2016, is a non-historic light station, conveyed through the Property Act rather than the NHLPA program. This light is not included in the total number of lights conveyed through the NHLPA program.

ENVIRONMENTAL PROGRAM

Active since 1998, the RPUD Environmental Team develops and disseminates environmental guidance related to real property disposal. The team provides a forum for cross-regional collaboration on complex transactions. It also supports customer agency outreach, including both national training initiatives and webinars such as the July 2016 CERCLA 120(h) NCDT webinar. The Environmental Team promotes national consistency for regulatory coordination and disclosure language, and it provides environmental and historic contracting assistance. In 2016, the Environmental Team issued a new Environmental Framework for Real Property Disposal. The Framework captures required landholding agency and disposal agency roles in addressing the environmental and historic considerations in real property disposal.

The Environmental Team also supported regional transactions through the execution of task orders off the RPUD National Environmental Support Blanket Purchase Agreement (BPA). Completing its second option year, this BPA enables RPUD to contract for a wide range of environmental and historic services including environmental due diligence and support for NEPA and NHPA Compliance. BPA holders are two national environmental firms, AMEC and Tetra Tech. In FY 2016, RPUD awarded over \$430,000 for environmental and historic preservation assistance through ten different BPA task orders. This brings the BPA's total awarded work to just over \$1,685,000 to date.

BASE REALIGNMENT AND CLOSURE (BRAC)

RPUD provides the Department of Defense (DOD) with comprehensive assistance with BRAC. The GSA Administrator is statutorily required to delegate GSA's "Property Act" disposal authority to the Secretary of Defense (SECDEF). Through this delegation of authority, DOD is able to execute real property transactions recommended by the BRAC Commission. RPUD assists DOD with BRAC actions when DOD requests assistance and provides funding.

GSA support to DOD includes providing realty services on a reimbursable basis (e.g., appraisals, marketing, online auctions, etc.) as well as informal consulting, briefings and recommendations. Examples of GSA BRAC work during FY2016 are RPUD's marketing and sales of the following:

- PFC Joe E. Mann U.S. Army Reserve Center (Spokane, WA)
- Rufus N. Garrett, Jr. U.S. Army Reserve Center (El Dorado, AR)
- Burlington Memorial U.S. Army Reserve Center (Middletown, IA)
- Marshall U.S. Army Reserve Center (Marshall, TX)
- Red River Army Depot Vacant Land (329 acres; New Boston, TX)

FY16 DISPOSALS



Spectacle Reef Light Northern Lake Huron, MI

Spectacle Reef Light is located 11 miles off the eastern end of Bois Blanc Island on the waters of Lake Huron, Michigan. The Property contained an 86-foot tall gray conical light tower on a concrete crib and was used as an aid to navigation since its construction in 1874. Multiple bids were received over the course of the online auction for the property, with a high bid of \$43,575 being accepted by GSA. The nonprofit group that

acquired it has experience in lighthouse preservation and is intent on restoring the structure to a more pristine condition.

The five sales were properties closed as a result of BRAC 2005 Commission Recommendations. The sales generated approximately \$2.78 million in proceeds for the Army to reinvest into the BRAC program. The disposals also moved over 350 acres off the Army's real property inventory, relieving the Army of approximately \$100,000 in annual protection and maintenance costs for the properties.

ADDITIONAL ACTIONS PLANNED FOR FY2017

Refer to our website at <http://propertydisposal.gsa.gov> for upcoming opportunities.



Above: **Carl F. Albert Federal Building and Courthouse, McAlester, OK**

APPENDIX

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APPENDIX A

SUMMARY OF FY2012, FY2013, FY2014, FY2015 GOVERNMENT-WIDE DISPOSALS

Summary of FY2012 Government-wide Disposals

FY2012	# of Disposals	Estimated Fair Market Value	Proceeds
Federal Transfers	13	\$2,572,002.00	N/A
Public Benefit Conveyances	22	\$7,204,900.00	N/A
Negotiated Sales	8	N/A	\$3,194,965.00
Public Sales	71	N/A	\$34,301,382.53
TOTAL	114	\$9,776,902.00	\$37,496,347.53

Summary of FY2013 Government-wide Disposals

FY2013	# of Disposals	Estimated Fair Market Value	Proceeds
Federal Transfers	10	\$1,866,155.00	\$580,000.00
Public Benefit Conveyances	40	\$18,599,922.00	N/A
Negotiated Sales	10	N/A	\$29,726,502.00
Public Sales	153	N/A	\$67,489,995.15
TOTAL	213	\$20,466,077.00	\$97,796,497.15

Summary of FY2014 Government-wide Disposals

FY2014	# of Disposals	Estimated Fair Market Value	Proceeds
Federal Transfers	5	\$613,250.00	N/A
Public Benefit Conveyances	44	\$23,569,579.41	\$35,000.00
Negotiated Sales	13	N/A	\$915,843.00
Public Sales	280	N/A	\$41,824,302.38
TOTAL	342	\$24,182,829.41	\$42,775,145.38

