



GSA Public Buildings Service

FY 2017 PERFORMANCE OVERVIEW

OFFICE OF REAL PROPERTY UTILIZATION & DISPOSAL

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Our mission is to lead the federal government in optimizing its real property portfolio through effective disposition & utilization strategies

The General Services Administration (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 (RPU&D) has evolved from being solely the Property Act disposal agent to a customer-centric government wide realty services provider. Today, RPU&D provides these realty services through its own authority or through authorities available to individual LHAs.

RPU&D's mission is to lead the federal government in optimizing its real property portfolio through effective disposition and utilization strategies. To do this, RPU&D 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.

FEDERAL ASSETS & TRANSFER ACT (FASTA)

The Federal Assets Sale and Transfer Act (FAST Act P.L. 114-287) was passed in December 2016 and requires the Office of Management and Budget (OMB) and the General Services Administration to identify opportunities for the federal government to reduce its inventory of civilian real property, more efficiently utilize existing properties, and reduce the cost for maintaining these properties.

Key points of the law are below:

- Establishes a six-year Public Buildings Reform Board (Board) to use the standards created by OMB and GSA to review recommended projects and identify high value assets with an aggregate fair market value between \$500 and \$750 million.
- Agencies would be required to report as excess the high value assets for which recommendations have been approved, and GSA would be required to sell the properties at fair market value within one year of the report of excess (exceptions could be made by OMB to extend the sale to up to two years).
- Agencies are required to submit recommendations to OMB and GSA for disposal, consolidation/colocation,

reconfiguration, and redevelopment projects. OMB and GSA will review, evaluate, and rank the recommended projects and submit them to the Board for further review. The Board approved projects would be transmitted to Congress and reported to HUD for McKinney suitability determination. For disposal projects, federal agencies would then be required to initiate disposal activities within two years, and complete the disposals within six years, unless there are extenuating circumstances. GSA is authorized to take “necessary and proper” actions to implement the board’s recommendations.

- Creates the Asset Proceeds and Space Management Fund for activities related to the implementation of the Board’s recommendations.
- Updates the McKinney Act by reducing screening time from 60 to 30 days and bifurcating the HHS application process.

RPU&D was tasked with leading the implementation of FASTA on behalf of GSA, in coordination with GSA’s Office of Governmentwide Policy and OMB. On March 10, 2017, GSA and OMB issued the first FASTA data call to CFO Act agencies seeking disposal and consolidation candidates to be submitted to the Board. Responses to this data call were due on April 14, 2017 which resulted in 111 projects

(42 disposal/69 consolidation) from 13 agencies. RPU&D, in partnership with PBS's Office of Portfolio Management (PT), evaluated these submissions which resulted in 82 viable FASTA candidates (37 disposals/45 consolidations) and ranked High, Medium, and Low when weighed against standards and criteria developed by RPU&D.

On September 6, 2017, GSA and OMB issued the second round FASTA data call to CFO Act agencies. The second data call has been issued in order to comply with the six-year timeline established by the law and to give federal agencies another opportunity to proactively identify FAST Act candidates. As before, RPU&D in partnership with PT has taken the lead for PBS in collecting, evaluating, and ranking FAST Act candidates. In addition, RPU&D will take the lead on a contracting effort to engage a private sector firm to assist in the identification of candidate properties and conduct a data gap analysis of the program.

To date, the Board has not yet been identified; however, funding associated with establishing the Board and implementing the initial set of projects is in the Administration's FY2018 budget request.

FASTA is a six-year pilot program that allows the government to take high value properties straight to sale.

FY17 HIGHLIGHTS

One of the main goals of the FAST Act was to expedite the sale of federal real property by creating a pilot program to sell high value property and by creating a board to help identify and move underutilized property from the Federal Inventory. The much anticipated legislation will no doubt lead to more disposal cases in the coming years. As you will see in this report, RPU&D continued to make important strides during FY17 in rightsizing the federal footprint and in developing strong partnerships to pave the way for greater success in the years to come.

SUMMARY OF FY17 GOVERNMENT-WIDE DISPOSALS			
	# OF DISPOSALS	ESTIMATED FAIR MARKET VALUE	PROCEEDS
FEDERAL TRANSFERS	9	N/A	\$1.09
PBCs	33	\$37.91	N/A
SALES	81	N/A	\$114.84
TOTAL	123	\$37.91M	\$115.93M

SOURCE DATA Rediforce data through September 30, 2017.

*Public Sales contains 1 lease

**PBC contains 2 donated easements

In FY17, GSA partnered with agencies to dispose of 123 assets government wide and generated over \$115 million in proceeds. These disposals resulted in a reduction of 2,936,688 square feet and 893 acres from the federal footprint.

In addition to working with agencies' in executing a portfolio of disposal projects, LHAs contacted RPU&D to explore new strategies to transform the way they manage their real property portfolios. A great example, detailed in this report, was RPU&D pivotal role in managing the successful award of the Volpe exchange project leveraging the government's equity to generate \$750 million in value for the federal taxpayer. Whether it's navigating the disposal process, providing real estate analytics, developing strategies to improve utilization, or through training, RPU&D is well positioned to assist agencies in meeting their portfolio goals.

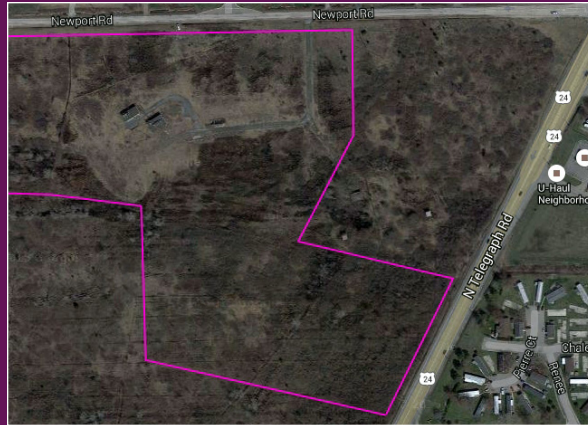
BINGHAMTON PARCEL TRACT BINGHAMTON, NY

In 1942, the U.S. Government acquired 122 acres known as the Binghamton “Hillcrest” Depot in the Town of Fenton, Broome County New York for the purpose of stockpiling strategic material to aid the U.S. war effort. In 2006, the Defense Logistics Agency ceased utilizing the property and GSA declared it excess. Due to size of the Depot, varying interests, and multiple reuse scenarios; the original 122 acre property was subdivided and conveyed via three different conveyance methods. The first conveyance was completed in 2009, when approximately 30 acres of vacant land at the northern most portion of the site were conveyed at no cost to the abutting Chenango Valley Central School District for educational purposes. In December 2014, 44 acres and approximately 493,000 sq. feet of warehouse space was conveyed at no cost to Broome County for emergency management purposes.

The remnant parcel consisted of approximately 48 acres and was improved by eight buildings totaling approximately 300,000SF. The buildings consisted of some office/administration space, however the balance was warehouse/storage. Due to the commercial/industrial nature of the property, the “as is” public sale proved to be most challenging, as the property was functionally obsolete



and non-conforming to the surrounding residential land use and overlay zoning. After a far reaching, and diverse marketing and advertising effort, GSA attracted a successful high bidder and the 48 acre property was sold via the online auction for \$460,000 in November 2016. The effective marketing and coordination with the PBS Property Management Division in Region 2 provided for a successful sale and timely closing.



FORMER NIKE SITE D-58 NEWPORT, MI

The subject property consisted of approximately 36 acres of land with three buildings on-site located in Newport, Michigan, which lies about 30 miles southwest of Detroit. The property was offered for sale via online auction, and ultimately secured a high bid of \$206,500. Previously, the site was used as both a NIKE Missile Site, and most recently by the Michigan National Guard for training purposes. As part of the overall disposal, an additional easement had to be negotiated to an adjacent landowner for waterline access. Through this disposal, the government divested of the last vestige of the former NIKE Missile Site in the area.



FORMER SHEBOYGAN SSA BUILDING SHEBOYGAN, WI

This property consists of a single-story 4,566 SF building with parking located in the downtown central business district of Sheboygan. The online auction at realestatesales.gov started on January 5, 2017 and closed on February 17, 2017 (43 days), with a high bid of \$255,000. The new owner plans to lease the property for office space and parking.

REDDING RESERVE SITE REDDING, CA

The Redding Reserve Site is located in Redding, California in the Mountain Lakes Industrial Park. It consists of 5.21 acres of industrial zoned land. There are a total of seven contiguous parcels forming a rectangular site. Adjacent properties in the park include light manufacturing and heavy industrial facilities with building sizes ranging from 5,000 to 230,000 square feet.

The property was initially transferred to the Vietnam Veterans of California Inc. at no cost under the McKinney-Vento Homeless Assistance Act in 2001. However, the Grantee was unable to fulfill the intended program of use and contacted HHS in late 2015 to initiate voluntary reversion of title to the United States. GSA conducted necessary due diligence, including a Phase I ESA, title report and an appraisal, to confirm acceptability of the property and identified that approximately \$30,000 was owed in past-due property taxes. It was agreed that GSA would accept the reversion (with the unpaid taxes) in November 2016 and would proceed directly to sale.

The online auction started on January 23, 2017 and closed on April 9, 2017. There were a total of three registered bidders and sixteen bids. The high bid was \$330,500 and



was accepted by GSA on April 17, 2017 and the property was transferred in June 2017. The buyer was responsible for paying the unpaid taxes as a condition of escrow.



NIOC SUGAR GROVE SUGAR GROVE, WV

The Navy Information Operations Center (NIOC) Sugar Grove is a former Navy Intelligence/Radio Communication complex which was sold via sealed bid sale in January 2017 for \$4,010,009. Located in a remote area, it is adjacent to the George Washington National Forest and part of the National Radio Quiet Zone (NRQZ).

The property was vacated in September 2015, and is essentially a self-contained small town, where over 400 people could live comfortably. The complex has many modern amenities including: administration facility, six bay fire station, public works facility, community and fitness centers, sewage treatment plant, recreational sites and more. There are also 80 (two, three and four bedroom) housing units, as well 53 housing suites (106 rooms). This facility has all the amenities of a live/work/play community.

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 though the property was ultimately earmarked for public sale. Pursuant to the Property Act disposal process the facility was considered for several public benefit conveyance programs:

- Facility to assist the homeless – application ultimately disapproved by HHS
- A public health facility – application also ultimately disapproved by HHS
- Corrections – to house a women's prison – application approved by DOJ, however soon after approval, the State withdrew their interest in the property.
- The HHS Office of Refugee Resettlement considered the property for unaccompanied minors.
- The Pendleton County Economic and Development Authority requested to purchase the property via negotiated sale though they never pursued the acquisition although they demonstrated longstanding interest in the property's reuse.

Marketing for the public sale was national in scope. In close coordination with the GSA Office of Communications and Marketing, a marketing strategy was developed which garnered interest from investors as far away as Australia. The sale was featured on a segment of NBC Nightly News with Lester Holt; a first for a GSA public sale!

Although there was robust participation from investors during the online auction sale in the summer of 2016, the awarded high and second high bidder defaulted on their purchase contract with the Government. Their bid deposits were retained as liquidated damages. GSA then re-opened the sale of the property in the fall of 2016 as a sealed bid auction. The all-cash sale specified terms such that ten percent was due upon submission of the bid; balance due in 60 days. Fifteen conforming bids were received. A high bid of \$4,010,010 was received. The buyer diligently closed within the specified 60 days from award. The sale closed on January 31, 2017.

