

The Federal Real Property Council's

# FY 2008 Federal Real Property Report

An Overview of the U.S. Federal Government's  
Real Property Assets

August 2009





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The February 2004 signing of Executive Order (EO) 13327, “Federal Real Property Asset Management,” mandated that executive branch departments and agencies improve their real property asset management. Specifically, the EO requests that agencies “recognize the importance of real property resources through increased management attention, the establishment of clear goals and objectives, improved policies and levels of accountability, and other appropriate action.” In support of improved asset management, EO 13327 mandates that these agencies:

- Promote efficient and economical use of real property resources.
- Increase agency accountability and management attention to real property reform.
- Establish clear real property goals and objectives.

The Federal Government recognizes the importance of management accountability when implementing Federal real property management reforms. In the effort to promote improved Federal real property asset management, the EO specifically calls for the:

- Designation of a Senior Real Property Officer (SRPO) within each agency, who is responsible for monitoring the real property assets of that agency.
- Development of an asset management plan within each agency.
- Creation of the Federal Real Property Council (FRPC)<sup>1</sup> to assist agency SRPOs, provide appropriate Federal real property guidance, and evaluate actual progress in the implementation of real property enhancements.
- Establishment of a single, comprehensive, and descriptive database of all real property under the custody or control of executive branch agencies, except when exempted for reasons of national security.
- Recognition of the U.S. General Services Administration’s (GSA) Office of Governmentwide Policy (OGP) as the administrator of the centralized real property database, known as the Federal Real Property Profile (FRPP).

The objectives of the FRPP are to:

- Improve real property decision making with accurate and reliable governmentwide data.
- Provide the ability to benchmark Federal real property assets.
- Consolidate governmentwide real property data collection into one system.

EO 13327 requires executive branch agencies subject to the Chief Financial Officers (CFO) Act to submit real property data at the constructed asset level to the FRPP on an annual basis. However, all executive branch departments and agencies are encouraged to submit data to the FRPP. These agencies submit real property data in accordance with data elements as defined by the FRPC.

This year, the FRPC added a 25th data element, Sustainability, to the FRPP reporting requirements. The Sustainability data element was optional for Fiscal Year (FY) 2008 reporting, but will be mandatory for FY 2009 reporting for buildings and optional for structures.

On behalf of the FRPC, OGP is pleased to present the FY 2008 Federal Real Property Report, which contains the results of the FY 2008 governmentwide real property data collection. The FRPC’s public release of governmentwide real property inventory data aligns with the current Administration’s commitment to transparency and demonstrates the FRPC’s dedication to providing government real property inventory data to citizens. It also supports the Federal Government’s efforts to promote efficient and effective real property asset management.

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<sup>1</sup> The Office of Management and Budget (OMB) oversees the FRPC, which is made up of Senior Real Property Officers and is supported by the following committees: Asset Management; Inventory and Performance Measures; and Systems.



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The FY 2008 Federal Real Property Report provides summary-level reports on the governmentwide real property data, as of September 30, 2008, submitted to the FRPP by participating departments and agencies. FY 2008 marks the fourth reporting year for the governmentwide real property data elements, as defined by the FRPC and required by EO 13327. Using these data, the Federal real property community can assess and track trends in the real property inventory.

For the purposes of EO 13327, as well as for the FY 2008 Federal Real Property Report, Federal real property is defined as “any real property owned, leased, or otherwise managed by the Federal Government, both within and outside the United States, and improvements on Federal lands.”

The majority of the charts and data presented in the FY 2008 Federal Real Property Report reflect the real property data submitted by the 24 executive branch departments and agencies subject to the CFO Act. These departments and agencies are required to submit real property data at the constructed asset level to the FRPP on an annual basis. However, all executive branch departments and agencies are encouraged to submit data to the FRPP. Charts in this report that reflect the FY 2008 data that those agencies voluntarily submitted can be found on pages 7 and 8 of this report. In all other cases, the content of the FY 2008 Federal Real Property Report reflects data reported only by CFO Act agencies.

More information on the Federal real property initiative, as well as an electronic version of this report, can be accessed from the FRPP Summary Report Library, at [www.gsa.gov/frppreports](http://www.gsa.gov/frppreports).

## Federal Real Property: FY 2007 and FY 2008

The Federal Government manages a diverse real property inventory, broken down into three asset types: buildings, structures, and land. The Federal Government's FY 2008 real property portfolio consists of almost 896,000 buildings and structures with a total area of 3.29 billion square feet and more than 41 million acres of land. In FY 2008, agencies reported less than a one percent decrease in total number of assets and a two percent decrease in total area, as compared to FY 2007 data.

The FY 2008 decrease in total number of assets and decrease in total area, as compared to FY 2007 data, can be attributed to a number of variables, including the following:

- The 24,682 assets disposed of during FY 2008.<sup>2</sup>
- Common real property space actions, including new owned and leased space acquisitions.
- Space consolidation and collocation efforts.
- Improved data collection and reporting quality.