Summary of FY2015 Government-wide Disposals

FY2015	# of Disposals	Estimated Fair Market Value	Proceeds
Federal Transfers	9	\$706,002.00	\$90,000.00
Public Benefit Conveyances	17	\$10,940,687.08	\$16,501.00
Negotiated Sales	14	N/A	\$7,957,503.79
Public Sales	133	N/A	\$57,887,763.51
TOTAL	173	\$11,646,689.08	\$65,951,768.30

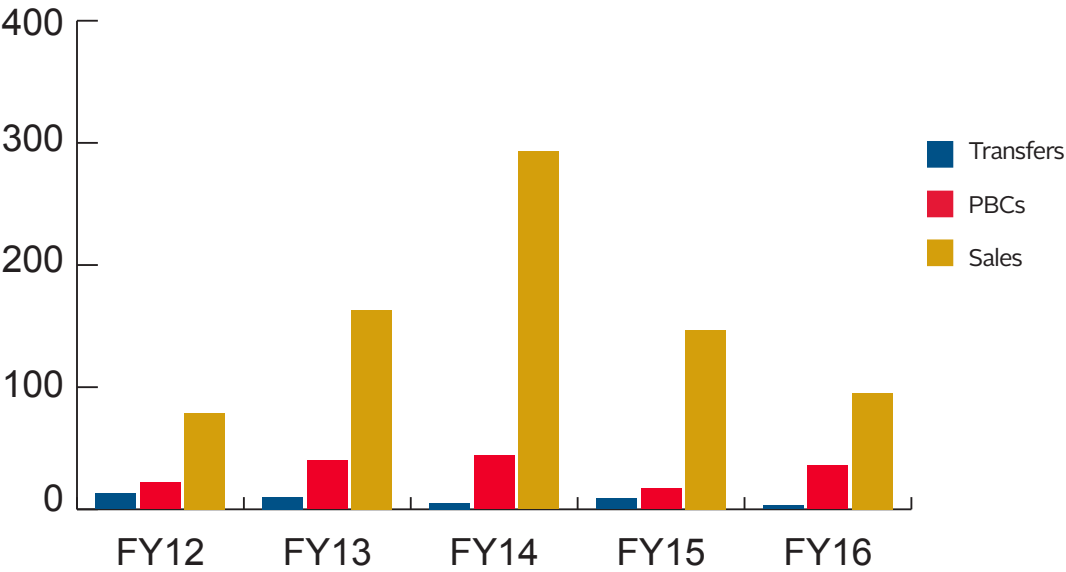
APPENDIX B

FY2012-2016 FIVE-YEAR TRENDS

	FY12		FY13		FY14		FY15		FY16	
Customer Agency	# Disposals	\$ Proceeds (in millions)	# Disposals	\$ Proceeds (in millions)	# Disposals	\$ Proceeds (in millions)	# Disposals	\$ Proceeds (in millions)	# Disposals	\$ Proceeds (in millions)
DOD	33	11.4	122	44.9	269	34.2	79	11	45	8.25
GSA*	14	12.8	8	31.5	23	0.9	15	38.4	23	5.27
USDA	20	1.9	18	11.7	19	1.9	25	4.9	10	2.07
DHS	17	4.9	12	1.9	9	0.7	33	4	28	10.46
USPS	2	1.8	10	4.9	7	4.7	0	0	2	1.35
DOT	11	1	9	0.12	6	0.2	11	7.5	12	0.17
DOI	9	0.1	18	0.8	3	0.1	6	0.2	8	0.56
NASA	0	0	4	1.2	2	0	1	0	0	0
DOE	0	0	10	0.4	1	0	1	0.02	4	0.71
HHS	0	0	1	0.2	0	0	0	0	0	0
DOC	0	0	0	0	0	0	2	0.04	0	0
DOJ	0	0	1	0.02	0	0	0	0	0	0
ED	0	0	0	0	0	0	0	0	0	0
BBG	0	0	0	0	0	0	0	0	0	0
FCC	0	0	0	0	1	0	0	0	0	0
Peace Corps	0	0	0	0	1	0	0	0	0	0
DOL	0	0	0	0	0	0	0	0	0	0
EPA	0	0	0	0	0	0	0	0	0	0
VA	0	0	0	0	0	0	0	0	0	0
ERDA	0	0	0	0	0	0	0	0	0	0
U.S. Information Agency	0	0	0	0	0	0	0	0	0	0

*GSA includes PBS, Special Legislation, and Reverters

5 Year Comparison Of Disposal Method By Number Of Disposals



*FY13-15 include HAP properties.

Government-wide Summary

Public Benefit Conveyances (PBCs)	FY2012	FY2013	FY2014	FY2015	FY2016	FY2012-2016
Total PBCs	22	40	44	17	36	159
Airport	0	0	1	0	1	2
Education	3	4	4	2	2	15
Emergency Management	1	3	3	5	4	16
Historical Monument	6	6	5	1	7	25
Highway	1	1	0	0	0	2
Homeless Assistance	0	0	0	1	0	1
Law Enforcement	1	0	1	2	4	8
Parks and Recreation	2	5	6	3	6	22
Public Health	6	0	3	0	1	10
Wildlife	0	17	16	0	2	35
Other PBCs	2	4	5	3	9	23