In coordination with the State of WV, the Grantee, Sugar Grove LLC, expects to create a behavioral health complex, with a component which will assist veterans. The disposition was a prime example of the GSA's robust engagement with a number of stakeholders to ensure the ideal reuse of the property and all it has to offer.



COASTAL PARK, FORMER USCG HOUSING ELIZABETH CITY, NC

Located in Elizabeth City, NC, the Coastal Park property was a former USCG Housing Community containing approximately 32.42 acres. The gated community consists of 14 multiplex housing units with 72 three and four-bedroom housing units, each composed of approximately 1,470 to 1,640 square feet. The site also has 10 acres of undeveloped highway frontage on Weeksville Road and an abundance of recreational amenities.

Coastal Park had some initial challenges related to being part of a USCG housing project. The first obstacle was the remoteness of the development. Located an hour south

of Norfolk, Virginia, just outside of the Hampton Roads metropolitan area, the sluggish economy and the demand for a multi-family development was uncertain. The second issue was the age of the facility, constructed in the mid 70's the units are functional, yet outdated.

The major obstacle for USCG and the Purchaser occurred while the property was under contract following a rain storm that caused damage on the property. Assessments of the damage had to be completed by both parties and a lengthy negotiation process occurred to determine a price adjustment amenable to both parties. After a fair settlement on the storm damage, the purchaser defaulted on the sale.

GSA and USCG quickly regrouped and devised a strategy to move forward with a Sealed Bid Sale in September 2016. Unfortunately, the high bidder of the sealed bid sale also defaulted prior to closing. Shortly after the sealed bid auction an offer of \$2,500,000 was made to purchase the property. The offer was accepted and the sale was awarded to Coastal Park Townehomes LLC.

As a result of outcome of this sale USCG and GSA's RPUD have developed a wonderful working relationship. RPUD intends to leverage this relationship in future disposal and utilization projects for USCG.

HISTORIC AUSTIN FEDERAL COURTHOUSE AUSTIN, TX

Constructed in 1936, the Austin U.S. Courthouse, a 4-story, 63,264 sq.ft. building is steps away from the Texas Capitol. Located at 200 West Eighth Street, the building functions in both a practical and visual capacity, establishing a federal presence among a group of municipal and private office buildings in the surrounding area. Listed on the National Register of Historic Places, the courthouse is an excellent example of Depression-era Moderne architecture, revealed in its central massing, rectangular form, vertical flow of the window bays, decorative metal grilles, geometric details, and grand Ceremonial Courtroom.

In May 2016, GSA determined the courthouse surplus to the needs of the federal government. Local government and non-profit groups were interested in acquiring the building for public use. The disposal also received attention from members of Congress, media, and locals interested in re-use of the property. Travis County, in dire need of a place to house their Probate Courts, submitted an application to acquire the building via a Historic Monument Public Benefit Conveyance. National Park Service, the Sponsoring Agency for the Historic Surplus Property Program, reviewed and approved their application.



The transfer to Travis County took place via a ceremonial conveyance on the steps of the Courthouse on December 29, 2016. GSA was pleased to announce the transfer of ownership of this historic property to a new steward. Through both the Historic Surplus Property Program requirements and historic preservation covenants included in the deed, the historic nature of this facility will be maintained in perpetuity, allowing it to remain a beautiful centerpiece and integral part of Texas' capital city.



BAILEY WORK CENTER BAILEY, CO

On behalf of the United States Forest Service, GSA conducted a competitive online auction of the former Bailey Work Center located in Bailey, Colorado. After considering the use of local real estate broker services to sell the property, the Forest Service concluded that utilizing GSA's online auction services would yield the best return for their agency. At the conclusion of the online auction, the property was sold to Park County, Colorado for \$351,200.

The property was sold pursuant to the Forest Service Facility Realignment and Enhancement Act of 2005 (Title V. P.L. 109-54). Proceeds from the Bailey Work Center sale

will be used to support deferred maintenance and capital improvements at the Pike and San Isabel National Forests. This disposal action will result in a cost of avoidance of \$175K in deferred maintenance at the Bailey property.

The property contains approximately 1.37 acres and is improved with 2 residential dwellings, a garage and shed. The facilities were constructed in 1938 by the Forest Service and Works Project Administration (WPA). The WPA was established by President Franklin D. Roosevelt to carry out public works projects including the construction of public buildings and roads. Previously, the site hosted Forest Service employees for both housing and work space.

The town of Bailey is a small mountain community in the southern Rocky Mountains. It is common for the following animals to be spotted in the area – black bear, mountain lion, elk, deer and moose. Bailey is located approximately 45 miles from Denver, Colorado.

HISTORIC ST. LOUIS AIR FORCE FAMILY HOUSING ANNEX ST. LOUIS, MO

Former Air Force Station Officer Housing, St. Louis, Missouri with a commanding view of the Mississippi River sold in early May 2017, at online auction. The three duplex buildings were constructed in 1939 and are located in the Jefferson Barracks Historic District. Each duplex contains 3,225 sq. ft. The first floor of each features a living room combo sunroom, dining room, kitchen and bonus room (former maid's quarters). The second floor has three bedrooms and two bathrooms. Garages are available for each unit with basement access and additional rooms in the basement area. The property served as housing for military personnel until the early 2000's. Historic consultation expanded to include the ACHP when the MO SHPO was non-responsive to the normal consulting timeframes. In an attempt to move the project forward the Jefferson Barracks Heritage Foundation was identified as a third-party historic preservation covenant beneficiary and presented to the MO SHPO and ACHP, Both regulators agreed and the property was scheduled for online auction. In 8 weeks the online auction resulted in a high bid of \$426,000.





ALOHA STADIUM EXCHANGE HONOLULU, HI

In February 2017, after collaborating for nearly a decade, the GSA Office of Real Property Utilization and Disposal, San Francisco, the Pacific West Region of the National Park Service Federal Lands to Parks Program, and the Departments of General Services and Land and Natural Resources of the State of Hawaii, executed a series of

exchange documents that release development restrictions on the Aloha Stadium site, and dedicate over 65 acres of State-owned land in Maui for park and recreational uses.

As a background, in 1967 the USA granted approximately 56 acres of land, located at the former Halawa-Aiea veterans housing area, Honolulu, Oahu, for public recreational purposes to the City and County of Honolulu under the Federal Lands to Parks Program. In 1970, the

site was transferred to the State of Hawaii for the building of Aloha Stadium under the terms of the original public benefit conveyance. Aloha Stadium first opened as a multipurpose venue in 1975. Now over 40 years old, the 50,000-seat stadium, home of the University of Hawaii football team and longtime host of the NFL's Pro Bowl, is falling apart.

In 2009, the State developed a proposal to replace Aloha Stadium with a smaller, more modern facility. The stadium currently sits on a portion of the 56 acres site which is considered Hawaii's only venue for major athletic and entertainment activities. A new stadium, supported by the new Honolulu rail transit project and associated transit oriented development, would create opportunities for new types of events as well as residential and commercial projects.

Special legislation was passed authorizing a change of use for the Aloha Stadium property to commercial purposes, as long as the State replaced the Aloha Stadium property with real property of equal or greater utility dedicated solely for public park and recreational purposes in perpetuity. The State, NPS, and GSA ultimately selected approximately 65 acres of otherwise developable, State-owned property, to be known as the Central Maui Regional Sports Complex Park, located in Waikapu, Maui.

In the interim, the Aloha Stadium Authority is moving forward with the new stadium plan, in conjunction with rail and transit oriented development currently under construction, to create development opportunities, generate significant new revenues for the state and local government, and benefit the greater community as a new destination and gathering place adjacent to existing tourist attractions at Pearl Harbor.



WENATCHEE FEDERAL BUILDING WENATCHEE, WA

The Report of Excess for this Property Act disposal of the federal building located at 301 Yakima Street, Wenatchee, WA, 98001 was accepted on April 19, 2016. Surplus screening was completed on July 17, 2016 with potential public benefit conveyance interest from three homeless providers, the local school district and the City of Wenatchee.

Prior to the public sale's February 2, 2017 commencement, two of the homeless providers failed to provide completed applications, the third homeless provider's application was denied by HHS, the local school district withdrew its

application with the Department of Education because of the prohibitive cost of converting the property to a school, and the City chose to bid on the property rather than pursue a negotiated sale. The sale included a twenty-four month firm leaseback with renewals for up to sixty months for the remaining federal tenants, the Deed includes an artistic preservation covenant and a revocable license is in place with the City of Wenatchee for its Art on the Avenues civic improvement project. The \$3.94M sale concluded on April 13, 2017. The property was sold to a local Wenatchee company and the property was transferred by deed on July 31, 2017.



ADMIRALS COVE ALAMEDA, CA

GSA sold 14.87 acres of land and structures associated with the former Naval Air Station (NAS) Alameda via competitive online auction in Spring 2017. NAS Alameda was declared a Base Realignment and Closure (BRAC) property. Prior to closure, this property was used as military housing. The subject property, known as Admirals Cove, is

comprised of 27 multiplexes with totaling 233,850 square feet. Through a reimbursable agreement with the U.S. Navy, GSA marketed the property and conducted the sale. GSA used a variety of advertising methods to promote the sale and maximize its exposures to the target audience. After two months with 12 registered bidders and 73 bids placed, the auction ended with a high bid of \$38 million. Sale proceeds will be provided to Navy to reinvest into the BRAC program.



ALAN BIBLE FEDERAL BUILDING LAS VEGAS, NV

The Alan Bible Federal Building is located at 600 South Las Vegas Boulevard. It is a seven story building of approximately 160,255+/- square feet and is on 0.55 acres of land. It was built in 1985 (by a private party) and contains parking on the second and third floors with the top four floors consisting of office space. The building has 81,240 rentable square feet for offices and 176 parking spaces. The building has been owned by the federal government since 1989 with various federal tenants occupying the space. It is located in the central business district of Las Vegas and the neighborhood consists of hotels, casinos and residential condominiums. It is three miles north of the

Las Vegas “strip” where the major casinos and hotels are located.

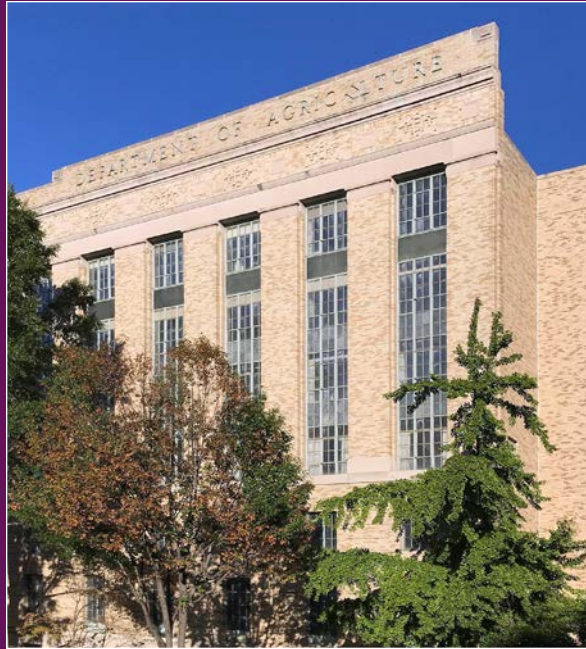
The property was reported excess in 2011, however, due to the inability for PBS to move the existing tenants to other Federal space the disposal action was put on hold. Once it appeared that there was a workable strategy to move the remaining tenants, the disposal process was restarted in 2016. While there was homeless and local public body interest, no applications were approved. The property was put on the market and the online auction started on June 5, 2017. There were a total of 12 registered bidders and 29 bids. The high bid was \$5,489,510 and was accepted by GSA on July 26, 2017.