EO 13327 does not require the reporting of data for public domain lands and certain other asset types. Therefore, the FY 2007 and FY 2008 land data represents a subset of the Federal Government's total land acreage. "Total Federal Buildings and Structures" and "Total Federal Land Acreage" include overseas land owned by a foreign government and provided for U.S. government purposes, or land owned by a foreign entity and leased to the U.S. government. Accordingly, "Total Federal Buildings and Structures" includes the number of buildings and structures within the FRPP inventory.

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<sup>2</sup>The 24,682 assets disposed of during FY 2008 includes assets disposed by the Department of Defense and civilian agencies. For more detailed information on FY 2008 disposals, refer to page 23 of this report.



# Key Statistics: FY 2008 All Reporting Agencies

The chart on this page represents FY 2008 real property data from the following agencies. The 24 agencies listed in blue font (those same agencies subject to the CFO Act), are required to submit data to the FRPP under EO 13327 and sections 901(b)(1) and (b)(2) of title 31, United States Code.

- American Battle Monuments Commission
- Department of Agriculture
- Department of Commerce
- Department of Defense (includes Air Force, Army, Corps of Engineers and Navy)
- Department of Education\*
- Department of Energy
- Department of Health and Human Services
- Department of Homeland Security
- Department of Housing and Urban Development\*
- Department of the Interior
- Department of Justice
- Department of Labor
- Department of State
- Department of Transportation
- Department of the Treasury
- Department of Veterans Affairs
- Environmental Protection Agency
- General Services Administration
- Independent Government Offices (includes the Broadcasting Board of Governors and the Board of International Broadcasters)
- John F. Kennedy Center for the Performing Arts
- Merit Systems Protection Board
- National Aeronautics and Space Administration
- National Archives and Records Administration
- National Gallery of Art
- National Science Foundation
- Nuclear Regulatory Commission\*
- Office of Personnel Management
- Peace Corps
- Small Business Administration\*
- Smithsonian
- Social Security Administration\*
- Tennessee Valley Authority
- United States Agency for International Development
- United States Holocaust Memorial Council

	FY 2008
Total Federal Building Assets <sup>3</sup>	407,062
Total Area of Building Assets <sup>4</sup>	3.29 billion square feet
Total Federal Structures	488,861
Total Federal Land Acreage	41,715,000 acres
<b>Total Federal Buildings and Structures</b>	<b>895,923</b>

<sup>3</sup> May include multiple leases in one building.

<sup>4</sup> All square feet data is represented in gross square feet.

\* The following agencies obtain and use real estate through GSA: Department of Education, Department of Housing and Urban Development, Nuclear Regulatory Commission, Small Business Administration, and Social Security Administration. Consequently, those agencies did not report any real property assets to the FRPP in FY 2008; these assets are reported by GSA.

## Agency Profile: FY 2008 Total Number of Buildings and Structures and Total Building Square Footage

Agency Name <sup>5</sup>	Total Number of Buildings and Structures	Total Building Square Footage	Agency Name	Total Number of Buildings and Structures	Total Building Square Footage
Army	251,966	943,982,068	National Science Foundation	597	2,247,073
Interior	163,789	122,987,288	Peace Corps	434	2,146,486
Air Force	136,883	598,814,805	Defense/Washington Headquarters Services	399	8,178,367
Navy	118,906	486,720,884	Independent Government Offices	302	608,462
Transportation	58,637	27,263,882	Environmental Protection Agency	249	4,261,243
Agriculture	57,523	57,558,472	Tennessee Valley Authority	249	5,985,593
Homeland Security	26,436	47,178,709	American Battle Monuments Commission	137	464,685
Energy	18,202	130,611,778	Treasury	128	6,194,864
State	15,322	69,716,158	National Archives and Records Administration	31	4,780,204
Corps of Engineers	9,410	15,764,737	National Gallery of Art	6	1,330,083
Veterans Affairs	8,938	154,388,241	United States Holocaust Memorial Council	5	319,749
General Services Administration	8,915	398,017,856	Merit Systems Protection Board	4	58,821
National Aeronautics and Space Administration	4,719	44,152,752	Office of Personnel Management	2	82,245
Justice	4,195	70,694,594	John F. Kennedy Center for the Performing Arts	1	1,500,000
Labor	3,595	24,087,958	<b>TOTALS</b>	<b>895,923</b>	<b>3,290,092,356</b>
Health and Human Services	3,178	35,115,583			
United States Agency for International Development	1,139	4,949,622			
Commerce	1,009	7,779,613			
Smithsonian	617	12,149,481			

<sup>5</sup> Agencies listed in blue font (those same agencies subject to the CFO Act) are required to submit data under EO 13327 and sections 901 (b)(1) and (b)(2) of title 31, United States Code.