Summary Of Government-wide Disposals By Disposal Method And Fiscal Year

	FY2012	FY2013	FY2014	FY2015	FY2016
Transfers	13	10	5	9	3
PBCs	22	40	44	17	36
Sales	79	163	293	147	95
Total # of Assets Disposed	114	213	342	173	134
Total Acreage	4,808	17,683	39,533	1,610	4,950
Total EFMV of PBC Properties	\$7,204,900	\$18,599,922	\$23,569,579	\$10,940,687	\$17,012,666
Total Public and Negotiated Sales Proceeds	\$37,496,348	\$97,216,497	\$42,740,145	\$65,845,268	\$26,037,406

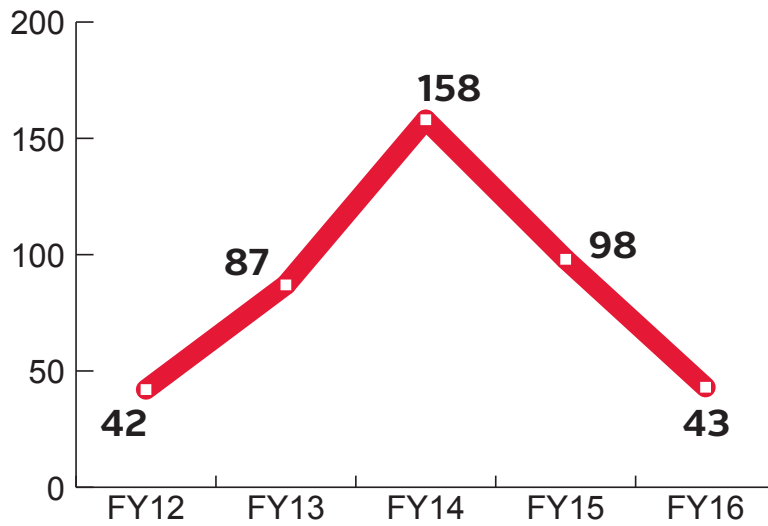
Government-wide 5 Years

FY2012-2016	# Disposals	\$ EFMV (in millions)	\$ Actual Proceeds (in millions)
Public Sales	722	184.55	225.39
Negotiated Sales	55	43.80	43.85
PBCs	159	77.31	2.86
Federal Transfers	40	6.54	0.69
TOTAL	976	\$312.20	\$272.79

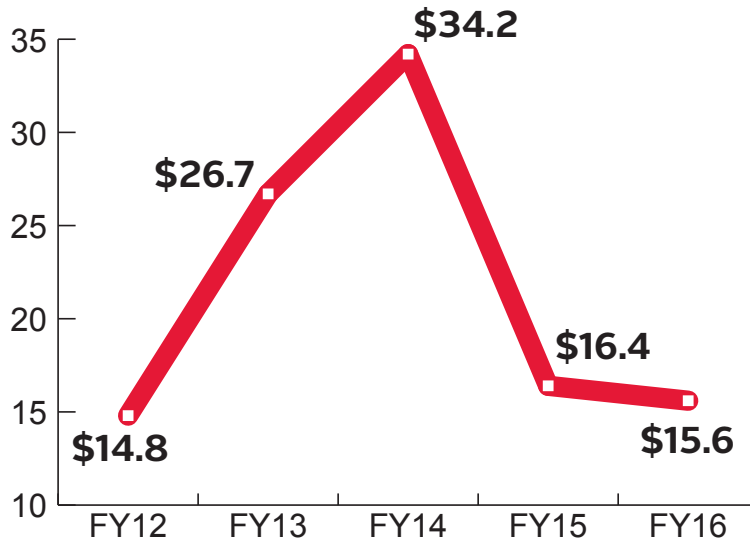
GSA 5 Years

FY2012-2016	# Disposals	\$ EFMV (in millions)	\$ Actual Proceeds (in millions)
Public Sales	33	56.27	83.28
Negotiated Sales	10	5.33	2.34
PBCs	20	24.92	2.80
Federal Transfers	3	0	0
TOTAL	66	\$86.52	\$88.42

Number Of Reimbursable Sales FY12-16



Value Of Proceeds Of Reimbursable Sales FY11-15 (\$ In Millions)



APPENDIX C

GLOSSARY

ABROGATION A negotiated removal or replacement of all or certain restrictions included in the deed conveying property for a Public Benefit Conveyance purpose. Depending on the PBC program, the grantee may have the option of buying out the restrictions, placing the restrictions on another comparable property, retransferring the property to another PBC program or substituting another grantee.

ASSIGNMENT Term used to describe GSA action in support of a request by a Sponsoring Agency for surplus real property on behalf of an approved applicant. If the request is approved by GSA, then GSA “assigns” the property to the Sponsoring Agency, who in turn would complete the conveyance action with the approved grantee.

BASE REALIGNMENT AND CLOSURE A variety of actions taken to close or realign military installations in the United States. These actions include selecting bases for closure or realignment and carrying out the associated closure or realignment activities such as relocating military units and disposing of excess property.

COMPLIANCE PROGRAM Actions taken by GSA or a Sponsoring Agency to confirm or ensure a property conveyed under a Public Benefit Conveyance program is still being utilized as intended.

CONVEYANCE The last phase in the disposition of surplus property, when the title is conveyed from the Government in conformance with local practices, typically through a quitclaim deed.

