



GSA Public Buildings Service

GSA's Office of Real Property Disposal's

Relocation Program





Does your agency currently reside in antiquated Federal space? Would you like to upgrade your facilities, but don't have the resources?

GSA's Office of
Real Property Disposal's
Relocation Program
is the answer.



The Relocation Program is an asset management tool designed to aid in the relocation of agencies from underutilized and aged facilities to newer, more contemporary locations. Through the Relocation Program, GSA sells the vacated property and returns cash to the Federal Government and provides economic benefits for the community where the vacated property was located. Program funding can be used for nearly all moving expenses without squeezing your agency's budget.

Why use the Relocation Program?

The Relocation Program offers numerous benefits to the Federal Government, agencies and taxpayers, including:

- Reducing near and long-term operating costs
- Streamlining the disposal process, taking property straight to public sale
- Enhancing the work environment for employees
- Extending economic benefits to taxpayers and communities
- Returning funds to the Federal government

What does the program pay for?

Once funding is approved, the Relocation Program provides funds to cover most moving expenses for the participating agency, including:

- Site inspections
- Appraisals
- Engineering
- Real Estate Acquisitions
- Moving Costs
- Transportation Costs
- Contractual Services
- Lease Payments
- Hauling and Handling
- New Equipment, Tools, and Furniture

Cost of relocation is retained by GSA from the sale proceeds generated by the disposition of the vacated property.





How does the program work?

The Relocation Program provides a simplified process for your agency's moving and acquisition needs. Any landholding agency is eligible for the program and projects are accepted if your agency can secure a 2:1 return on investment for the Federal Government.

Step 1

An agency identifies a property that is suitable for the Relocation Program and notifies GSA.

Step 2

GSA prepares a cost/benefit analysis to recommend whether it is more cost-efficient for the agency to build a new facility, purchase land or an existing building, or lease space that is more appropriate for the agency's needs.

Step 3

OMB approves the project and apportions funding to execute the agency's relocation.

Step 4

GSA assists the agency in relocating from its original location to a newly-selected facility. Federal funding is provided through the Relocation Program to assist with associated relocation expenses.

Step 5

Proceeds from the sale of the agency's original facility are used to reimburse the Relocation Program. Net sales proceeds are then returned to the Federal Government.

Why choose GSA?

GSA's Office of Real Property Disposal brings innovative asset management solutions to an agency's real property needs, such as:

- Tailored real estate services
- Long-term strategic asset management expertise
- A nationwide network of real estate professionals
- Established and reputable Federal contracts and partnerships.

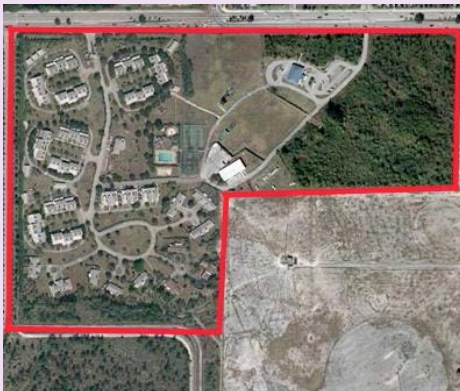
Richmond Heights Housing

(United States Coast Guard)
Miami, FL

Sale Price: \$16,400,000
Relocation request: \$10,000,000
Return: 1.6:1

Description: Disposed through negotiated sale with Miami-Dade County. The site is directly next to the Miami-Dade County Metropolitan Zoo. Property consisted of 100 residential units in a gated community.

Coast Guard plans on relocating to the Florida Keys.



Commodore Station

(DoD - Navy)
San Bruno, CA

Sale Price: \$25,553,998
Relocation request: \$10,000,000
Return: 2.5:1

Description: Disposed by oral auction in March, 2001. The former Commodore Station consisted of 20 acres and was located on the northwest corner of the San Bruno Freeway and El Camino Real. The site was comprised of 30 one- and two-story buildings which were mostly constructed prior to World War II.

GSA assisted Navy in acquiring 25,000 sq ft of leased space, workstations and a new information technology system.



Hyde Park Housing

(United States Coast Guard)
Boston, MA

Sale Price: \$5,800,000
Relocation request: \$811,000
Return: 7:1

Description: Sold at oral auction in September, 1998. The site consisted of 4.7 acres and 35 duplex three-story housing units in need of vast repairs. Many of the homes were purchased by first time homeowners. All properties were located on private ways known as Ralphe Road, Silvia Court and Kovey Road.

US Coast Guard relocated its employees to newly renovated housing at a secure facility at the old Naval Air Station in South Weymouth. The funds transferred were used to renovate housing and a maintenance shop and separate utility lines.