## Key Statistics: FY 2008 CFO Act Agencies

The chart on this page represents data from the 24 agencies required to submit data (those same agencies subject to the CFO Act). All data in this report starting on page 9 through the end of the report includes data from only those agencies.

	FY 2007 <sup>6</sup>	FY 2008	Variance
Total Federal Building Assets <sup>6</sup>	445,000	406,000	-39,000
Total Area of Building Assets <sup>7</sup>	3.33 billion square feet	3.26 billion square feet	-70.0 million square feet
Total Federal Structures	476,000	489,000	13,000
Total Federal Land Acreage	41,172,000 acres	40,905,000 acres	-267,000 acres
<b>Total Federal Buildings and Structures</b>	<b>921,000</b>	<b>895,000</b>	<b>-26,000</b>

<sup>6</sup> May include multiple leases in one building.

<sup>7</sup> All square feet data is represented in gross square feet.

<sup>8</sup> The FY 2007 data presented throughout this report may differ slightly from the FY 2007 data published in the FY 2007 Federal Real Property Report. Differences in data where year-to-year comparisons are made are attributed to the fact that data from only the CFO Act agencies are shown starting on page 9 through the end of this report. Focusing on the CFO Act agencies allows for consistency and comparability from year to year.

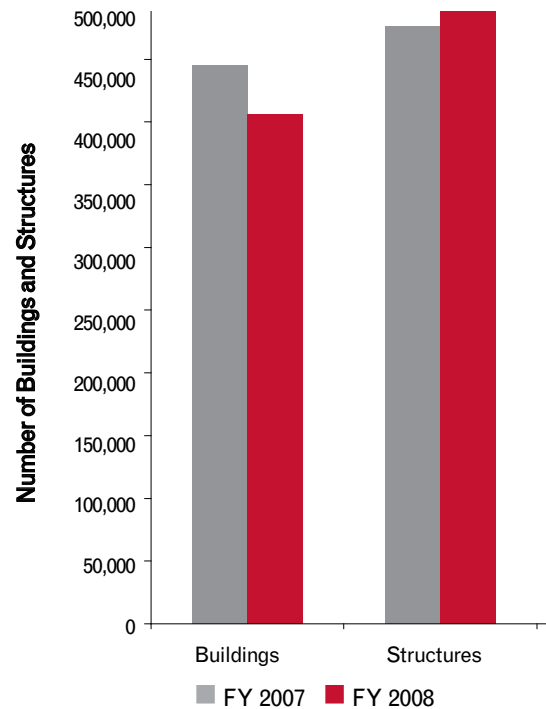
## Total Number of Worldwide Buildings and Structures: FY 2007 and FY 2008 CFO Act Agencies

The total worldwide Federal buildings and structures inventory includes those assets in U.S. states, the District of Columbia, and U.S. territories, as well as foreign assets.

- U.S. assets are located within the 50 states and the District of Columbia.
- Assets in U.S. territories include all those located in American Samoa, Baker Island, Federated States of Micronesia, Guam, Howland Island, Jarvis Island, Johnston Atoll, Kingman Reef, Midway Islands, Northern Mariana Islands, Palmyra Atoll, Republic of Palau, Puerto Rico, the U.S. Virgin Islands, U.S. Minor Outlying Islands, and Wake Island.
- Foreign assets are located outside the U.S. and its territories.

As compared to FY 2007, the FY 2008 inventory had a modest 2.73 percent increase in the number of structures and an 8.76 percent decrease (39,000 assets) in the number of building assets. The decrease in the FY 2008 building inventory is attributed to a reduction of 36,000 Family Housing assets and 4,000 Warehouses by the Air Force and Navy.

A total of 895,000 buildings and structures were reported in FY 2008, marking a three percent decrease when compared to the 921,000 total buildings and structures reported in FY 2007.



Asset Type	FY 2007 Number of Assets	FY 2008 Number of Assets	Percentage of Difference
Buildings	445,000	406,000	-8.76%
Structures	476,000	489,000	2.73%