DIRECT SERVICES GSA activities that are authorized and funded through a budget appropriation.

ESTIMATED FAIR MARKET VALUE An assumption of value based on an analysis of market condition, comparable properties, and other construction/realty data.

EXCESS REAL PROPERTY If a federal agency no longer needs a property to carry out its program responsibilities, the property is determined “excess” to its needs.

EXCHANGE A form of negotiation in which real property or interests therein of equal value are traded. In the event there is a difference in value, a cash equalization payment may be required.

HOLDING AGENCY AUTHORITY Authority other than the Property Act that authorizes a specific federal land holding agency to undertake activities to better utilize, reposition, convey, exchange or sell its real property. This authority may be limited to a specific property, class of property or apply portfolio-wide.

LIGHTHOUSE ACT The National Historic Lighthouse Preservation Act of 2000 allows for the conveyance of federally owned historic light stations to qualified new stewards.

NEGOTIATED SALE A sale of property that affords a selected entity, typically a public body, the sole source option to purchase property for a public purpose use without competing in a public offering. Fair market value is required.

PROPERTY ACT GSA was officially created in June 1949 with the enactment of the Federal Property and Administrative Services Act of 1949 (Property Act). The act was designed to increase the efficiency and economy of Federal Government operations with regard to the procurement, utilization and disposal of property.

PUBLIC BENEFIT CONVEYANCES A public benefit conveyance (PBC) allows the Federal government to lease or transfer title of surplus property to qualified entities for public uses at a substantial discount (up to 100% of fair market value). The intent of a PBC is to support property uses that benefit the community as a whole.

PUBLIC SALES Competitive in-person or online sales.

REIMBURSABLE OTHER This occurs when GSA provides Reimbursable Services under a Holding Agency Authority. Unlike the Property Act, the Holding Agency would execute the closing documents and GSA would be reimbursed for its time, travel and contractual costs.

REIMBURSABLE PROPERTY ACT If an agency, Department of Defense for example, is authorized to retain proceeds under the Property Act, GSA can recoup contractual costs from proceeds if any are incurred in the disposition.

REIMBURSABLE SERVICES Certain federal landholding agencies have their own realty authority but utilize RPUD to perform realty services on their behalf. RPUD provides these services through inter-agency agreements, on a reimbursable basis. Services range from the management and execution of all aspects of a disposition project to specific tasks to inform a utilization decision or implement a disposition strategy.

REVERTED For this disposal method, the legal title of the property returns to the grantor after the grant expires.

SPECIAL LEGISLATION A law that directs a specific action with a parcel of property or group of properties.

SPONSORING AGENCY This is the lead federal agency that manages a specific Public Benefit Conveyance program, including the outreach to and sponsorship of eligible applicants for surplus real property.

SURPLUS REAL PROPERTY If there is no further need for the property within the Federal Government, the property is determined “surplus” and may be made available for other uses through public benefit conveyances (PBCs), negotiated sales, or public sales.

TRANSFER The term used to describe the shift of custody and accountability for an excess property from one federal agency to another. These are usually at Fair Market Value (FMV), but may be at no cost, with the approval of the Administrator of the General Services Administration (GSA) and the Office of Management and Budget (OMB).

APPENDIX D ACRONYMS

AGENCY ACRONYMS

ATF	Bureau of Alcohol, Tobacco, Firearms and Explosives
AFRPA	Air Force Real Property Agency
BIA	Bureau of Indian Affairs
BLM	Bureau of Land Management
BOR	Bureau of Reclamation
CBP	Customs and Border Patrol
COE	Corps of Engineers
DEA	Drug Enforcement Administration
DHS	Department of Homeland Security
DOC	Department of Commerce
DOD	Department of Defense
DOE	Department of Energy
DOI	Department of Interior
DOJ	Department of Justice
DOL	Department of Labor
DOT	Department of Transportation
ED	Department of Education
EDA	Economic Development Association
EPA	Environmental Protection Agency
FAA	Federal Aviation Administration
FBI	Federal Bureau of Investigation
FDA	Food and Drug Administration
FEMA	Federal Emergency Management Agency
FLETC	Federal Law Enforcement Training Centers
FS	Forest Service
GSA	General Services Administration
HHS	Department of Health and Human Services
HUD	Department of Housing and Urban Development

IBB	International Broadcasting Bureau
ICE	Immigration and Customs Enforcement
INS	Immigration and Naturalization Service
IRS	Internal Revenue Service
NASA	National Aeronautics and Space Administration
NOAA	National Oceanographic and Atmospheric Administration
NPS	National Park Service
PBS	Public Buildings Service
SSA	Social Security Administration
SWPA	Southwestern Power Administration
USACE	United States Army Corps of Engineers
USCG	United States Coast Guard
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USMC	United States Marine Corps
USPS	United States Postal Service
VA	Department of Veteran Affairs

TECHNICAL ACRONYMS

BPA	Blanket Purchase Agreement	OA	Operating Agreement
BRAC	Base Realignment and Closure	PBC	Public Benefit Conveyance
FB	Federal Building	R&A	Repair and Alteration
FFO	Funds from Operation	ROE	Report of Excess
FMV	Fair Market Value	RPSSS	Real Property Sales and Support Services
FY	Fiscal Year		
G&A	General and Administrative	RSF	Rentable Square Feet
HVAC	Heating, Ventilation and Air Conditioning	RWA	Reimbursable Work Agreement
LLC	Limited Liability Corporation		
NHLPA	National Historic Lighthouse Preservation Act		
NOA	Notice of Availability		
NOI	Net Operating Income		