COTTON ANNEX WASHINGTON, DC

The Cotton Annex is a GSA property that previously housed cotton and tobacco grading operations for the U.S. Department of Agriculture (USDA). It is a 118,000 gsf building located on approximately 1.42 acres in the southwest quadrant of Washington, DC. The property had been vacant since 2007, and was the subject of much Congressional interest, including an on-site hearing in 2012.

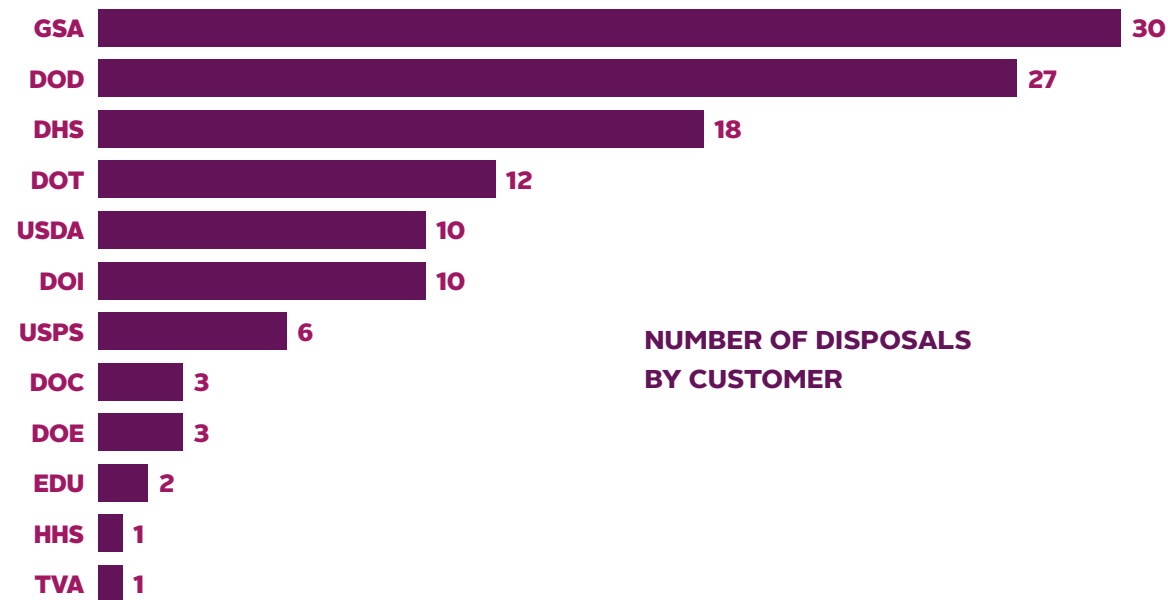
The property had a number of challenges associated with it. The first of these challenges was the historic nature of the building, especially given its iconic location. Built in 1937, Cotton Annex is on the National Register of Historic Places, and sits a stone's throw from the National Mall and many of the iconic Smithsonian Institution museums. Given this unique location, any future redevelopment on the site will be under the purview of multiple review agencies.

Another challenge was the relocation of an existing security screening function, staged on a portion of the Cotton Annex site. This was a mission-critical function that could not be disrupted. NCR Disposal was able to work with its Portfolio Management partners to successfully relocate this function to a new location and allow the sale of the Cotton Annex property to proceed.



Utilizing national and international marketing outreach, as this property had a lot of interest; the Cotton Annex attracted 12 registered bidders who placed 88 bids in the online auction. The high bid received in the auction was \$30.261 million in February 2017, and the transaction closed in late April 2017.

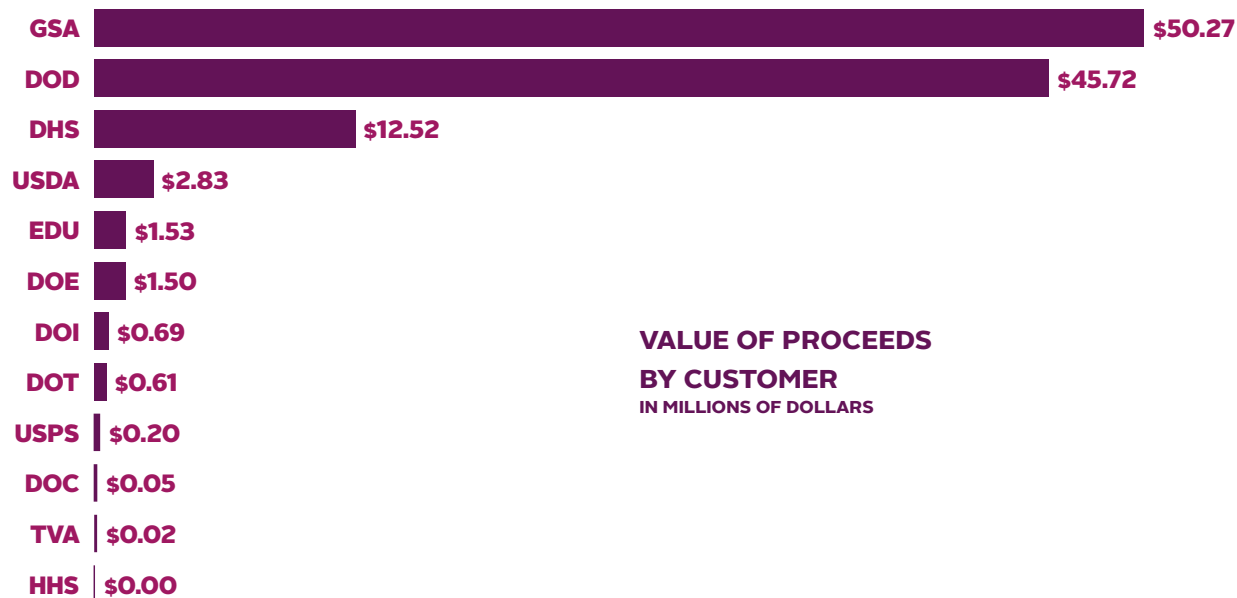
CUSTOMER PROFILE



NUMBER OF DISPOSALS
BY CUSTOMER

In recent years RPU&D's top customers have included: 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 918 disposals and \$334.32 million in proceeds over the past five years.

RPU&D is committed to helping agencies effectively perform their portfolio planning. RPU&D'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, RPU&D 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.

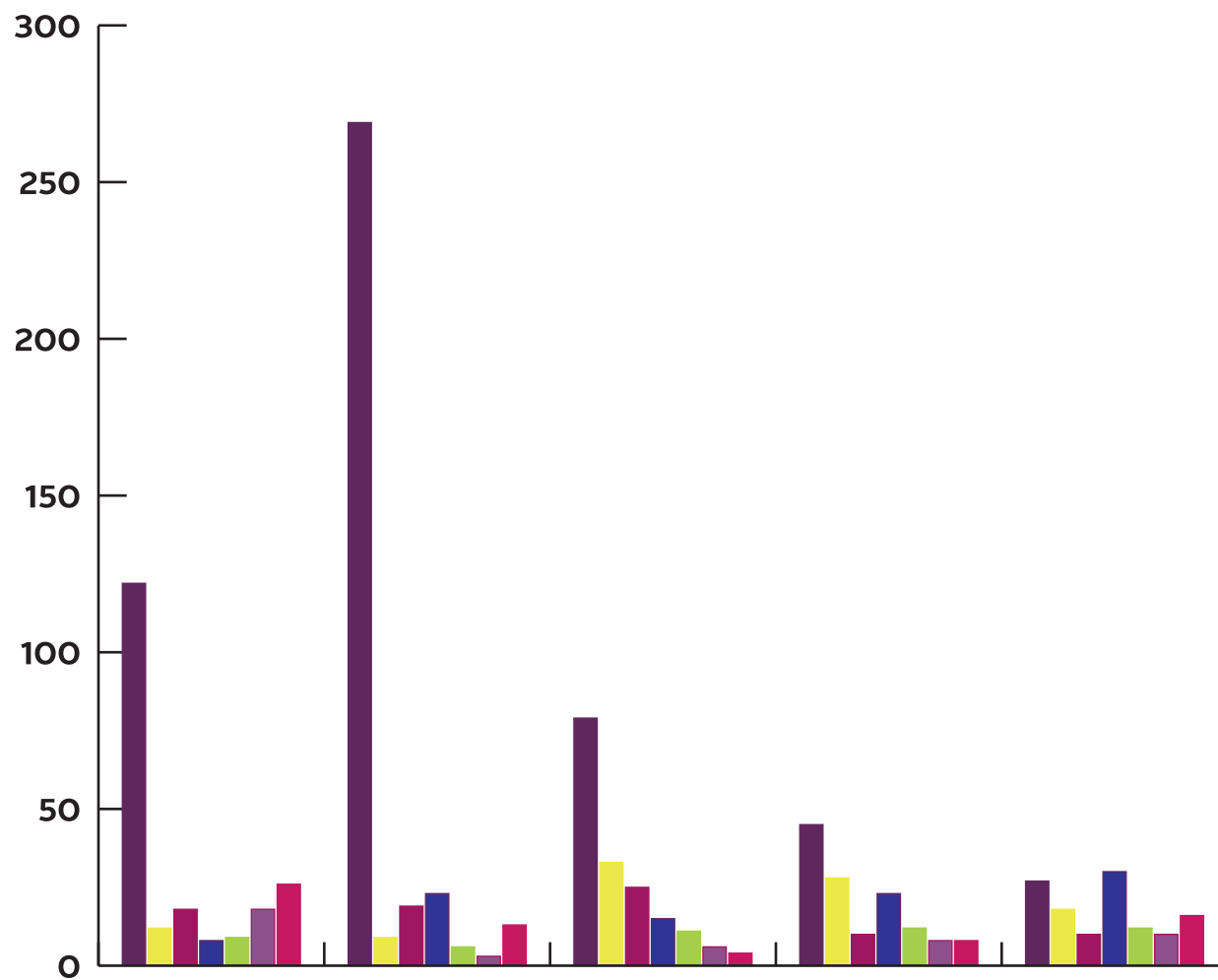
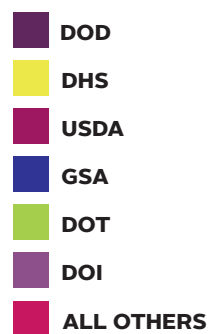