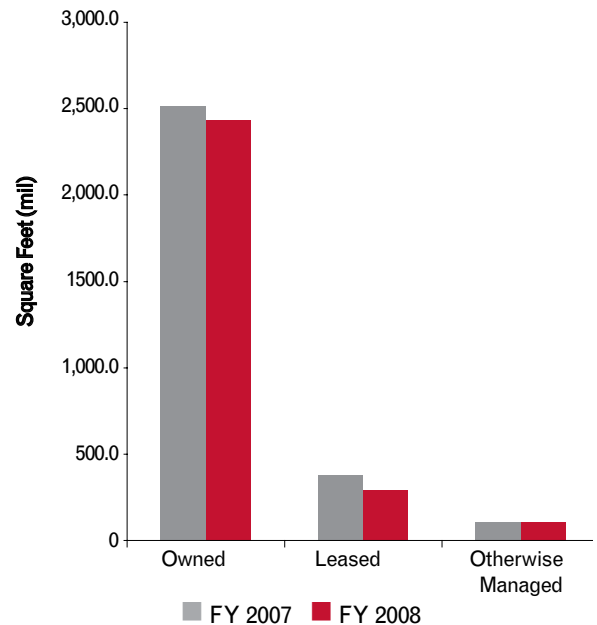


# Buildings

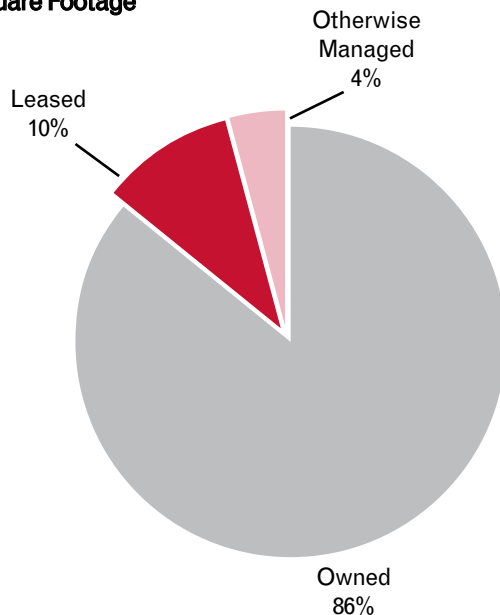
## Legal Interest of Domestic Buildings by Square Footage: FY 2007 and FY 2008

Legal Interest, one of the FRPP data elements, is used to identify a real property asset as being owned by the Federal Government, leased to the Federal Government (i.e., as lessee), or otherwise managed by the Federal Government. Otherwise managed buildings may be state-government-owned, in which a U.S. state holds title to the real property but rights for use have been granted to a Federal Government entity in a method other than a leasehold arrangement, or foreign-government-owned, in which a foreign government holds title to the real property asset but rights for use have been granted to a Federal Government entity in a method other than a leasehold arrangement.

This chart details the FY 2008 square footage of domestic buildings, which are those located in U.S. states, the District of Columbia, and U.S. territories. For a full list of U.S. territories, see page 10 of this report.



### FY 2008 Legal Interest of Domestic Buildings by Square Footage



Approximately 86 percent of the buildings by square footage are owned by the Federal Government and 10 percent are leased, meaning the rights to use the real property have been assigned to the Federal Government by a private entity or a non-Federal Government entity for a defined period of time in return for rental payments. The remaining four percent of the FY 2008 buildings inventory is otherwise managed.

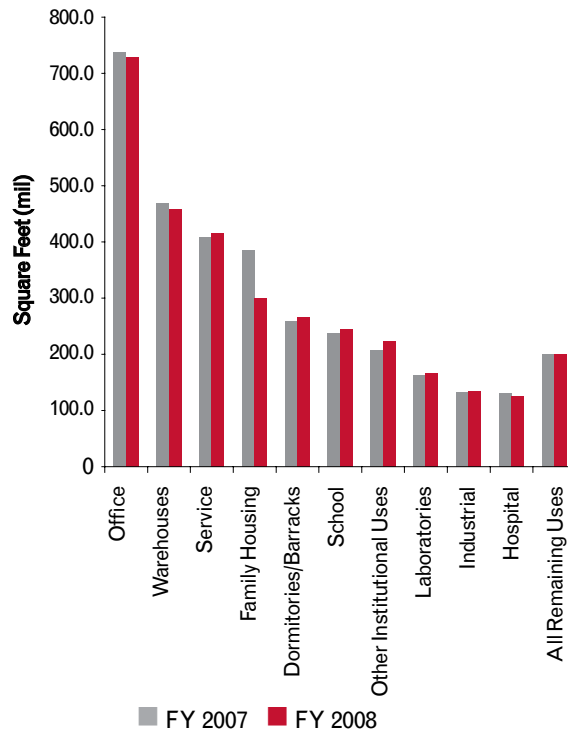
Legal Interest	FY 2007 SF (mil)	FY 2008 SF (mil)	Percentage of Difference
Owned	2,516.4	2,431.6	-3.37%
Leased	381.3	289.3	-24.13%
Otherwise Managed	107.3	109.6	2.14%
<b>Total Square Feet</b>	<b>3,005.0</b>	<b>2,830.5</b>	<b>-5.81%</b>

The 24.13 percent decrease in leased building square footage is primarily driven by three agencies: Navy, Army, and the General Services Administration. In FY 2008, these three agencies collectively reduced their inventories by approximately 69 million square feet of Family Housing assets, 21 million square feet of Office assets, and three million square feet of Warehouses.