APPENDIX E

PUBLIC BENEFIT CONVEYANCE

LEGISLATION

CORRECTIONAL FACILITY/EMERGENCY MANAGEMENT RESPONSE USE

Title 40, U.S.C. 533 authorizes the Administrator of General Services, in his discretion, to transfer or convey to the States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the Virgin Islands, the Trust Territory of the Pacific Islands, the Commonwealth of the Northern Mariana Islands, or any political subdivision or instrumentality thereof, surplus real and related personal property, without monetary consideration for:

1. Correctional facility purposes. The Attorney General must determine the surplus real and related personal property to be required for such purposes by an authorized transferee or grantee under an appropriate program or project for the care and/or rehabilitation of criminal offenders as approved by the Attorney General.
2. Law enforcement purposes. The Attorney General must determine the surplus real and related personal property to be required for any activity involving the control or reduction of crime and juvenile delinquency, or enforcement of the criminal law, including investigative activities, such as laboratory functions, as well as training.
3. Emergency management response purposes. The Director of the Federal Emergency Management Agency must determine the surplus real and related personal property to be required for emergency management response purpose, including fire and rescue services.

The deed or other instrument of conveyance for property will require that all property to be used and maintained for correctional facility, law enforcement, or emergency management response (including fire and rescue services) purposes in perpetuity and may contain such additional terms, reservations, restrictions and conditions as may be determined by the Administrator to be necessary to safeguard the interest of the United States.

EDUCATIONAL USE

Title 40 U.S.C 550(c) authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of Education, as appropriate, for disposal of such surplus real property, including buildings, fixtures, and equipment situated thereon, as is recommended by the appropriate Secretary as being needed for school, classroom, or other educational uses. The Act authorizes the appropriate Secretary to sell or lease such properties to States or their political subdivisions and instrumentalities, and tax-supported educational institutions, nonprofit educational institutions, or other similar institutions not operated for profit which have been held exempt from taxation under section 501(c)(3) of the Internal Revenue Code of 1954, and to fix the sale or lease value of the property to be disposed of taking into consideration any benefit which has accrued or may accrue to the United States from the use of the property by any such State, political subdivision, instrumentality, or institution. The principal restrictive provision in the instrument of conveyance requires the property to be used continuously for a specified period for the specific purpose stated in the application for the property made to the Department of Education.

HIGHWAYS

Title 23 sections 107 and 317 of the United States Code authorize the conveyance of lands, or interests in lands, owned by the United States, to any State for the purpose of interstate construction, reconstruction, improvement, maintenance, right of way or materials source. Property being conveyed for these uses must be requested by the Secretary of Transportation and must be authorized by the Secretary of the Department supervising the administration of such lands or the interests in such lands. The conveyance of such property shall be made to the state transportation department or such political subdivision thereof as its laws may provide, in the form of purchase, donation, condemnation or other form so long as it complies with the laws of the United States. Title 40 U.S.C. 1304(b) provides for the conveyance of lands or interest in such lands, with or without consideration to such state or political subdivision for the purposes of highway, street or alley widening.

HISTORIC MONUMENTS

Title 40 U.S.C 550(h) authorizes conveyance to any State, political subdivision, instrumentalities thereof, or municipality, of all the right, title, and interest of the United States in and to any surplus real and related personal property which in the determination of the Secretary of the Interior is suitable and desirable for use as a historic monument for the benefit of the public. Conveyances

of property for historic monument purposes under this authority shall be made without monetary consideration to the United States: Provided, that no property shall be determined under this authority to be suitable or desirable for use as an historic monument except in conformity with the recommendation of the National Park Advisory Board established under section 3 of the Act of Congress approved August 21, 1935 (16 U.S.C. 463) and only so much of any such property shall be so determined to be suitable or desirable for such use as is necessary for the preservation and proper observation of its historic features. Property conveyed for historic monument purposes may under certain circumstances be used for revenue producing activities to support the historic monument. All income exceeding the cost of repairs, rehabilitation, and maintenance shall be used for public historic preservation, park, or recreational purposes.

Deeds conveying any surplus real property under this authority shall be used and maintained for the purposes for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Administrator to be necessary to safeguard the interest of the United States.

HOMELESS ASSISTANCE

Title V of the McKinney-Vento Act, as amended (42 U.S.C. 11411), authorizes the identification and use of underutilized and unutilized property for use as facilities to assist the homeless as a permissible use in the protection of public health. The Secretary of Housing and Urban Development collects data on Federal properties and identifies those suitable to assist the homeless. The General Services Administration and the Department of Health and Human Services make suitable surplus properties available to private nonprofit organizations, units of local government, and States for use as facilities to assist the homeless. These properties are leased, deeded, or made available on an interim basis at no cost to approved homeless assistance providers. Federal land-holding agencies may lease/permit suitable underutilized property to approved homeless assistance applicants.

