

Intro to Real Property Reform

How two new laws concerning civilian real property will
impact your agency

Overview

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Why are we here?

Familiarize federal real estate professionals with new legislation that aims 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

Background

2003 GAO Study

2010 Executive Order

2012 Freeze the Footprint

2015 Reduce the Footprint

New Legislation

Federal Property Management Reform Act (P.L. 114-318)

Codifies Federal Real Property Council (FRPC), Federal Real Property Profile (FRPP) data collection, and Senior Real Property Officers

Includes additional data collection elements and expands FRPP reporting requirement to all federal agencies

Federal Assets Sale and Transfer Act (P.L. 114-287)

Establishes Public Buildings Reform Board

Appropriates funds for establishing Board and implementing recommendations

Provides two new avenues for projects

- Board Recommendations

- High Value Assets

Updates to McKinney-Vento Act

Requirements & Exclusions

Requirements

Executive or independent agencies established in executive branch and a wholly owned corporation are required to submit data and recommendations

Exclusions

1. Military Installations
2. U.S. Coast Guard properties
3. Reasons of National Security
4. Excepted from “property” definition of Title 40, Section 102
5. Indian & National Alaskan properties or Trust properties
6. Tennessee Valley Authority
7. US Postal Service
8. Properties used in connection with agricultural, recreation, conservation, including research
9. Properties used in connection with river, harbor, flood control, reclamation, or power projects
10. State Department and USAID

Request to Agencies for Submissions

Amount of Responses

OMB and GSA has asked each CFO Act agency to submit 10-20 projects from their most recent Reduce the Footprint plan

Type of Responses

Stand alone assets

Assets associated with Federal Campuses

Example: Department of Energy

Anticipate the potential for multiple recommendation types for same project

Example: Consolidation within one asset dependent upon Disposal of another

High Value Assets

Responsibility of Board, but identified in template by agencies

Data Collection: Recommendation Template

Standards & Criteria For Evaluation

P.L.114-287(b)(2): The Director of OMB and the Administrator of GSA shall jointly develop recommendations to the Board based on the standards and criteria developed

Recommendation Type

Disposal, Consolidation/Colocation, Reconfiguration, Redevelopment

Approach:

Understand essential elements of high value properties and key indicators of a timely sale for disposal recommendations

- Ownership: Title, Encumbrances, etc.

- Marketability: Property Details, Location, Environmental Issues, etc.

Understand key indicators for consolidation, colocation, reconfiguration, and/or redevelopment recommendations

- Agency Mission Impacts

- Costs Savings & Avoidance

- Financial Information (ROI, Payback, etc.)

- Standard Utilization Rates, as required by P.L.114-287(c)

Evaluation Process

Evaluation and Recommendation to Board

After evaluation by OMB and GSA, recommendations will be made to the Board

Approach:

Upon receipt of agency recommendations, GSA will have 60-days to evaluate submissions and validate data. OMB and GSA will finalize list of recommendations prior to submitting to the Board

Data Validation

Data Validation will involve the following, concurrent steps:

