

Why is a Targeted Asset Review (TAR) useful to an agency?

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

- Increasing their knowledge of individual assets
- Examining current and future utilization alternatives to help optimize the Federal portfolio.
- Collecting and reviewing due diligence documents including: title, environmental, historic and cultural information
- Identifying real estate and community issues affecting the property



GSA designed TARs to provide due diligence information for virtually any type of Federal real property asset. A TAR can review: a single building, a small group of improvements (such as a federal center), or a large complex (such as an air station or military base) and provide a comprehensive report. The information in a TAR will help agencies identify underutilized properties and develop appropriate repositioning strategies.

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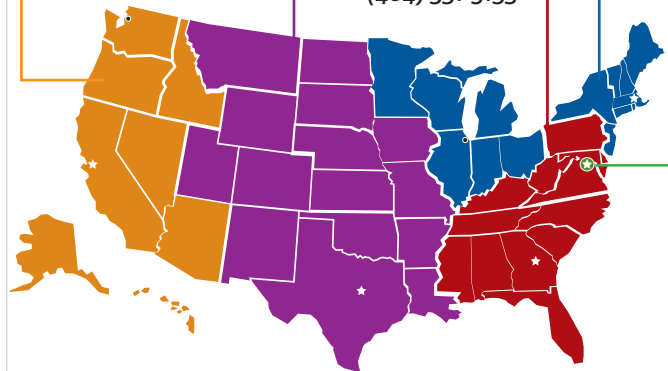
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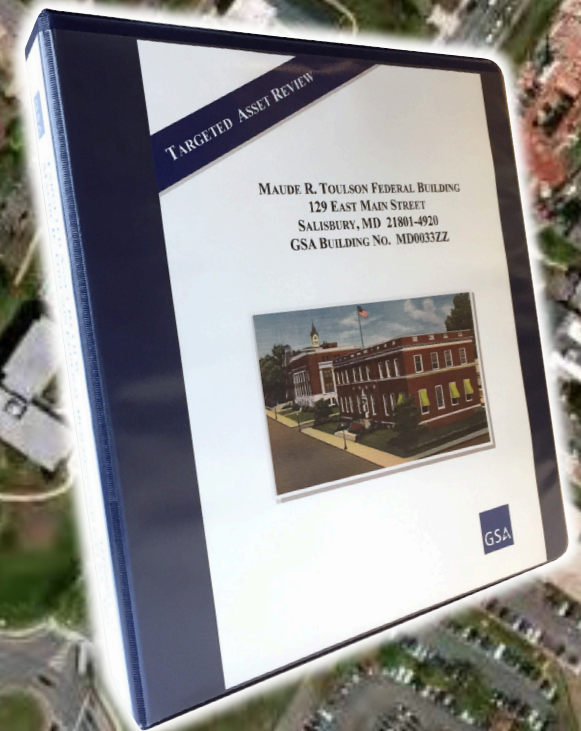


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U.S. General
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Targeted Asset Review



Real Property - Real Solutions

Are there any costs linked with a TAR?

Direct costs associated with the compilation of data and analysis in a TAR may be paid by GSA. Indirect costs to execute the TAR contract, i.e. any GSA labor, travel, etc., attributable to the TAR are billed on a reimbursable basis to the LHA, as are any supplemental studies desired by the LHA.

What's included in the TAR Report?

- Detailed property description, building and other improvements
- Title history and all appropriate source documents
- Easements, permits, and licenses
- Identification of potential environmental concerns: lead based paint, PCBs, asbestos, and presence history of hazardous substances
- Historical/cultural considerations
- Community/stakeholder interests
- Recommendations for most efficient asset utilization/disposition
- Identify data gaps

What is the TAR Process?

1. GSA will develop the Statement of Work (SOW) in collaboration with the Agency, and create the Independent Government Estimate.
2. GSA will compete the SOW using a Blanket Purchase Agreement.
3. GSA will award the TAR and host a kickoff meeting with the Landholding Agency and the selected Vendor.
4. The Contractor then conducts the TAR which includes: data gathering and records review, site visit, interviews and report preparation. Once awarded, it takes approximately 60 days to complete a TAR.
5. Based on the TAR findings, the Agency may consult with GSA to determine how best to proceed.

Examples:



Nebraska Avenue Complex Washington, DC

This former naval intelligence and security center is being studied as one component in the development of a DHS consolidation strategy that seeks to reduce over 50 current regional locations. The TAR consolidated several different studies into a comprehensive resource that will assist DHS and GSA decision makers, as they explore available portfolio asset management options.



Lordsburg Border Protection Station Lordsburg, NM

Ordering a TAR brought this property out of vacant custodial status and into the disposal process. Without a TAR it is unlikely the property would have been reported excess in such a short time-frame and as complete and actionable. The TAR was referenced throughout the process when preparing screening notices and ultimately the negotiated sale documents.



Claremore Federal Office Building Claremore, OK

The BIA was very satisfied with the TAR, because it allowed them to use their limited personnel resources in other areas, while still being able to remove an unutilized asset from their inventory sooner than if they had to gather the information on the Report of Excess Checklist themselves.



David W. Dyer Federal Building and U. S. Courthouse, Miami, FL

Following completion of a TAR, GSA executed a Section 111 lease (historic outlease) for the property. Under this option, GSA will retain proceeds of the lease to fund historic preservation activities, including maintenance and renovations. This is one creative way that GSA saves taxpayer dollars by leveraging its Federal assets.