NEGOTIATED SALES

Title 40 U.S.C. 545(b)(8) and (9) allows the Administrator of General Services to prescribe regulations to govern non-competitive disposals and contracts for disposals if the disposal will be to a state, territory, or possession of the United States or to a political subdivision of, or a tax-supported agency in, a state, territory, or possession, and the estimated fair market value of

the property and other satisfactory terms of disposal are obtained by negotiation or otherwise authorized by law. Section 545(e)(A)(ii) requires an explanatory statement of the circumstances shall be prepared for each disposal by negotiation of real property that has an estimated fair market value in excess of \$100,000. The prepared explanatory statement shall be transmitted to the appropriate committees of Congress for concurrence or approval in advance of the disposal.

PORT FACILITIES

Title 40 U.S.C. 554 authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of Transportation for disposal, such surplus property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary of Transportation as being needed for the development or operation of a port facility. The Act authorizes the Secretary to convey properties at no cost to the States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the Virgin Islands, the Federated States of Micronesia, the Marshall Islands, and the Commonwealth of the Northern Mariana Islands, or any political subdivision, municipality, or instrumentality thereof.

Deeds conveying any surplus real property disposed of under this authority shall be made without monetary consideration to the Federal Government and provide that the property shall be used and maintained for the purpose for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Secretary of Transportation to be necessary to safeguard the interest of the United States.

PUBLIC AIRPORTS

Title 49 U.S.C. 47151 authorizes the conveyance or disposal of all right, title, and interest of the United States in and to any surplus real property or personal property (exclusive of property the highest and best use of which is determined by the Administrator to be industrial) to any State, political subdivision, municipality or tax-supported institution without monetary consideration to the United States. Such property must be determined by the Secretary of Transportation to be suitable, essential, or desirable for development, improvement, operation, or maintenance of a public airport as defined in the Federal Airport Act, as amended (49 U.S.C. 1101) or reasonably necessary to fulfill the immediate and foreseeable future requirements of the grantee for development, improvement, operation, or maintenance of a public airport, including property needed to develop sources of revenue from non-aviation businesses at a public airport. This

section provides specific terms, conditions, reservations, and restrictions upon which such conveyances or disposals may be made.

PUBLIC HEALTH USE

Title 40 U.S.C 550(d) authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of Health and Human Services, as appropriate, for disposal of such surplus real property, including buildings, fixtures, and equipment situated thereon, as is recommended by the appropriate Secretary as being needed for use in the protection of public health, including research purposes. The Act authorizes the appropriate Secretary to sell or lease such properties to States or their political subdivisions and instrumentalities, and tax-supported medical institutions not operated for profit which have been held exempt from taxation under section 501(c)(3) of the Internal Revenue Code of 1954, and to fix the sale or lease value of the property to be disposed of taking into consideration any benefit which has accrued or may accrue to the United States from the use of the property by any such State, political subdivision, instrumentality, or institution. The principal restrictive provision in the instrument of conveyance requires the property to be used continuously for a specified period for the specific purpose stated in the application for the property made to the Department of Health and Human Services.

PUBLIC PARKS AND PUBLIC RECREATIONAL AREAS

Title 40 U.S.C 550(e) authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of Interior for disposal, such surplus property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary of the Interior as being needed for use as a public park or recreation area. The Act authorizes the Secretary to sell or lease such properties to any State, political subdivision, instrumentalities thereof, or municipality, and to fix the sale or lease value of the property to be disposed of, taking into consideration any benefit which has accrued or may accrue to the United States from the use of such property by any such State, political subdivision, instrumentality, or municipality.

Deeds conveying any surplus real property disposed of under this authority shall provide that property shall be used and maintained for the purpose for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Secretary of the Interior to be necessary to safeguard the interest of the United States.

SELF-HELP HOUSING

Title 40 U.S.C. 550(f)(3) authorizes the Administrator of General Services to assign to the Secretary of Housing and Urban Development (Secretary) surplus real property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary as being needed for providing housing or housing assistance for low income individuals or families.

This amendment contains a “sweat equity” provision which requires that any individual or family receiving housing or housing assistance constructed, rehabilitated, or refurbished through the use of the property must contribute a significant amount of labor toward the construction, rehabilitation, or refurbishment.

The Secretary is authorized to sell or lease surplus real property for housing or housing assistance to any State, political subdivision, or instrumentality of a State, or any nonprofit organization existing for the primary purpose of providing housing or housing assistance for low-income individuals or families.

WILDLIFE CONSERVATION

Title 16 U.S.C. 667b-d provides that, upon request, real property which is under the jurisdiction or control of a Federal agency and no longer required by such agency: (1) can be utilized for wildlife conservation purposes by the agency of the State exercising administration of the wildlife resources of the State wherein the real property lies or by the Secretary of the Interior; and (2) is valuable for use for any such purpose, and which, in the determination of the Administrator of General Services, is available for such use may, notwithstanding any other provisions of the law, be transferred without reimbursement or transfer of funds (with or without improvements as determined by said Administrator) by the Federal agency having jurisdiction or control of the property to (a) such State agency if the management thereof for the conservation of wildlife relates to other than migratory birds, or (b) to the Secretary of the Interior if the real property has particular value in carrying out the national migratory bird management program. Any such transfer to other than the United States shall be subject to the reservation by the United States of all oil, gas, and mineral rights and to the condition that the property shall continue to be used for wildlife conservation or other of the above stated purposes or in the event it is no longer used for such purposes or in the event it is needed for national defense purposes title thereto shall revert to the United States.