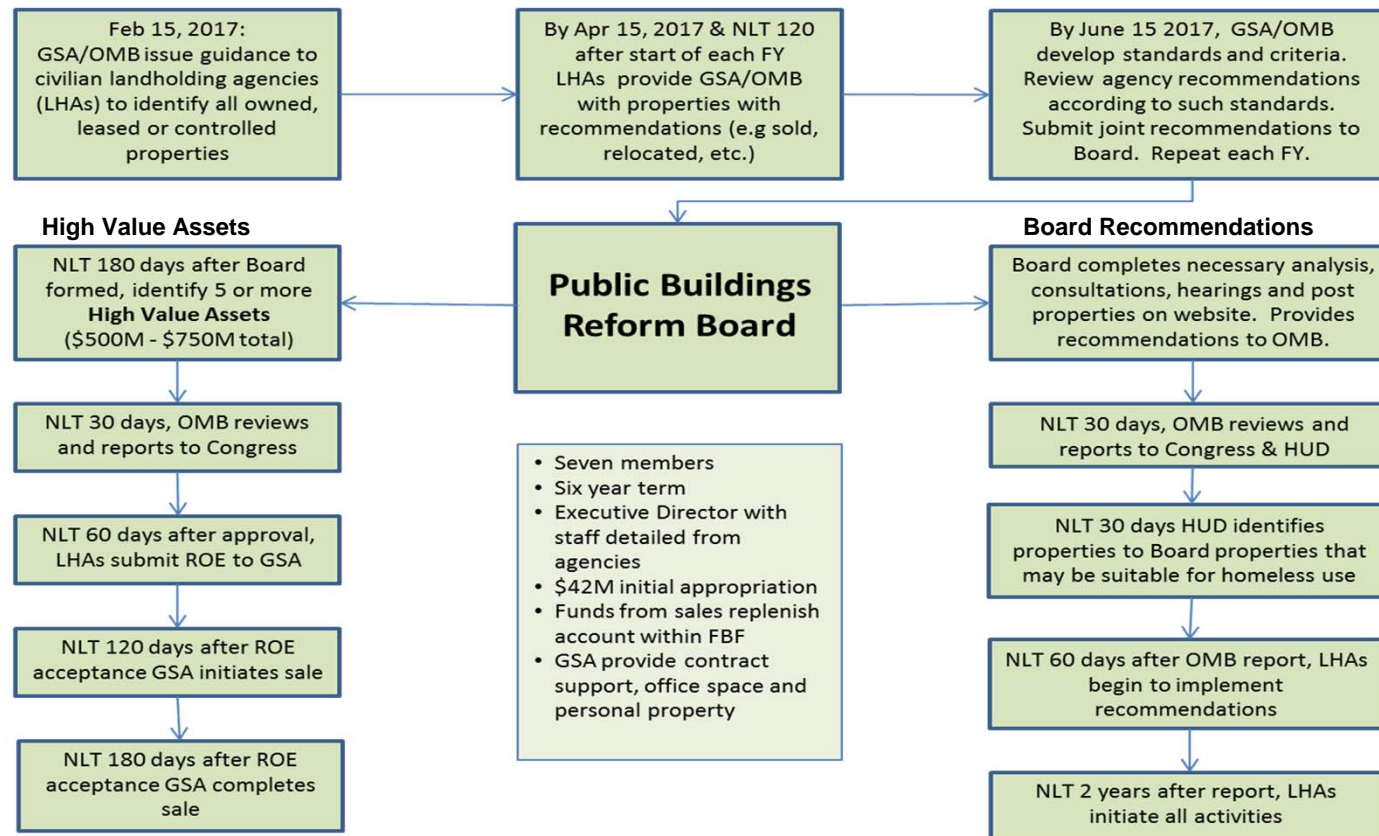
1. Cross-reference pertinent information in Recommendation Template with information collected during OGP Data Call using RPUID
2. Discussions with Agency POC regarding data gaps
3. Validation of Utilization Rates between GSA Standard Utilization Working Group and Agency POC

Evaluation

Evaluate recommendations based on agency priority, project scope, cost to implement, etc.

Rankings: High, Medium, and Low

FAST Act: Process Flowchart



Impacts

Access to funds to implement projects

- Creates Asset Proceeds and Space Management Fund for activities related to the implementation of the Board's recommendations
- Initial \$40M appropriation with fund to be replenished through sale proceeds

Future Retention of Proceeds

- Will result in agency retention of proceeds after Public Buildings Reform Board is terminated
- Board termination in Year 6

Updates to McKinney-Vento Act

- Screenings change from 60 to 30 days
- Two-step application process

Increased awareness of civilian real property inventory

- May result in greater interest in real property holdings from agency's HQ
- FAST Act implementation closely coordinated with FRPC, OMB, and EOP