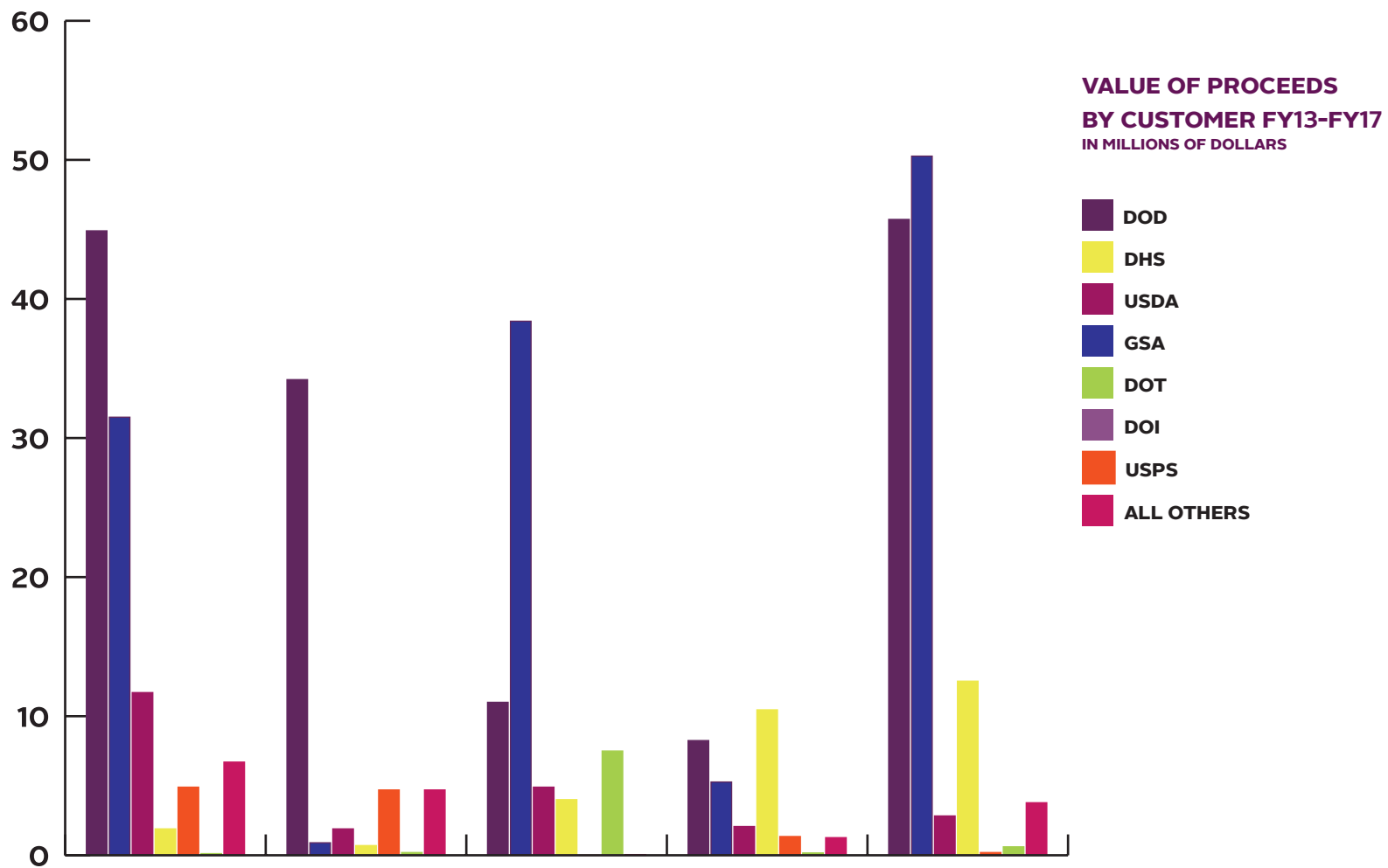
RPU&D provides federal customers with comprehensive asset management tools, resources and services that enable them to develop cost-effective and efficient real property repositioning strategies.

These services include: real property valuation (appraisals, highest and best use analysis), due diligence (title survey, environmental characterization, condition assessments, 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.

NUMBER OF DISPOSALS BY CUSTOMER FY13-FY17





CUSTOMER OUTREACH

RESOURCE CENTER

The Resource Center (<http://propertydisposal.gsa.gov/>) is RPU&D'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. An interactive mapping featuring visible on the homepage displays all properties for sale or with a current notice of availability at a glance. Members of the public have the ability 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.

SOCIAL MEDIA

RPU&D has dedicated Twitter and Facebook accounts. These accounts are linked from the Resource Center. The Twitter account is @GSA_RPdisposal. The Facebook account is called GSA Office of Real Property Utilization & Disposal. 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 Utilization and Disposal. Our regional realty specialists use the accounts to promote upcoming open houses, sales and other regional events.

REALESTATESALES.GOV

In FY11, PBS began a partnership with GSA's Federal Acquisition Service (FAS) to use the GSA Auctions 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, online photos, videos, and facilitates the sale of properties located across the country to any interested buyer, regardless of location or time of day.

Not only are online sales posted on realestatesales.gov, sealed bid and live outcry auctions are also posted on the site. This allows the public to view all active real estate auctions in one spot regardless of bid methodology. Although the bidding action takes place off of the website, bidders can view all pertinent auction documentation via realestatesales.gov.

UTILIZATION & DISPOSAL TRAINING PROGRAM

RPU&D offers a Utilization and Disposal training course to assist its federal agency customers in better managing their underutilized and unneeded real property assets. The comprehensive 3-day course is an interactive resource for federal real property professionals. The format can be classroom instruction or a workshop that encourages

FY17 CONDUCTED CLASSES				
AGENCY	ATTENDEES	LOCATION	DATE	SETTING
MULTI-AGENCY (15 AGENCIES)	20	WASHINGTON, DC	MAY 2-4	3-DAY CLASS
AFCEC (1 AGENCY)	26	SAN DIEGO, CA	JUNE 13-15	3-DAY CLASS
MULTI-AGENCY (7 AGENCIES)	25	SAN FRANCISCO, CA	JUNE 27-29	3-DAY CLASS
USACE - LOUISVILLE NAVFA(1 AGENCY)	25	LOUISVILLE, KY	AUGUST 22-24	3-DAY CLASS
NAVFAC - NORFOLK (1 AGENCY)	24	CHICAGO, IL	OCTOBER 10-12	3-DAY CLASS
23 AGENCIES	120 ATTENDEES	5 LOCATIONS	5 DATES	5 CLASSES

MULTI-AGENCY ATTENDEES INCLUDE

Army, ACHP, AFCEC, CBP, DHS, DOE, FS, GSA, HUD, IBWC, IHS, NASA, NAVFAC, Navy, NNSA, NOAA, NWS, OPMSWPA, USACE, USAF, USBR, USMC, VA

open discussions on real property utilization and disposal issues, as well as projects. The class content is comprised of core topics, with associated information that real property professionals should know to better utilize and dispose of real property. The core topics are bolstered with examples of real property transactions and interactive exercises.

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.

The instructors are seasoned federal real property professionals. It is evident they have mastered their profession and are great communicators.

This course came to me at the exact right time in my new job. Extremely informative.

Case studies are a good addition. Helpful and interesting to hear about real properties.

— CLASS ATTENDEE TESTIMONIALS

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

In FY17 RPU&D offered five classes to a total of 23 agencies and 120 attendees.

Contact Gary Jordon at 202.501.1219 for more information.

In addition to the 3-day course, RPU&D offers topic specific webinars to keep federal real property professionals abreast of new laws, regulations, Presidential Memorandums and Executive Orders that impact the realty landscape.

CUSTOMER DEVELOPMENT

During FY17, both OMB's Reduce the Footprint initiative and FASTA have created opportunities for new customer outreach efforts. This is in addition to an increased workload associated with RPU&D's traditional customers. RPU&D's National Customer Development Team (NCDT) assists in these efforts by educating and marketing RPU&D services to client agencies, cultivating relationships with agencies to better assess their needs, and continuously evaluating RPU&D's processes for enhanced efficiency and effectiveness. RPU&D maintains its relationships with its customers through training opportunities and constant communication. NCDT distributed quarterly email updates to over 4,000 agency customer contacts in FY17, keeping them abreast of real estate news, RPU&D service offerings and accomplishments. The team also conducted four webinars on the following topics: National Environmental Policy Act (NEPA), Real Property Reform (FASTA), Reporting Real Property Excess to GSA, and Reimbursable Work Agreements (RWAs).

RPU&D looks forward to continuing to develop and strengthen customer relationships in FY18.

U.S. COAST GUARD HOUSING DIVESTITURE PROGRAM

GSA assists the United States Coast Guard (USCG) with

divesting of unneeded housing properties as allowed under the USCG's Housing Authority of 2010. Since enactment of the USCG's authority, GSA has fostered a solid partnership with USCG, providing on-site customer agency support, regular project status meetings, and ongoing consultation about potential real property utilization and disposal initiatives. This relationship has resulted in the divestiture of 37 real property assets and approximately \$21.6M in sales proceeds for reimbursable work resulting from USCG's direct sales authority.

In FY17, GSA sold ten housing divestiture sites located in North Carolina, Massachusetts, Alaska, Minnesota, Connecticut, and Virginia. In addition, GSA assisted with the donation of a small land parcel in Connecticut to the local town. These locations consisted of 97 housing units and generated over \$12M in sales proceeds. The divestiture of these properties resulted in \$2.5M proceeds above their Appraised Fair Market Value for USCG.

In addition, GSA procured environmental due diligence reports for four additional USCG housing sites selected for divestiture by FY20. GSA also accepted a Reimbursable Work Authorization from USCG for \$500K toward preliminary due diligence in preparation for housing divestiture efforts in Puerto Rico.

In FY17, GSA's Regional Realty Specialists and Central Office employees worked on 35 active USCG divestiture projects nationwide. In order to apprise the client of constantly changing project statuses, GSA Central Office had daily communication with the USCG Real Property Team and bi-weekly meetings with all involved stakeholders. In addition to this regular communication, GSA and USCG coordinate an annual dual-agency working group session to discuss the program's success, plan for upcoming real property projects, and further streamline the divestiture process. The FY17 working group session occurred in August at USCG's Shore Infrastructure Logistics Center headquarters in Norfolk, VA. GSA's Central Office Project Managers and several regional Project Managers met with Coast Guard's team for the multi-day meeting.

VETERANS AFFAIRS CUSTOMER DEVELOPMENT

During FY17, GSA and VA began working closely on numerous projects in VA's portfolio. GSA and VA corresponded over a series of months, initially focusing on re-positioning strategies for their vacant VAMC Highland Drive campus just outside of Pittsburgh PA. The discussions gave way to a Target Asset Review whereby a wide range of alternatives and disposal authorities were reviewed. Through those growing and detailed discussions, VA vetted with Headquarters and regional offices to



USCG BAUDETTE LORAN STATION HOUSING BAUDETTE, MN

U.S. COAST GUARD HOUSING DIVESTITURE
PROGRAM DISPOSAL

The USCG Baudette Loran Station Housing property consists of four parcels of land with four single family residences and a single storage garage located in Baudette, Minnesota near the Canadian Border. The

property was offered via online auction and fetched a high bid of \$272,500. The site had previously been used as housing for Coast Guard personnel assigned to the LORAN communications system that was there for many years. Marketing multiple residences in a remote location with a population of just over 1,000 was challenging, however a local buyer ultimately had the high bid and intends to rehabilitate the properties for rent as is typical in the subject property neighborhood.

consider other real property challenges within their portfolio. VA shared other additional real properties that were considered under-utilized and/or vacant. VA's refocusing effort was supported by their Secretary David Shulkin and gained the support throughout their organization. GSA and VA signed a comprehensive Memorandum of Understanding to facilitate utilization and disposition studies. GSA and VA look forward to working together to create viable solutions to address asset management opportunities and community interests.