APPENDIX F

SPONSORING AGENCY CONTACTS

CORRECTIONAL & LAW ENFORCEMENT PBCS DEPARTMENT OF JUSTICE

Orbin Terry
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U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance
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EDUCATIONAL PBCS DEPARTMENT OF EDUCATION

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States of: CT, IN, MA, ME, MI, NH, NJ, NY, OH, PA, RI, VT

LaToya Cannon, LaToya.Cannon@ed.gov, (202) 401-9506
States of: AL, DC, DE, FL, GA, KY, MD, MS, NC, SC, TN,
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Yolanda Stroud, Yolanda.Stroud@ed.gov, (214) 661-9599
States of: IA, ID, KS, MN, MT, ND, NE, NV, OR, SD, UT,
WA, WI, WY

John Tillery, John.Tillery@ed.gov, (202) 401-2349
States of: AR, IL, LA, MO, NM, OK, TX

U.S. Department of Education
Federal Real Property Assistance Program
Mail Stop L-OM-2-2C115
400 Maryland Avenue, SW
Washington, DC 20202-4553
(202) 401-0828 Fax

EMERGENCY MANAGEMENT PBCS FEDERAL EMERGENCY MANAGEMENT AGENCY

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HIGHWAY PBCS FEDERAL HIGHWAY ADMINISTRATION

Carolyn Winborne James
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U.S. Department of Transportation

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1200 New Jersey Avenue SE, Room E74-422
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HISTORIC SURPLUS PROPERTY PBCS NATIONAL PARK SERVICE

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HOMELESS & PUBLIC HEALTH PBCS HEALTH & HUMAN SERVICES

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HOMELESS SUITABILITY DETERMINATIONS HOUSING & URBAN DEVELOPMENT

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(202) 401-0053 Fax

All McKinney-Vento Title 5 related correspondence:
Title5@hud.gov
Other correspondence: Juanita.A.Perry@hud.gov

NON-ROUTINE TITLE V MATTERS HOUSING & URBAN DEVELOPMENT

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HOMELESS ASSISTANCE REVIEW FOR BRAC PROPERTY

HOUSING & URBAN DEVELOPMENT

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PORT FACILITY PBCS DOT - MARITIME ADMINISTRATION

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Yvette M. Fields
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PUBLIC AIRPORT PBCS FEDERAL AVIATION ADMINISTRATION

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PUBLIC PARKS & RECREATION AREAS PBCS NATIONAL PARK SERVICE

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State and Local Programs Division
National Park Service
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(202) 371-5179 Fax
nps_flpnational@nps.gov