GSA Real Property Disposal Zones

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

Southeast Sunbelt Region
 General Services Administration
 Office of Real Property Disposal (4PR)
 401 West Peachtree Street
 Atlanta, GA 30365
 Telephone: 404-331-5133 • Fax: 404-331-2727

Great Lakes Region
 General Services Administration
 Office of Real Property Disposal (1PRM-5)
 230 South Dearborn Street
 Chicago, IL 60604
 Telephone: 312-353-6045 • Fax: 312-886-0901

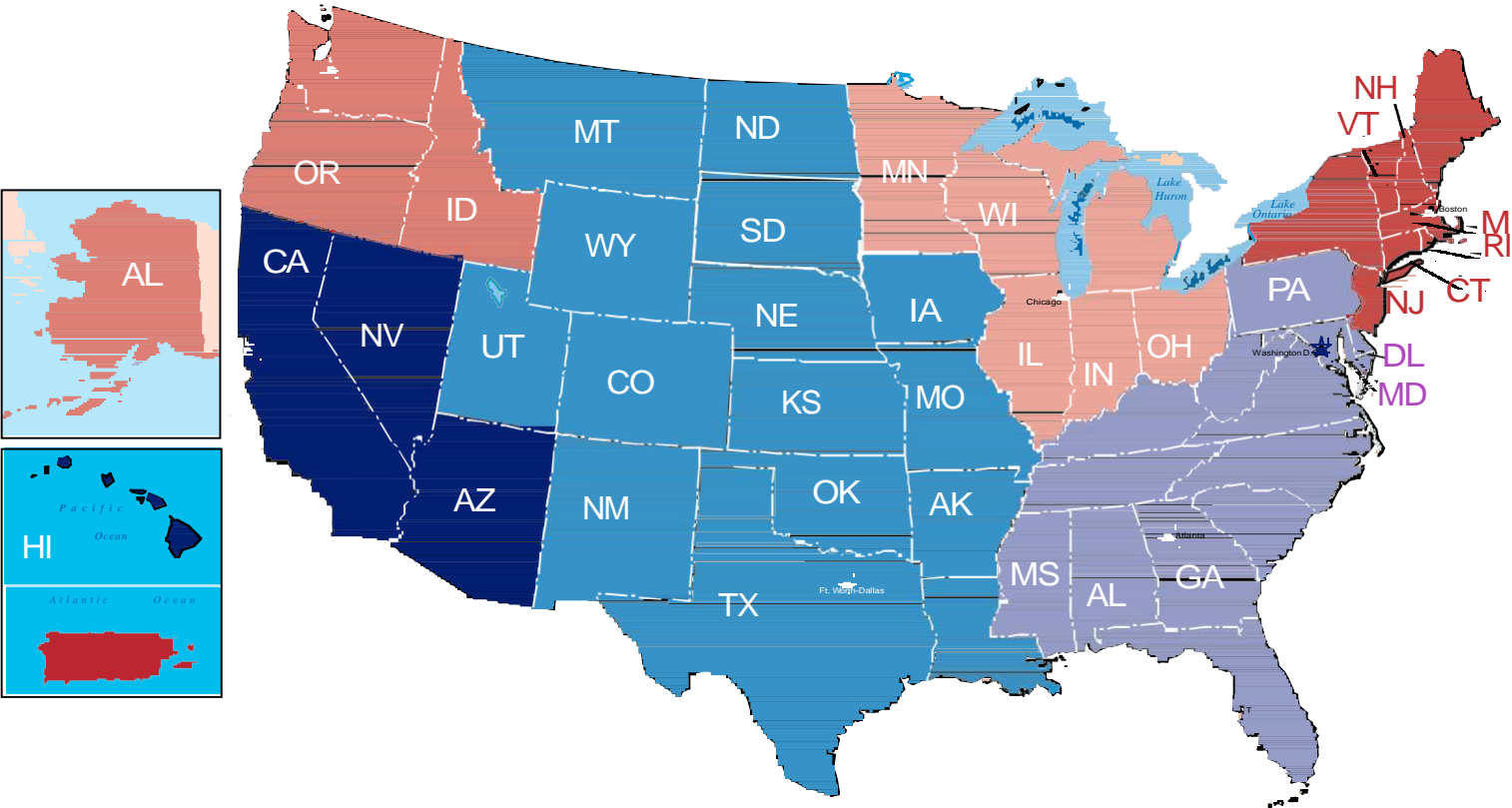
Greater Southwest Region
 General Services Administration
 Office of Real Property Disposal (7PR)
 819 Taylor Street
 Fort Worth, TX 76102
 Telephone: 817-978-2331 • Fax: 817-978-2063

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

Northwest Arctic Region
 General Services Administration
 Office of Real Property Disposal (9PRF-10)
 400 15th Street, SW
 Auburn, WA 98001
 Telephone: 253-931-7547 • Fax: 253-931-7554

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

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





Smarter Solutions

Office of Real Property Disposal

Office of Real Property Asset Management

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