Property Act & GSA Reimbursable Work

- GSA will continue to divest of federal real estate through Property Act and RWA processes

Schedule

February 20, 2017

OGP releases data call to all federal agencies

March 13, 2017

Template distributed to agencies

April 14, 2017

Responses to OGP data call and Recommendations Due

April 14 – June 14, 2017

GSA validates data

GSA and OMB review recommendations

June 14, 2017

OMB and GSA submit recommendations to Public Buildings Reform Board

Contact Information

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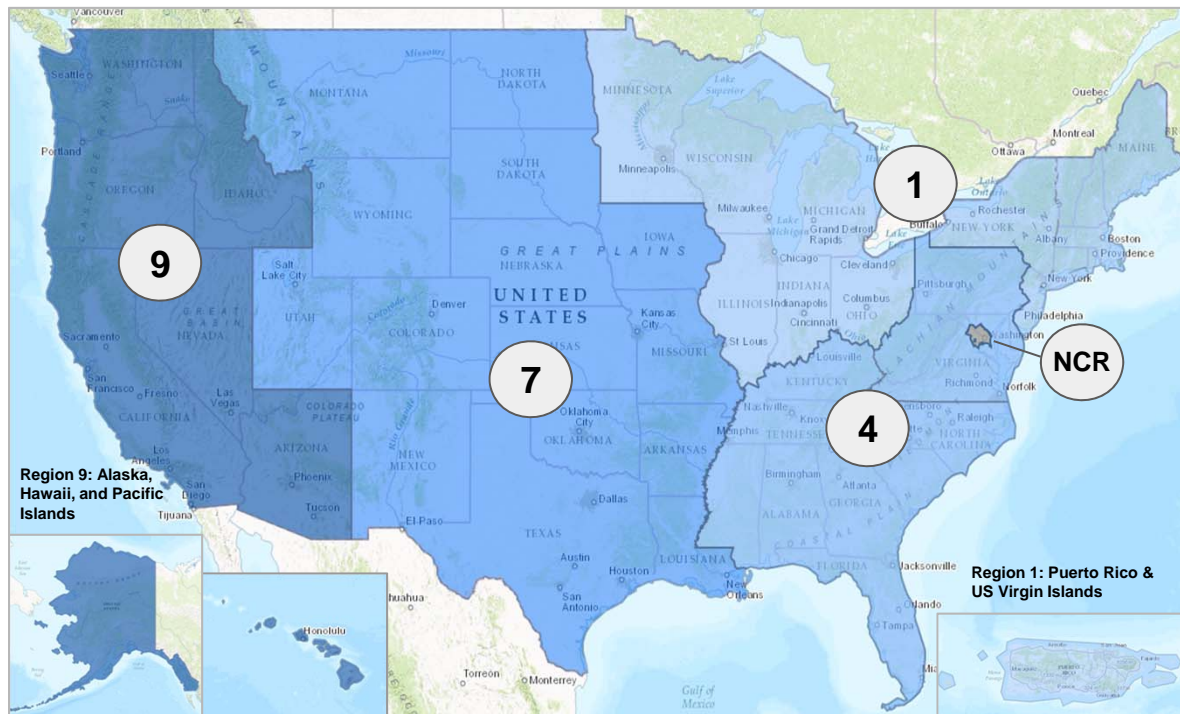
Real Property Utilization & Disposal

GSA Public Buildings Service

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Who do I contact at my nearest GSA Regional Office?



Zone 1: New England

Boston, MA 617.565.5700
Chicago, IL 312.353.6045

Zone 4: Southeast Sunbelt

Atlanta, GA 404.331.5133

Zone 7: Greater Southwest

Fort Worth, TX 817.978.2331

Zone 9: Pacific Rim

San Francisco, CA 888.GSA.LAND
Auburn, WA 253.931.7547

Zone 11: National Capital Region

Washington, DC 202.205.2127