Sites that GSA and VA have worked on include:

Pittsburgh, PA (campus) VA has submitted a Report of Excess (ROE). GSA and VA signed a Reimbursable Work Agreement for \$120,000 to facilitate several diligence studies to complete pursuant to final disposal. VA and GSA have met with Office of the Mayor and Representative Barletta concerning project details.

Knoxville, IA (campus) Targeted Asset Review (TAR) has been completed. VA is preparing a ROE.

Butler, PA (campus) TAR contracting process started by GSA.

Miles City, MT (campus) Special legislation.

Staten Island, NY ROE has been received.

Kansas City, MO Due diligence studies being completed pursuant to ROE preparation

Denver, CO (campus) TAR contracting process started by GSA.

VA has also identified an additional 10 sites in conjunction with the FAST ACT which further point to their increased activity. The VA detailed one of its Presidential Management Fellows to GSA's Office of Real Property Utilization for six months to gain exposure to the disposal process and assist GSA to develop protocols that have resulted in the aforementioned projects.

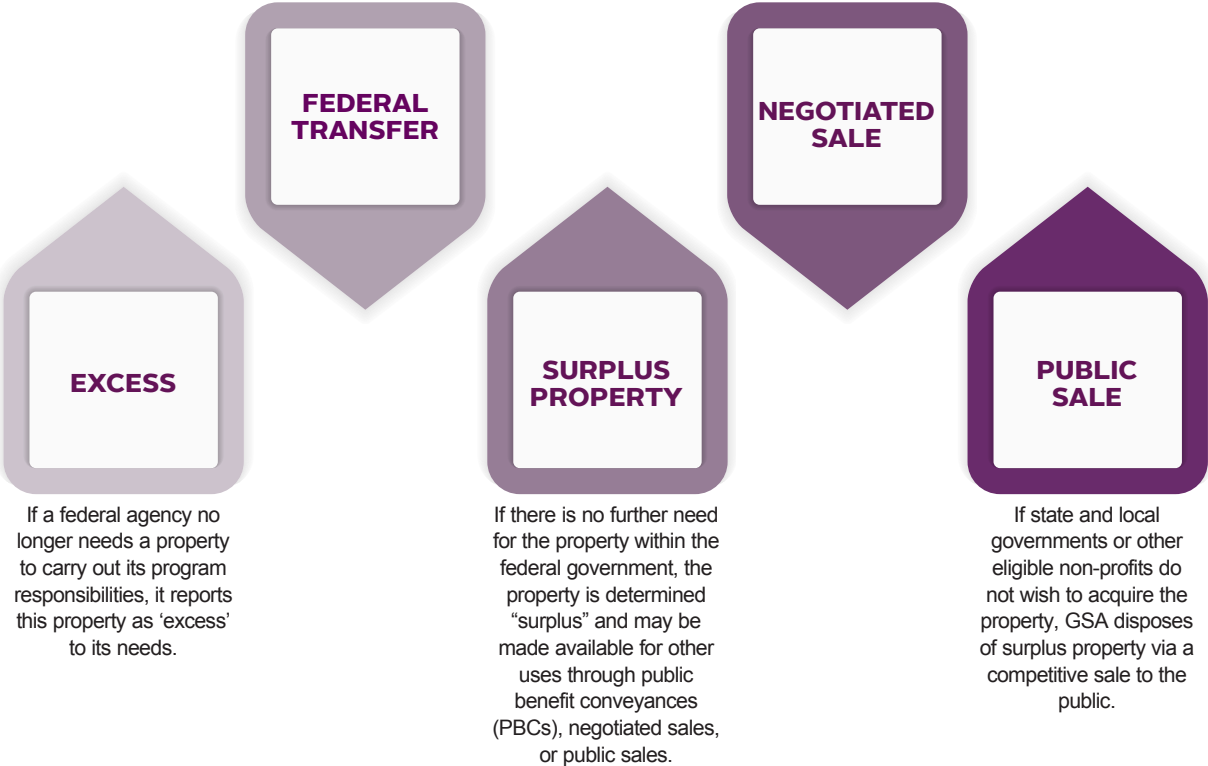
Recent VA testimony indicates that they have already made a decision on 142 buildings and will either demolish them or report excess to the General Services Administration. The Veteran Affairs Office of Real Property Strategic Utilization and RPU&D conduct a bi-weekly conference call to track project status and determine plans of actions and milestones as new projects are identified. It is expected that the coordinated effort will continue as the two offices strive to attain the VA Secretary's objectives.

MARKET OFFERINGS

**DISPOSAL METHODS
IN ORDER OF PROGRESSION**
***NOT EVERY PROPERTY GOES
THROUGH EVERY STEP OF THE PROCESS.**

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.

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.



DISPOSALS

RPU&D 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. RPU&D 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.

RPU&D 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 RPU&D follows a process mandated by federal law and Executive Orders.

FEDERAL TRANSFER

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.

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

FY17 FEDERAL TRANSFERS	
# OF PROPERTIES	PROCEEDS
9	\$1.09M

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 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,



BIG BEND GUARD STATION SHASTA TRINITY FOREST, CA

FEDERAL TRANSFER

In September 2016, the Forest Service (FS) reported the Big Bend Guard Station excess to GSA. The property consists of 0.42 +/- acre with four wooden structures and has no legal access due to a road realignment by the county. The FS acquired the site in 1940 for housing and administrative purposes until it no longer served their purpose. The site was vacated in 1985.

In the ROE, it was reported that the Pit River Indian Tribe expressed interest to acquire the property. GSA informed FS that the parcel had to go through the required screening

process and that the tribe needed to submit their application through the Bureau of Indian Affairs (BIA). GSA also reached out to the Pit River Tribe and BIA's Sacramento Regional Office by briefing them on our disposal process.

During the Federal screening, BIA responded to the Notice of Availability on behalf of the Pit River Tribe and requested to acquire it at "no cost" (the property's assessed value: \$60,000) pursuant to Section 207 of the Indian Land Consolidation Act since the property is within 100-mile square of the tribe's ancestral land.

In early May 2017, after working with the BIA's Sacramento Regional Office and Indian Affairs Office in Washington DC to obtain a signed GSA Form 1334, the property was transferred to BIA to be held in trust for the tribe in accordance with 40 U.S.C. §523. This authority allows no title change since the property is titled in the name of the United States. BIA will manage the property for Pit River Indian Tribe in perpetuity for approved tribal activities.

MICHAEL J. DILLON MEMORIAL COURTHOUSE BUFFALO, NY

PUBLIC BENEFIT CONVEYANCE

The Michael J. Dillon Memorial U.S. Courthouse is located at 68 Court Street on Niagara Square in the Central Business District of Buffalo, New York. The building was constructed in 1936 and consists of nine stories including a basement and mezzanine - totaling approximately 180,950 gross square feet. The property is situated on approximately 0.8 acres of land and offers limited outdoor on-site parking. Most recently, the courthouse housed the Second Circuit Court of Appeals, the U.S. District Court (Western District of NY) and other ancillary components of the U.S. Judiciary. The building has been vacant since the completion of the Robert H. Jackson Courthouse.

On September 25, 2015, Region 1 Disposal officially accepted the report of excess from PBS and began the disposal process. During the first phase of the disposal process, no federal interest stepped forward and the property was declared surplus on November 12, 2015. HUD found the property suitable as a facility to assist the homeless and when the Surplus Screening phase closed on January 12, 2016, two letters of interest were received by GSA; a homeless non-profit and the City of Buffalo for law enforcement purposes. The homeless provider



subsequently withdrew their interest and on April 15, 2016, the City of Buffalo submitted a law enforcement application to the Department of Justice. On August 25, 2016, the DOJ approved the City's application. The City intends to utilize the property as the City Police Headquarters.

On November 16, 2016 GSA conveyed the Dillon courthouse to the City of Buffalo. By conveying the Dillon courthouse, GSA reduced the federal footprint in Buffalo New York by approximately 180,000 square feet and reduced PBS' holding costs of approximately \$650,000 annually.

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. The landholding agencies 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.

FY17 PUBLIC BENEFIT CONVEYANCE	
# OF PROPERTIES	ESTIMATED FAIR MARKET VALUE
33	\$37.91M

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.

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.

PUBLIC SALE

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.

FY17 TOTAL SALES	
# OF PROPERTIES	PROCEEDS
81	\$114.84M

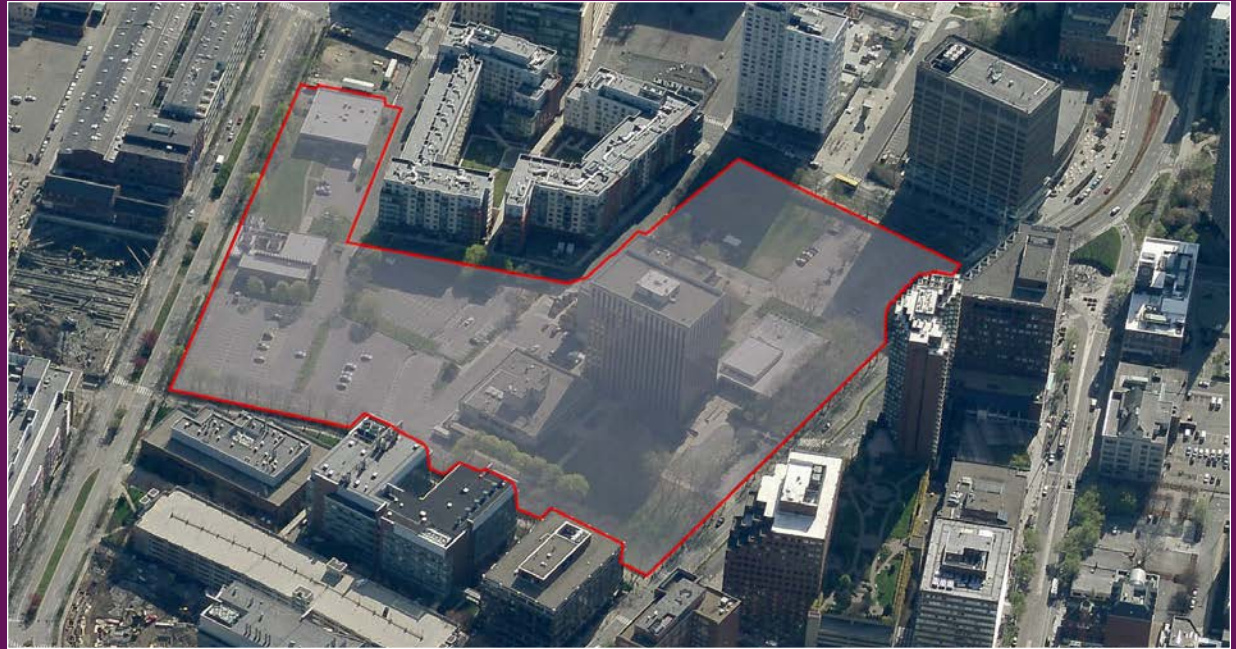
* Includes 1 lease.