LANDS TO PARKS REGIONAL CONTACTS

Northeast/Midwest Region

Elyse LaForest

National Park Service

15 State Street

Boston, MA 02109

(617) 223-5190 Phone

(617) 223-5164 Fax

nps_flpnorth@nps.gov

States: CT, IA, IN, KS, ME, MI, MN, MO, MA, ND, NE, NH,

NJ, NY, OH, RI, SD, VT, WI

Pacific West Region

David Siegenthaler

Pacific West Region

National Park Service

333 Bush Street, Suite 500

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(415) 623-2334 Phone

(415) 623-2387 Fax

nps_flpwest@nps.gov

States: AK, AZ, CA, ID, CO, MT, NM, NV, OR, UT, WA, WI

Also includes: American Samoa, Guam, Hawaii, Northern

Mariana Islands

Southeast Region

John Barrett

National Park Service

100 Alabama Street, SW

Atlanta, GA 30303

404-507-5689

Fax: 404-562-3283

Email: nps_flpsouth@nps.gov

States: AL, AR, DE, FL, GA, KY, LA, MD, MS, OK, PA, NC,
SC, TN, TX, VA, WV

Also includes: Puerto Rico, U.S. Virgin Island

SELF HELP HOUSING PBCS

HOUSING & URBAN DEVELOPMENT

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WILDLIFE CONSERVATION PBCS

FISH & WILDLIFE SERVICE

Ken Fowler

Realty Specialist

U.S. Department of the Interior

Fish and Wildlife Service

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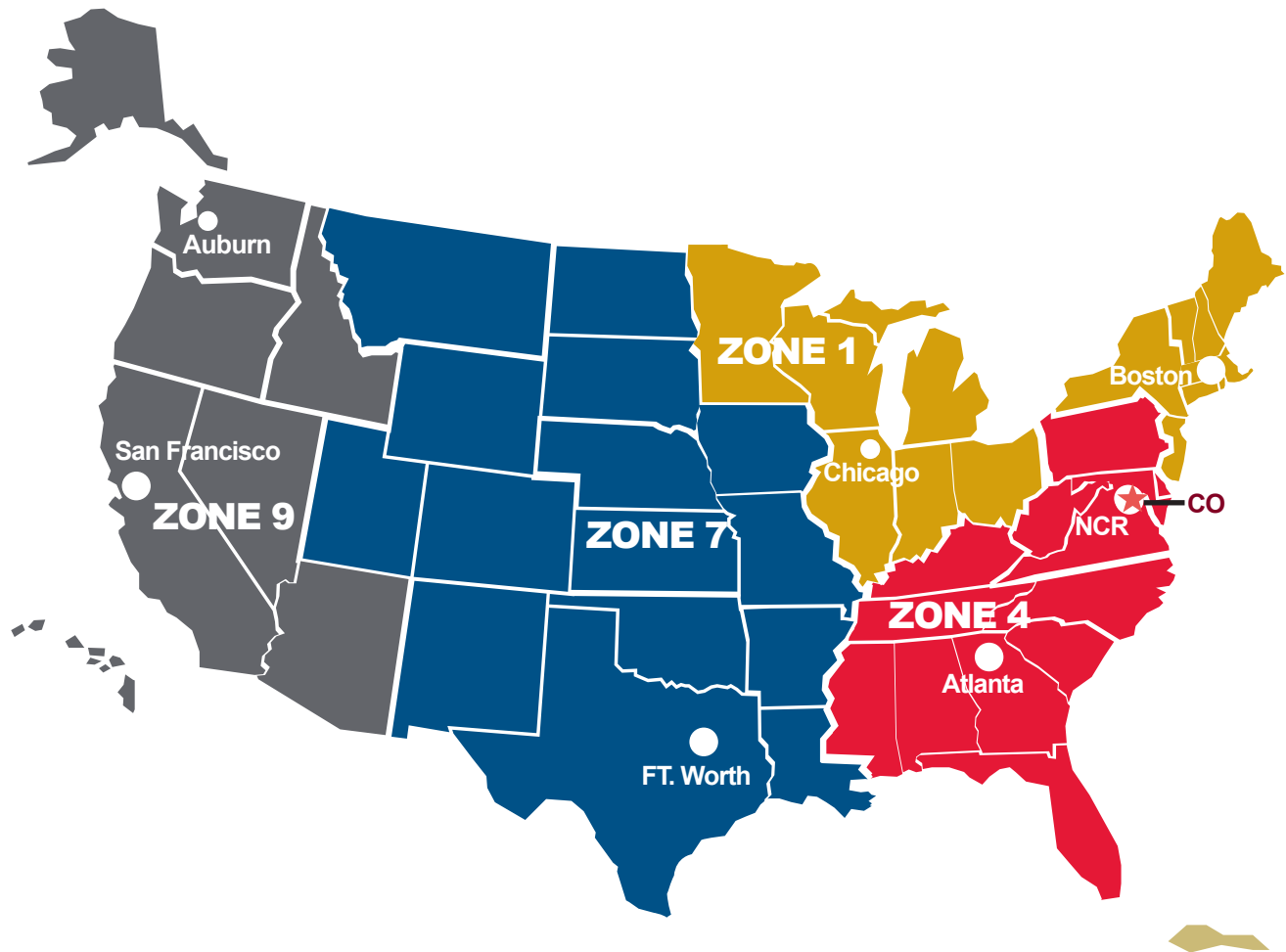
Falls Church, VA 22041-3808

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Ken_fowler@fws.gov

APPENDIX G CONTACT US

GSA DISPOSAL ZONES



GSA REAL PROPERTY DISPOSAL ZONES

ZONE 1

New England Region

General Services Administration
Office of Real Property Disposal (1PZ)
10 Causeway Street
Boston, MA 02222
Telephone: 617-565-5700 • Fax: 617-565-5720

Great Lakes Region

General Services Administration
Office of Real Property Disposal (1PZC)
230 South Dearborn Street
Chicago, IL 60604
Telephone: 312-353-6045 • Fax: 312-886-9480

ZONE 4

Southeast Sunbelt Region

General Services Administration
Office of Real Property Disposal (4PZ)
77 Forsyth Street, Suite 130
Atlanta, GA 30303
Telephone: 404-331-5133 • Fax: 404-331-2727

ZONE 7

Greater Southwest Region

General Services Administration
Office of Real Property Disposal (7PZ)
819 Taylor Street
Fort Worth, TX 76102
Telephone: 817-978-2331 • Fax: 817-978-2063

ZONE 9**Pacific Rim Region**

General Services Administration
Office of Real Property Disposal (9PZ)
450 Golden Gate Avenue
San Francisco, CA 94102
Telephone: 888-472-5263 • Fax: 415-522-3213

Northwest Artic Region

General Services Administration
Office of Real Property Disposal (9PZF)
400 15th Street, SW
Auburn, WA 98001
Telephone: 253-931-7547 • Fax: 253-931-7554

NATIONAL CAPITAL REGION**General Services Administration**

Office of Real Property Disposal
7th & D Street, SW
Washington, DC 20407
Telephone: 202-205-2127 • Fax: 202-205-5295

CENTRAL OFFICE**General Services Administration**

Office of Real Property Disposal
1800 F Street, NW
Washington, DC 20405
Telephone: 202-501-0084 • Fax: 202-501-2520



Public Buildings Service
Office of Real Property Utilization and Disposal

U.S. General Services Administration
1800 F Street, NW
Washington, DC 20405
www.gsa.gov