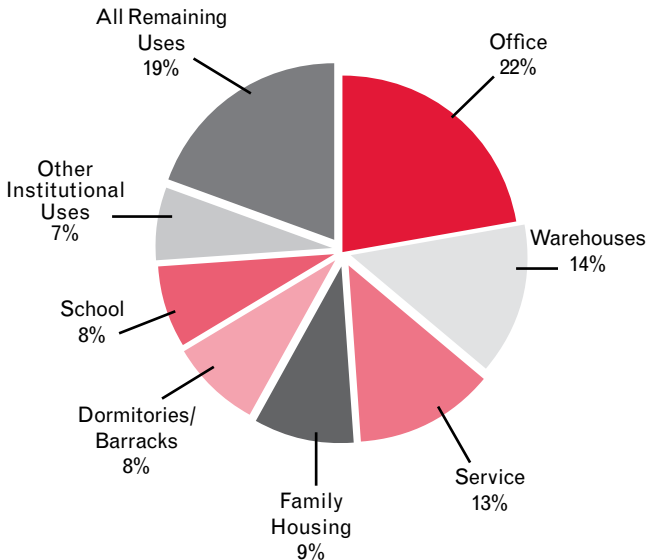
## Predominant Use of Buildings by Square Footage: FY 2007 and FY 2008

The Federal Government's real property portfolio is different than the private sector's real estate portfolio, due to the Government's diverse agency missions, real estate needs, and asset uses. "Real Property Use," one of the FRPC-defined data elements that reporting agencies use to submit data to the FRPP, indicates each asset's predominant use.<sup>9</sup>

The FY 2008 top seven predominant uses of building assets by square footage include: Office; Warehouses; Service; Family Housing; Dormitories/Barracks; School; and Other Institutional Uses. Together, these top seven building predominant uses make up 81 percent of buildings by square footage. The All Remaining Uses category makes up 19 percent of buildings by square footage.



### FY 2008 Predominant Use of Buildings by Square Footage



Predominant Use	FY 2007 SF (mil)	FY 2008 SF (mil)
Office	737.4	728.6
Warehouses	468.5	457.3
Service	408.5	415.0
Family Housing	385.0	298.7
Dormitories/Barracks	259.1	266.6
School	237.3	244.6
Other Institutional Uses	206.9	223.6
Laboratories	163.1	166.1
Industrial	132.2	134.2
Hospital	131.1	126.2
All Remaining Uses <sup>10</sup>	200.9	199.8
<b>Total Square Feet</b>	<b>3,330.0</b>	<b>3,260.7</b>

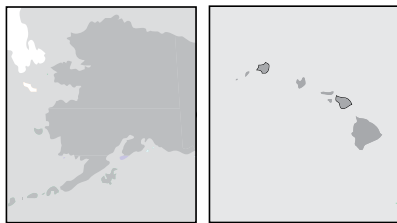
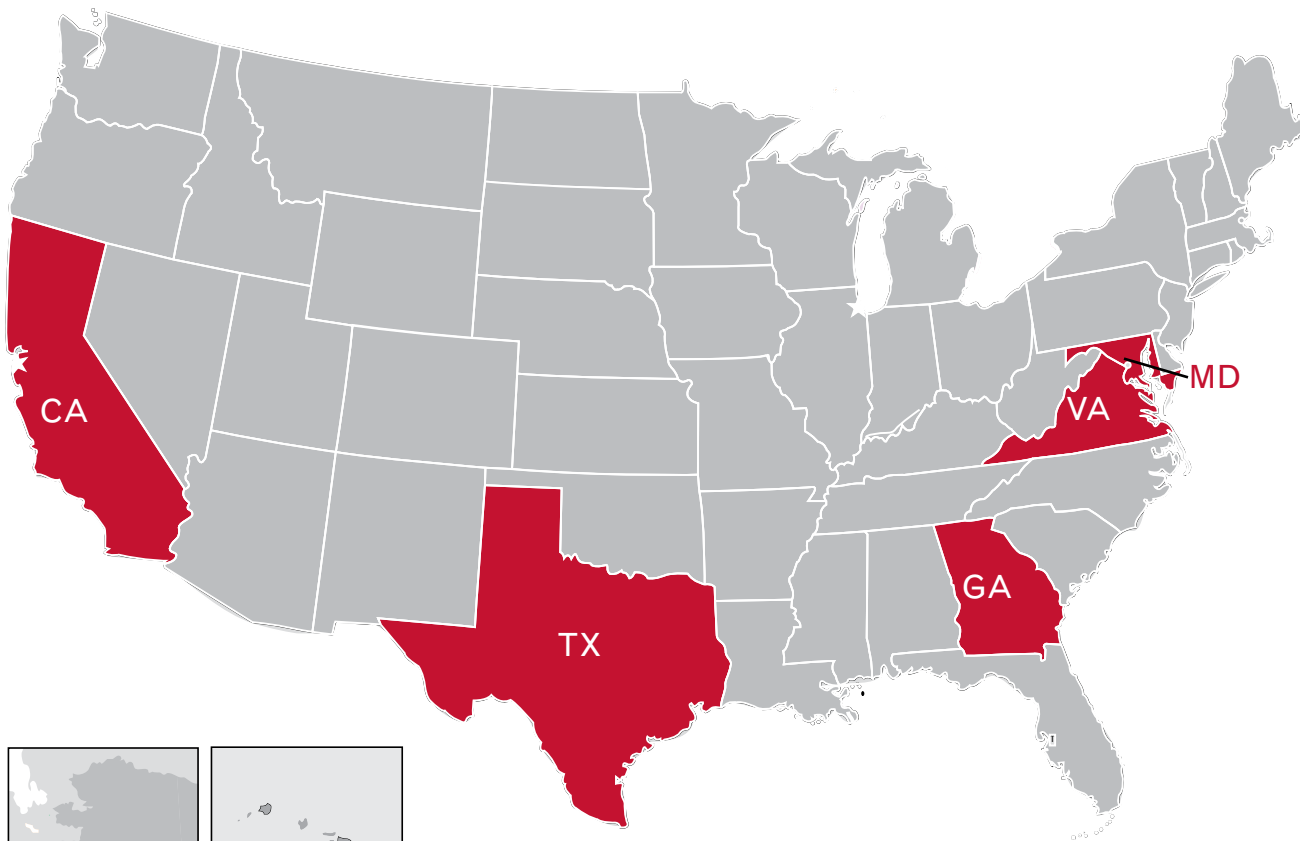
In FY 2008, agencies reported a two percent decrease in the total governmentwide building square footage, as compared to FY 2007 data. For the fourth straight year, agencies reported the Office building predominant use category as having the greatest building square footage; in FY 2008, the Office building predominant use category accounts for more than 22 percent of the total building square footage.