EXCHANGE

RPU&D conducts real property exchanges under authorities in the “Property Act” or in accordance with an individual LHA’s unique authority. Real property exchanges are transactions that have alternative forms of consideration. In a traditional sale of real property, the buyer provides the government an acceptable cash offer that satisfies an expected market value. In an exchange, the offer is made up of other real property and/or services that satisfy expected market value. Exchanges transactions require formal agreements that define the buyer’s offer (consideration) and the seller’s acceptance of that offer (consideration). The exchange agreement will also layout the sequence and schedule for the delivery of non-cash consideration. This is particularly important, because the government must receive improvements and/or services before conveying its property to the exchange partner.

UTILIZATION

The asset utilization programs help federal agencies more effectively use the properties in their inventories by finding the best and most efficient use of an asset. RPU&D 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.



**U.S. DEPARTMENT OF
TRANSPORTATION VOLPE
EXCHANGE PROJECT
CAMBRIDGE, MA**
EXCHANGE

The Volpe Exchange Project demonstrates the benefits that both the government and an exchange partner can realize through an exchange agreement. GSA and the

Department of Transportation (DOT) formally commenced a partnership with execution of a Memorandum of Agreement on September 10, 2013. In addition to DOT, GSA established a working relationship with the City of Cambridge and reinforced respective roles, with the City being the appropriate entity to govern zoning.

Located in Cambridge, Massachusetts, Volpe was developed in the late 1960s for use by NASA as an

electronics research center (the “Property”). Since the time the Property was transferred to DOT in 1970 for use as a transportation systems center, it has been utilized by the DOT John A. Volpe National Transportation Systems Center. The Property consists of +/- 14 acres of land improved with 6 buildings with a total +/- 400,000 square feet, surface parking lots and large areas of open, landscaped land. The buildings are in need of major repairs and alterations and the space does not effectively support DOT.

The Project leverages the value of the exchange parcel to obtain a new facility for DOT. Through a competitive solicitation process, Massachusetts Institute of Technology (MIT) with a proposed gross offer of \$750,000,000 was selected as the exchange partner. The proposed gross offer will be provided in the form of design services and delivery of a new facility with any remaining amount constituting the value equalization amount to be paid to the government. Upon MIT’s fulfillment of all obligations, title to the exchange parcel will be conveyed to MIT.

Following selection of MIT as the exchange partner for this Project, MIT and GSA jointly selected Skidmore, Owings & Merrill to design the new facility. MIT is responsible for managing that design contract as well as any other contracts necessary for delivery of the new facility (i.e.,

general contractor). GSA and MIT entered into the Exchange Agreement on January 18, 2017.

The Project is currently in the design phase, which consists of 3 stages (Conceptual Stage – 1/2017 to 1/2018; Design Development Stage – 1/2018 to 7/2018; and Construction Documents Stage – 7/2018 to 6/2019).

The new facility will be constructed on a +/- 4 acre retained parcel of land, leaving a +/- 10 acre exchange parcel. The initial target cost for delivery of the new facility was established at the time of execution of the Exchange Agreement. That cost will go through several refinements during the design process.

MIT described this project as “an opportunity that will not come again” and, further, that MIT “should pursue this unique opportunity ... to help shape the future of the Kendall Square neighborhood.” As the lead entity with the City of Cambridge on all zoning efforts related to the exchange parcel, MIT submitted a zoning petition to rezone the property. That rezoning was approved by the City in October 2017.

This section highlights utilization services offered by RPU&D, including Targeted Asset Reviews (TARs), compliance inspections, relocations, appraisals, acquisitions, abrogations, and the utilization and disposal training program.

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

RPU&D introduced the TAR concept in 2002 as an approach to help agencies develop and implement sound asset management and redeployment strategies. GSA has completed 293 TARs for 20 agencies; including 12 TARs in FY17. 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, RPU&D can contract and manage this work on a reimbursable basis. RPU&D can provide sample TAR reports if requested.

COMPLIANCE INSPECTIONS

RPU&D 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 include 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.

RPU&D 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 62 compliance inspections in FY17.

GSA's delegation to DOD of Authority for Base Realignment and Closure (BRAC) reserved for GSA the post-conveyance responsibilities for PBCs issued by DOD under that authority. 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, RPU&D has initiated monitoring and compliance actions for correctional, law enforcement, emergency management (including fire protection) and wildlife conservation PBCs issued by DOD. In addition, RPU&D 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. RPU&D anticipates that an

ongoing, regular number of PBCs will emerge as needing some form of post-conveyance management in the long term. There are over 500 PBCs that DOD has issued since the inception of BRAC in 1988. The delegation of authority for BRAC will be renewed with DOD in FY19.

RELOCATION PROGRAM

RPU&D'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 RPU&D 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. RPU&D 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.

PROFESSIONAL REAL PROPERTY SERVICES

APPRAISALS

RPU&D 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

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

On a reimbursable basis RPU&D 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.
- 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

RPU&D 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.

CONTRACTING STRATEGIES

To complement its expertise and to enhance service offerings, RPU&D provides a variety of contractual vehicles that offer federal clients access to realty and environmental firms. In FY14, RPU&D established a new broad and flexible contracting vehicle, through which GSA and LHAs 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 partnering with some of the industry's most experienced and successful real estate service providers.

CAMP KILMER EDISON, NJ

ABROGATION

Camp Kilmer is a World War II-era facility that was originally launched as an Army staging area for the European Theater of Operations, and came to rank as the war's largest processing center for incoming and outbound soldiers. Under the 2005 Base Realignment and Closure Authority the property was closed in 2009. In 2014, a 4.3 acre parcel was transferred by the Department of the Army to the Township of Edison at no cost for a Park and Recreation Public Benefit conveyance sponsored by the National Park Service.

In January 2016, the Township determined the 4.3 acre parcel was better suited for Affordable/Homeless Housing. Army and NPS engaged GSA to manage this post-disposal request to change the terms of the BRAC public benefit conveyance. GSA successfully facilitated an abrogation with the Township whereby the recreation restrictions were removed from the deed upon the Township's payment of \$1.7M. The transaction benefited the government by avoiding a costly reversion of the property and allowed the local Township to utilize the property consistent with its local planning goals.



The case was unique in that it was the first example of GSA abrogating and amending the deed restrictions under PM 17-01 (Delegation of Authority BRAC PBC).

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

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 third Option Year on October 31, 2017 with 23 BPA Calls in almost every service category with an aggregate value of \$1.1M. These projects were performed by the RPSSS BPA contractors, through GSA on behalf of several landholding agencies: USDA's Natural Resource Conservation Service, United States Coast Guard, United States Air Force, Internal Revenue Service, Bureau of Land Management, Veterans Affairs and GSA's Office of Portfolio Management to name a few. Since its inception RPSSS has had 122 BPA Calls with an aggregate value of \$5.2M.

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.

Since the National Historic Lighthouse Preservation Act (NHLPA) program's inception in 2000, approximately 138 light stations have been transferred to new stewards. In FY17, GSA issued two (2) Notices of Availability (NOAs) for public bodies to apply for a light through the NHLPA Program. In addition, five (5) light stations were conveyed to new stewards. One (1) light station was conveyed through a no-cost stewardship transfer to a public entity and four (4) were conveyed through public sales, generating over \$459,000 in proceeds.

ENVIRONMENTAL PROGRAM

Active since 1998, the RPU&D Environmental Team develops and disseminates environmental guidance related to real property disposal. The Team provides a forum for cross-regional collaboration on complex transactions. The Environmental Team promotes national consistency for regulatory coordination and disclosure language, and it provides environmental and historic contracting assistance. In March 2017, the Environmental Team issued a revised

Environmental Framework for Real Property Disposal.

The Environmental Team held its annual meeting in May 2017. As part of this meeting, the Team revised the Excess Real Property Checklist and held an environmental working group session with the Public Benefit Conveyance Sponsoring Agencies. The working group addressed roles and responsibilities for compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA). The Environmental Team also developed a new Fact Sheet on Underground Storage Tanks (USTs) and Real Property Disposal. This fact sheet explains current USTs laws and regulations to landholding agencies reporting property excess to GSA. The fact sheet was issued in July 2017.

The Environmental Team also supported regional transactions through the execution of task orders off the RPU&D National Environmental Support Blanket Purchase Agreement (BPA). Completing its third option year, this BPA enables RPU&D 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 FY17, RPU&D awarded over \$546,000 for environmental and historic preservation assistance through seven different BPA task orders. This brings the BPA's total awarded work to just over \$2,231,000 to date.



HANNAH HOUSES MOBILE, AL

The Hannah Houses or Cornelius Robinson Twin Houses were acquired as part of a two-block tract for the construction of the new Federal Courthouse in downtown Mobile, AL. They consist of two mirror image town houses constructed in 1833, fronted by cast iron galleries with a rear wing and connector. They are a contributing property

to the DeTonti Square Historic District listed on the National Register of Historic Places.

As a flagship pilot project, GSA, in partnership with EPA, conducted a local design charrette over several days to offer place-based technical assistance and demonstrate how a sustainable approach to community vision and design can transform a site and its adjacent corridors into spaces that enhance quality of life for residents and visitors,

address regulatory requirements and put public investment to its highest and best use. The entirety of the east block, including the Hannah Houses and the surrounding streetscapes were key components to these speculative designs for redevelopment. The new courthouse construction project and design charrette in conjunction with the U.S. District Court's interest and the property's location within DeTonti Historic District created a very high level of interest and visibility.

The interior of the buildings contained lead-based paint, mold and asbestos in a potentially friable condition. In an effort to more effectively market the property for sale, GSA RPUD and environmental staff consulted with Federal Occupational Health (FOH) industrial hygienists and legal counsel to determine if an open house would be feasible, with maximum personal protective equipment (PPE), given the deteriorating condition of interior asbestos-containing plaster. Industrial hygienists ultimately determined that an open house would not be safely manageable under existing conditions. The GSA Mobile Field Office arranged for a video to be taken of the interior by O&M staff that entered routinely with proper PPE. The FOH reports and interior video were made available on the auction site.

Contamination was discovered in soil and groundwater across the two-block tract leading to GSA's enrollment in

the Alabama Voluntary Cleanup Program (AVCP). It was not clear until late in the disposal process that, in order to complete the AVCP, it would be necessary to pursue a full environmental covenant for each block. Ultimately this was accomplished only through close cooperation between RPUD, Asset Mgt, Acquisitions, the GSA Field Office, Safety & Environmental and GSA contractors.

Despite numerous significant challenges, the disposition of the Hannah Houses was completed in advance of initial schedule estimates and generated proceeds well above estimated market value - an excellent example of success resulting from keen collaboration across GSA business lines.



Prior to sale, the property had previously been used as an offshore lighthouse that indicated the location of Gray's Reef passage, a narrow navigational channel in the northeasterly end of Lake Michigan. The remote location associated with this light proved to be challenging, as conditions on the open Great Lakes can be adverse to visitation.

GRAY'S REEF LIGHTHOUSE LAKE MICHIGAN, MI

Gray's Reef Lighthouse is located four miles west of Waugoshance Island on the waters of Lake Michigan, within the boundaries of the State of Michigan. The Property contains an 82-foot tall square tower with steel plate construction on a concrete crib. The lighthouse was offered via online auction and received a high bid of \$52,777.

BASE REALIGNMENT AND CLOSURE (BRAC)

RPU&D 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. RPU&D 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 FY17 are RPU&D's marketing and sales of the following:

- Watts-Guillot U.S. Army Reserve Center (Texarkana, TX)
- Wilson-Kramer U.S. Army Reserve Center (Bethlehem, PA)

The two sales were properties closed as a result of BRAC 2005 Commission Recommendations. The sales generated approximately \$1.985 million in proceeds for the Army to reinvest into the BRAC program. The disposals also moved 12 acres and 44,000 square feet of facilities off the Army's real property inventory, relieving the

Army of approximately \$60,000 in annual protection and maintenance costs for the properties.

ADDITIONAL ACTIONS PLANNED FOR FY18

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

APPENDIX A: GOVERNMENT-WIDE DISPOSALS FY13-16

SUMMARY OF FY13 GOVERNMENT-WIDE DISPOSALS			
	# OF DISPOSALS	ESTIMATED FAIR MARKET VALUE	PROCEEDS
FEDERAL TRANSFERS	10	N/A	\$580,000.00
PUBLIC BENEFIT CONVEYANCES	40	\$18,599,922.00	N/A
SALES	163	N/A	\$97,216,497.15
TOTAL	213	\$18,599,922.00	\$97,796,497.15

SUMMARY OF FY14 GOVERNMENT-WIDE DISPOSALS			
	# OF DISPOSALS	ESTIMATED FAIR MARKET VALUE	PROCEEDS
FEDERAL TRANSFERS	5	N/A	\$0.00
PUBLIC BENEFIT CONVEYANCES	44	\$23,569,579.41	\$35,000.00
SALES	293	N/A	\$42,740,145.38
TOTAL	342	\$23,569,579.41	\$42,775,145.38

SUMMARY OF FY15 GOVERNMENT-WIDE DISPOSALS			
	# OF DISPOSALS	ESTIMATED FAIR MARKET VALUE	PROCEEDS
FEDERAL TRANSFERS	9	N/A	\$90,000.00
PUBLIC BENEFIT CONVEYANCES	17	\$10,940,687.08	\$16,501
SALES	147	N/A	\$65,845,267.30
TOTAL	173	\$10,940,687.08	\$65,951,768.30

SUMMARY OF FY16 GOVERNMENT-WIDE DISPOSALS			
	# OF DISPOSALS	ESTIMATED FAIR MARKET VALUE	PROCEEDS
FEDERAL TRANSFERS	3	N/A	\$0.00
PUBLIC BENEFIT CONVEYANCES	36	\$17,012,666.00	\$2,802,000.00
SALES	95	N/A	\$26,037,406.00
TOTAL	134	\$17,012,666.00	\$28,839,406.00

APPENDIX B: 5 YEAR TRENDS FY13-17

	FY13		FY14		FY15
CUSTOMER	# OF DISPOSALS	\$ PROCEEDS	# OF DISPOSALS	\$ PROCEEDS	# OF DISPOSALS
DOD	122	44.9	269	34.2	79
DHS	12	1.9	9	0.7	33
GSA	8	31.5	23	0.9	15
USDA	18	11.7	19	1.9	25
DOT	9	0.12	6	0.2	11
DOI	18	0.08	3	0.1	6
USPS	10	4.9	7	4.7	0
DOE	10	0.4	1	0	1
NASA	4	1.2	2	0	1
DOC	0	0	0	0	2
ED	0	0	0	0	0
HHS	1	0.2	0	0	0
BBG	0	0	1	0	0
DOJ	1	0.02	0	0	0
TVA	0	0	0	0	0
FCC	0	0	1	0	0
PEACE CORP	0	0	1	0	0
DOL	0	0	0	0	0
EPA	0	0	0	0	0
ERDA	0	0	0	0	0
U.S. INFORMATION SOCIETY	0	0	0	0	0
VA	0	0	0	0	0

FY15	FY16		FY17		TOTALS	
\$ PROCEEDS	# OF DISPOSALS	\$ PROCEEDS	# OF DISPOSALS	\$ PROCEEDS	# OF DISPOSALS	\$ PROCEEDS
11	45	8.25	27	45.72	542	144.07
4	28	10.46	18	12.52	100	29.58
38.4	23	5.27	30	50.27	99	126.34
4.9	10	2.07	10	2.83	82	23.40
7.5	12	0.17	12	0.61	50	8.6
0.2	8	0.56	10	0.69	45	2.35
0	2	1.35	6	0.20	25	11.15
0.02	4	0.71	2	1.5	18	0.20
0	0	0	0	0	7	1.2
0.04	0	0	3	0.05	5	0.02
0	1	0	3	1.53	4	0
0	0	0	1	0	2	0.09
0	1	0	0	0	2	0
0	0	0	0	0	1	1.53
0	0	0	1	0.02	1	0.02
0	0	0	0	0	1	0
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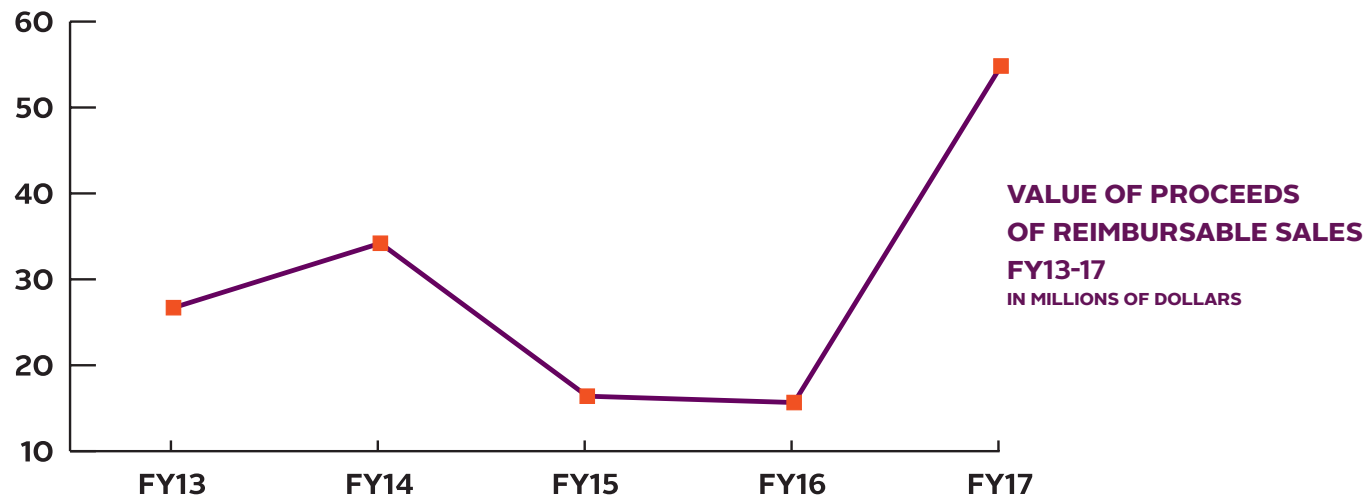
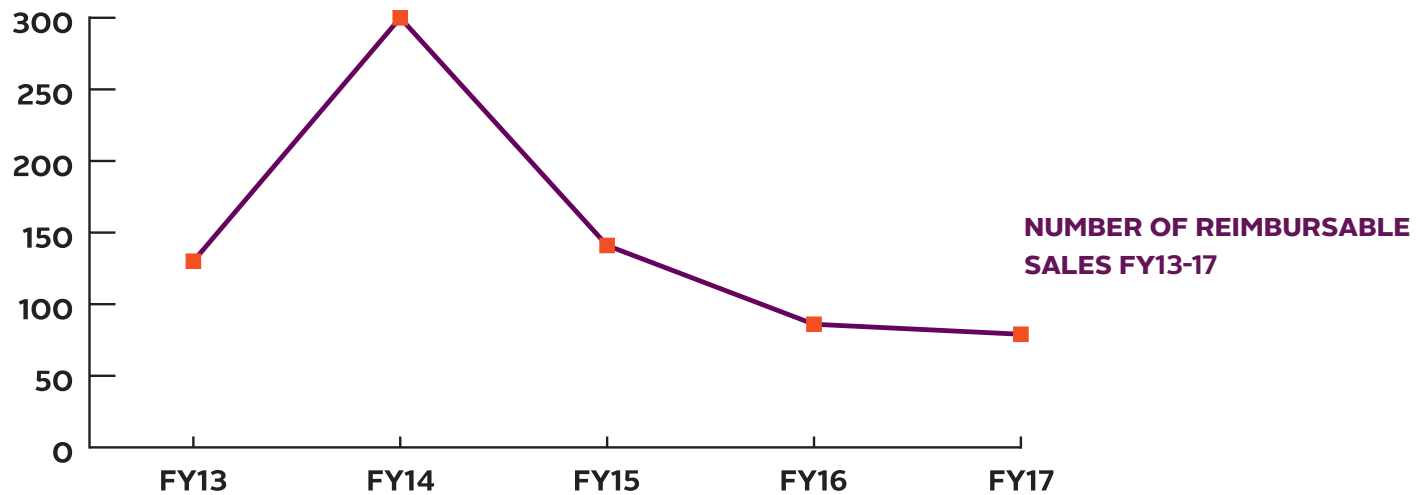
GOVERNMENT-WIDE SUMMARY						
PUBLIC BENEFIT CONVEYANCES (PBCS)	FY13	FY14	FY15	FY16	FY17	FY13-17
AIRPORT	0	1	0	1	1	3
EDUCATION	4	4	2	2	2	14
EMERGENCY MANAGEMENT	3	3	5	4	5	20
HISTORICAL MONUMENT	6	5	1	7	3	22
HIGHWAY	1	0	0	0	0	1
HOMELESS ASSISTANCE	0	0	1	0	2	3
LAW ENFORCEMENT	0	1	2	4	2	9
PARKS AND RECREATION	5	6	3	6	1	21
PUBLIC HEALTH	0	3	0	1	0	4
WILDLIFE	17	16	0	2	0	35
OTHER PBCS	4	5	3	9	17	38
TOTAL	40	44	17	36	33	170

SUMMARY OF GOVERNMENT-WIDE BY DISPOSAL METHOD AND FISCAL YEAR

	FY13	FY14	FY15	FY16	FY17
TRANSFERS	10	5	9	3	9
PUBLIC BENEFIT CONVEYANCES	40	44	17	36	33
SALES	163	293	147	95	81
TOTAL # OF ASSETS DISPOSED	213	342	173	134	123
TOTAL ACREAGE	17,683	39,533	1,610	4,950	893
TOTAL OF EFMV OF PBC PROPERTIES	\$18,599,922	\$23,569,579	\$10,940,687	\$17,012,666	\$37,913,513
TOTAL SALES PROCEEDS	\$97,796,497	\$42,775,145	\$65,951,768	\$28,839,406	\$115,928,326

GOVERNMENT-WIDE 5 YEARS FY13-17			
	# DISPOSALS	\$ EFMV IN MILLIONS	\$ ACTUAL PROCEEDS IN MILLIONS
FEDERAL TRANSFERS	36	N/A	\$1.78
PBCS	170	\$108.02	\$2.86
SALES	779	N/A	\$346.58
TOTAL	985	\$108.02	\$351.22

GSA 5 YEARS FY13-17			
	# DISPOSALS	\$ EFMV IN MILLIONS	\$ ACTUAL PROCEEDS IN MILLIONS
FEDERAL TRANSFERS	4	N/A	0
PBCS	31	\$35.4	\$9.7
SALES	50	N/A	\$128.9
TOTAL	85	\$35.4	\$138.7



APPENDIX C: GLOSSARY & ACRONYMS

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 the 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, for example Department of Defense, 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 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 GSA Administrator and the Office of Management and Budget (OMB).