<sup>9</sup>The full list of building predominant use categories and definitions can be found in Appendix A of this report.

<sup>10</sup> The All Remaining Uses category includes the following building predominant uses: All Other (which captures those buildings that are not included in any of the other 15 building predominant use codes); Communications Systems; Museum (new code for FY 2008 reporting); Navigation and Traffic Aids; Post Office; and Prisons and Detention Centers.

## State Profile: FY 2007 and FY 2008 Total Building Square Footage Top Five States

The top five states with the most building square footage as reported to the FRPP in FY 2008 are California, Texas, Virginia, Maryland, and Georgia. Together, these five states comprise more than 26 percent of the FY 2008 total Federal building portfolio, measured by square footage.



Alaska

Hawaii

State	FY 2007 SF(mil)	FY 2008 SF (mil)
California	344.4	287.0
Texas	205.6	194.1
Virginia	174.6	165.5
Maryland	127.0	120.3
Georgia	114.0	107.7



# FY 2008 State Profile: Total Building Square Footage by Legal Interest

State	Owned SF (mil)	Leased SF (mil)	Otherwise Managed SF (mil)	Total SF (mil)
Alabama	47.8	4.4	3.0	55.2
Alaska	46.8	2.8	0.3	49.9
Arizona	49.8	3.6	0.9	54.2
Arkansas	19.7	1.2	3.2	24.1
California	262.9	20.2	3.9	287.0
Colorado	47.0	6.5	0.6	54.1
Connecticut	10.8	1.3	1.7	13.8
Delaware	5.1	0.4	0.6	6.0
District of Columbia	62.8	24.7	0.6	88.0
Florida	94.2	10.1	3.2	107.5
Georgia	98.7	7.3	1.7	107.7
Hawaii	46.5	0.7	0.7	47.9
Idaho	18.3	2.7	0.7	21.7
Illinois	59.8	6.0	3.5	69.3
Indiana	31.5	9.2	2.5	43.2
Iowa	11.1	1.7	3.0	15.7
Kansas	31.0	2.5	1.7	35.3
Kentucky	42.3	3.2	1.9	47.4
Louisiana	34.0	5.0	7.0	46.1
Maine	10.2	0.6	0.9	11.7
Maryland	96.8	21.4	2.1	120.3
Massachusetts	30.0	3.1	2.4	35.5
Michigan	23.3	4.0	4.2	31.4
Minnesota	14.4	1.9	4.5	20.9
Mississippi	32.0	1.9	5.6	39.5
Missouri	42.6	7.9	2.3	52.8
Montana	14.9	2.3	0.8	18.0
Nebraska	12.6	1.6	1.1	15.2
Nevada	28.4	2.3	0.8	31.5
New Hampshire	2.9	0.5	0.9	4.3
New Jersey	38.7	5.3	2.3	46.3
New Mexico	55.7	5.0	1.4	62.1
New York	81.6	12.9	4.3	98.8
North Carolina	72.4	4.4	2.2	79.0
North Dakota	20.0	1.0	1.6	22.5