AGENCY ACRONYMS

ACHP	Advisory Council on Historic Preservation
ATF	Bureau of Alcohol, Tobacco, Firearms 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

IBWC	International Boundary and Water Commission
ICE	Immigration and Customs Enforcement
IHS	Indian Health Service
INS	Immigration and Naturalization Service
IRS	Internal Revenue Service
NASA	National Aeronautics and Space Administration
NNSA	National Nuclear Security Administration
NOAA	National Oceanographic and Atmospheric Administration
NPS	National Park Service
NWS	National Weather Service
OPM	Office of Personnel Management
PBS	Public Buildings Service
SSA	Social Security Administration
SWPA	Southwestern Power Administration
USACE	United States Army Corps of Engineers
USAF	United States Air Force
USBR	United States Bureau of Reclamation
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 Veterans Affairs

TECHNICAL ACRONYMS

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

APPENDIX D: PBC 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 E: SPONSORING AGENCY CONTACTS

CORRECTIONAL AND LAW ENFORCEMENT PBCS – DEPARTMENT OF JUSTICE

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Federal Surplus Property Transfer Program
https://www.bja.gov/ProgramDetails.aspx?Program_ID=61

EDUCATIONAL PBCS – DEPARTMENT OF EDUCATION

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Department of Education Address:
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Federal Real Property Assistance Program
228-48 LBJ Building
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Washington, DC 20202-4553
202.401.0828 fax

[http://www2.ed.gov/programs/fedrealproperty/
realpropbrochure.html](http://www2.ed.gov/programs/fedrealproperty/realpropbrochure.html)

EMERGENCY MANAGEMENT PBCS – FEDERAL EMERGENCY MANAGEMENT AGENCY

Adrian Austin 202.212.2099
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Support Services and Facilities Management Division
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Federal Emergency Management Agency
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HIGHWAY PBCS – FEDERAL HIGHWAY ADMINISTRATION

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Office of Real Estate Services
U.S. Department of Transportation
Federal Highway Administration
1200 New Jersey Avenue SE, Room E-74-422
Washington, DC 20590
Carolyn.James@dot.gov

FHWA local contacts:
http://www.fhwa.dot.gov/real_estate/divroster.cfm

Highway Land Transfer program information:
http://www.fhwa.dot.gov/real_estate/uniform_act/acquisition/fit_manual/index.cfm

HISTORIC SURPLUS PROPERTY PBCS – NATIONAL PARK SERVICE

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Gary_sachau@nps.gov

Historic Surplus Property regional contacts:
<https://www.nps.gov/tps/historic-surplus/regional-contacts.htm>

Historic Surplus Property Program Information:
<https://www.nps.gov/tps/historic-surplus.htm>

HOMELESS AND PUBLIC HEALTH PBCS – HEALTH AND HUMAN SERVICES

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Program Manager, Federal Real Property Assistance
Program
Real Property Management Services
Program Support Center
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Telesforo Ramirez III 301.443.2603 o 202.258.1210 c
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Real Property Management Services
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Bethesda, MD 20814
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Homeless Assistance and Public Health program
information web link:
[http://www.psc.gov/additional-resources/real-property-
management/federalprop-index](http://www.psc.gov/additional-resources/real-property-management/federalprop-index)

HOMELESS SUITABILITY DETERMINATIONS – HOUSING AND URBAN DEVELOPMENT

**Juanita N. Perry, Senior SNAPS Specialist/Title V
Program Lead** 202.402.3970
Office of Special Needs Assistance Programs
U.S. Department of Housing and Urban Development
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Washington, DC 20410
202.401.0053 fax

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

HUD program information web link:
<https://www.hudexchange.info/homelessness-assistance/>

NON-ROUTINE TITLE V MATTERS – HOUSING AND URBAN DEVELOPMENT

Brian P. Fitzmaurice
Director, Community Assistance Division
Office of Special Needs Assistance Programs
U.S. Department of Housing and Urban Development
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Washington, DC 20410

HOMELESS ASSISTANCE REVIEW FOR BRAC PROPERTY – HOUSING AND URBAN DEVELOPMENT

Linda R. Charest 202.402.2595

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U.S. Department of Housing and Urban Development
Office of Special Needs Assistance Programs
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Linda.R.Charest@hud.gov

HUD/BRAC program information web link:
<https://www.hudexchange.info/programs/brac/>

PORT FACILITY PBCS – DOT – MARITIME ADMINISTRATION

Linden Houston 202.366.4839

Program Manager
U.S. Department of Transportation - Maritime Administration
Office of Deepwater Ports & Offshore Activities (MAR-530)
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Washington, DC 20590
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Yvette M. Fields 202.366.0926

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U.S. Department of Transportation - Maritime Administration
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Yvette.fields@dot.gov

Port Conveyance program information:
<https://www.marad.dot.gov/ports/public-benefit-conveyance-program/>

PUBLIC AIRPORT PBCS – FEDERAL AVIATION ADMINISTRATION

Rick Etter 202.267.8773

FAA National Resource Expert on Airport Land Use and
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Federal Aviation Administration
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FEDERAL LANDS TO PARKS PBCS – NATIONAL PARK SERVICE

National Office:

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Program Leader
Federal Lands to Parks Program
National Park Service
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Washington, DC 20240
202.371.5179 fax
nps_flpnational@nps.gov

Program information web link:
<http://www.nps.gov/flp/>

LANDS TO PARKS REGIONAL CONTACTS

Northeast/Midwest Region

George Robinson 617.223.5010
National Park Service
15 State Street
Boston, MA 02109
617.223.5164 fax
NER-FLP@nps.gov
CT, IA, IN, KS, ME, MI, MN, MO, MA, ND, NE, NH, NJ, NY,
OH, RI, SD, VT, WI

Pacific West Region

David Siegenthaler 415.623.2334
Pacific West Region
National Park Service
333 Bush Street, Suite 500
San Francisco, CA 94104-2828
415.623.2387 fax
nps_flpwest@nps.gov
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 404.507.5689
National Park Service
100 Alabama Street SW
Atlanta, GA 30303
404.562.3283 fax
nps_flpsouth@nps.gov
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 AND URBAN DEVELOPMENT

Janet Golrick 202.402.3998

Office of Housing

U.S. Department of Housing and Urban Development

Office of Affordable Housing Preservation

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WILDLIFE CONSERVATION PBCS – FISH AND WILDLIFE SERVICE

Ken Fowler 703.358.1876

Realty Specialist

Fish and Wildlife Service

NWRS Division of Realty

5275 Leesburg Pike, MS: 3N038D

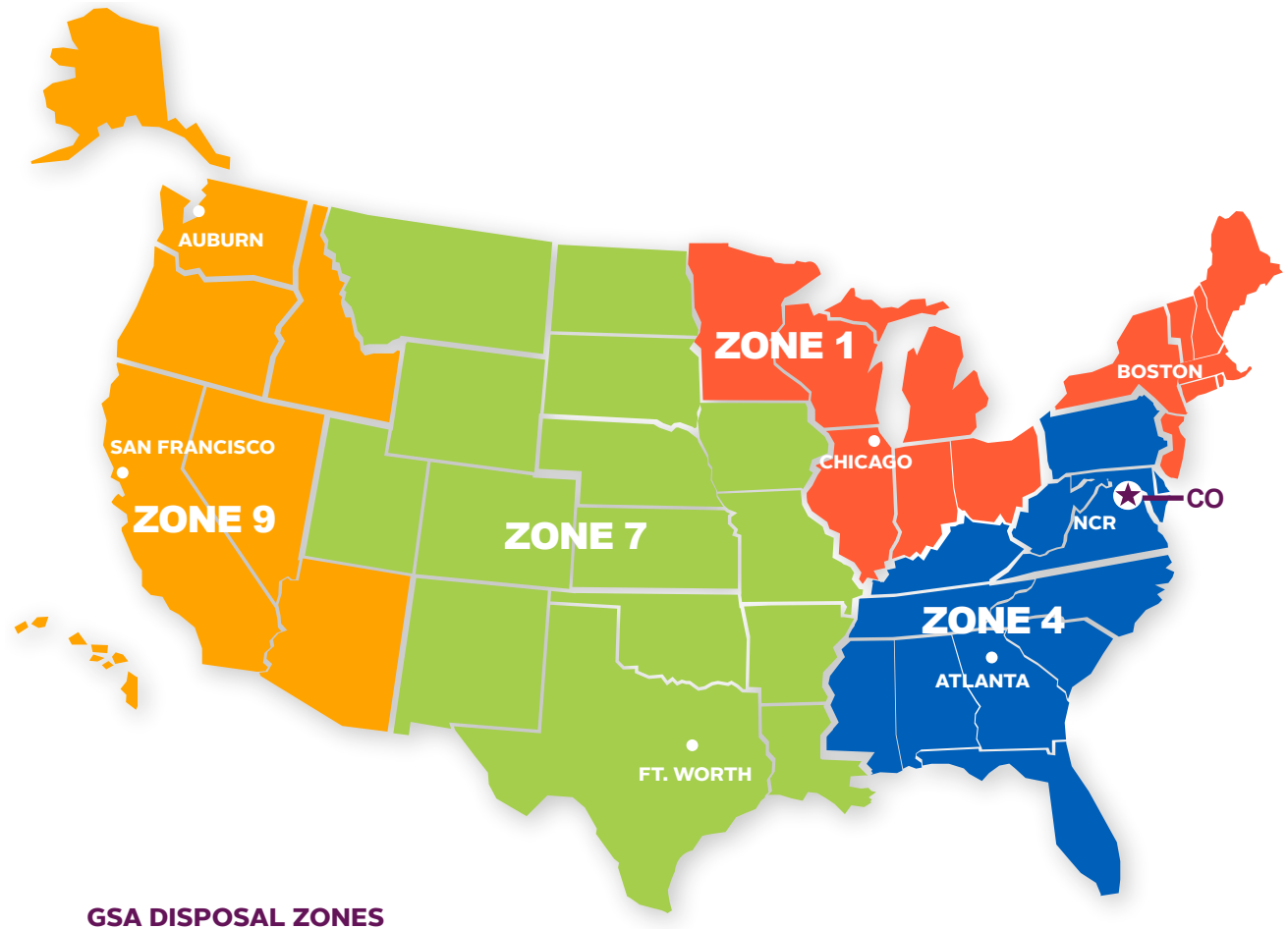
Falls Church, VA 22041-3803

Ken_fowler@fws.gov

Fish and Wildlife Program Information:

<https://www.fws.gov/Refuges/realty/index.html>

APPENDIX F: CONTACT US



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General Services Administration
Office of Real Property Disposal (1PZ)
10 Causeway Street
Boston, MA 02222
617.565.5700
617.565.5720 fax

Great Lakes Region

General Services Administration
Office of Real Property Disposal (1PZC)
230 South Dearborn Street
Chicago, IL 60604
312.353.6045
312.886.9480 fax

ZONE 4

Southeast Sunbelt Region

General Services Administration
Office of Real Property Disposal (4PZ)
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ZONE 7

Greater Southwest Region

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ZONE 9

Pacific Rim Region

General Services Administration
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Northwest Artic Region

General Services Administration
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NATIONAL CAPITAL REGION

General Services Administration

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CENTRAL OFFICE

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Public Buildings Service
Office of Real Property Utilization and Disposal

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