State	Owned SF (mil)	Leased SF (mil)	Otherwise Managed SF (mil)	Total SF (mil)
Ohio	61.6	5.3	2.2	69.1
Oklahoma	52.6	6.8	2.1	61.5
Oregon	20.1	2.5	2.3	24.9
Pennsylvania	66.7	8.4	2.8	77.9
Rhode Island	11.6	0.5	0.5	12.5
South Carolina	49.2	1.9	2.0	53.2
South Dakota	14.4	2.0	1.5	17.9
Tennessee	59.1	4.3	3.0	66.3
Texas	169.5	21.0	3.7	194.1
Utah	28.8	3.0	2.0	33.8
Vermont	2.5	1.0	0.6	4.1
Virginia	135.4	28.8	1.2	165.5
Washington	73.3	6.6	1.7	81.6
West Virginia	15.9	2.5	1.6	20.0
Wisconsin	19.6	2.4	2.6	24.6
Wyoming	13.4	0.8	1.1	15.2
Foreign and U.S. territory square feet <sup>11</sup>	198.7	263.2	12.5	474.4
<b>Total Square Feet</b>	<b>2,589.0</b>	<b>550.6</b>	<b>121.1</b>	<b>3,260.7</b>

“Otherwise managed” square feet indicates that a U.S. state government holds title to the real property asset, but rights for use have been granted to a Federal Government entity in a method other than a leasehold arrangement.

<sup>11</sup> Represents the building square footage of foreign and U.S. territory assets.

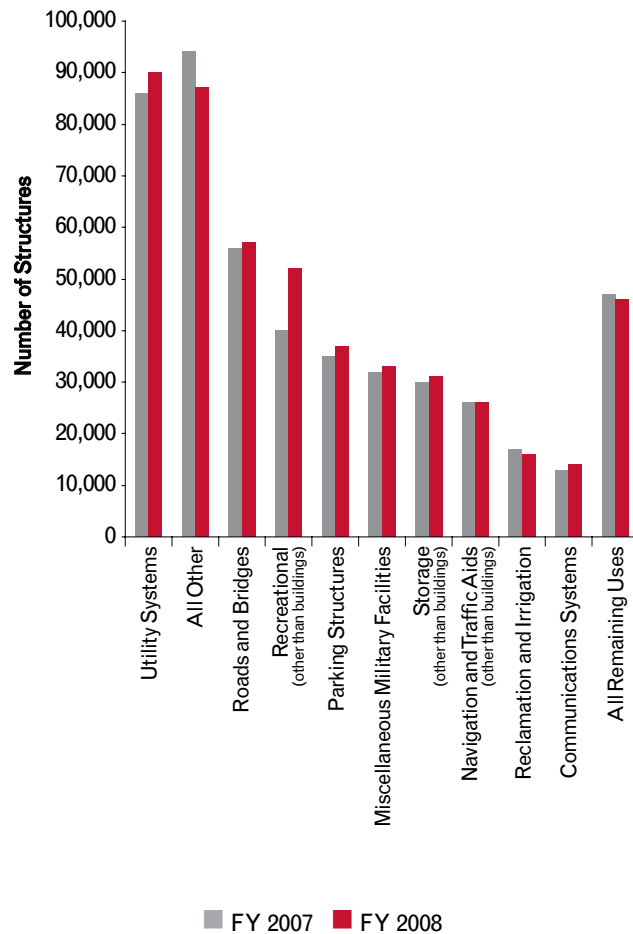
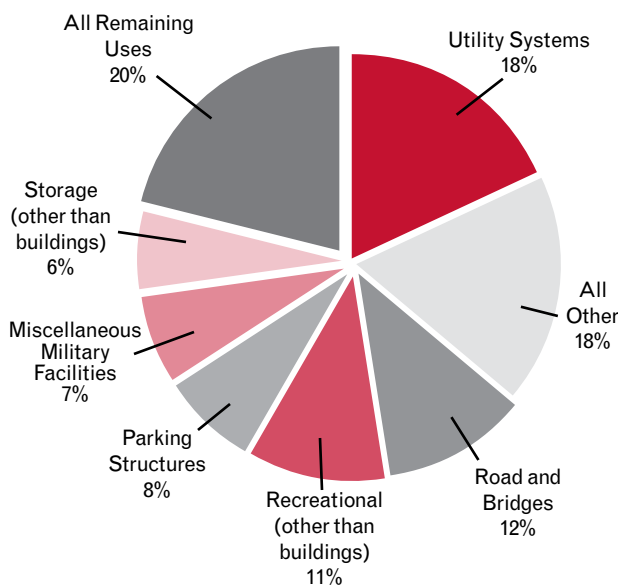
# Structures



## Predominant Use of Structures by Number of Assets: FY 2007 and FY 2008

The FY 2008 top seven predominant uses of structures by number of assets include: Utility Systems; All Other; Roads and Bridges; Recreational (other than buildings); Parking Structures; Miscellaneous Military Facilities; and Storage (other than buildings). Together, these top seven predominant uses make up 80 percent of structures by number of assets. The All Remaining Uses category makes up 20 percent of structures by number of assets.<sup>12</sup>

### FY 2008 Predominant Use of Structures by Number of Assets



In FY 2008, agencies reported a three percent increase in the total number of structures, as compared to FY 2007 data. This increase was primarily driven by increases to Recreational structures by the Department of Interior, which increased by 12,000 from FY 2007 to FY 2008.

<sup>12</sup>The full list of structure predominant use categories and definitions can be found in Appendix B of this report.

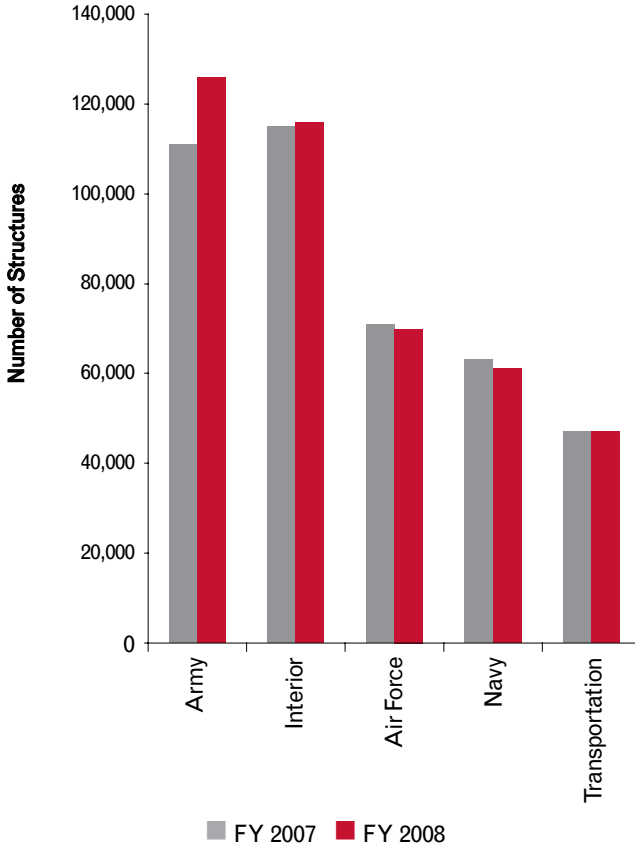
<sup>13</sup>The All Other code captures those structures that are not captured in one of the other 21 structure predominant use codes.

<sup>14</sup>The All Remaining Uses portion of this chart encompasses the remaining 12 structure predominant use codes not delineated in this chart: Airfield Pavements; Flood Control and Navigation; Harbors and Ports; Industrial (other than buildings); Monuments and Memorials; Museum (new code for FY 2008 reporting); Power Development and Distribution; Railroads; Research and Development (other than laboratories); Service (other than buildings); Space Exploration Structures; and Weapons Ranges.

Predominant Use	FY 2007 Number of Structures	FY 2008 Number of Structures
Utility Systems	86,000	90,000
All Other <sup>13</sup>	94,000	87,000
Roads and Bridges	56,000	57,000
Recreational (other than buildings)	40,000	52,000
Parking Structures	35,000	37,000
Miscellaneous Military Facilities	32,000	33,000
Storage (other than buildings)	30,000	31,000
Navigation and Traffic Aids (other than buildings)	26,000	26,000
Reclamation and Irrigation	17,000	16,000
Communications Systems	13,000	14,000
All Remaining Uses <sup>14</sup>	47,000	46,000
<b>Total Number of Structures</b>	<b>476,000</b>	<b>489,000</b>

## Top Five Agencies by Number of Structures: FY 2007 and FY 2008

The top five agencies that reported the greatest number of structures in FY 2008 include Army, Interior, Air Force, Navy, and Transportation.



Agency	FY 2007 Number of Structures	FY 2008 Number of Structures
Army	111,000	126,000
Interior	115,000	116,000
Air Force	71,000	70,000
Navy	63,000	61,000
Transportation	47,000	47,000

Between FY 2007 and FY 2008, Army reported the largest increase in the number of structures. The increase in Army's structures in FY 2008 includes 3,500 Utility Systems; 1,700 Storage assets; 1,300 Miscellaneous Military Facilities; 1,200 Parking structures; 1,000 Roads and Bridges; and almost 6,000 structures categorized as "All Other".



## State Profile: FY 2007 and FY 2008 Total Land Acreage Top Five States

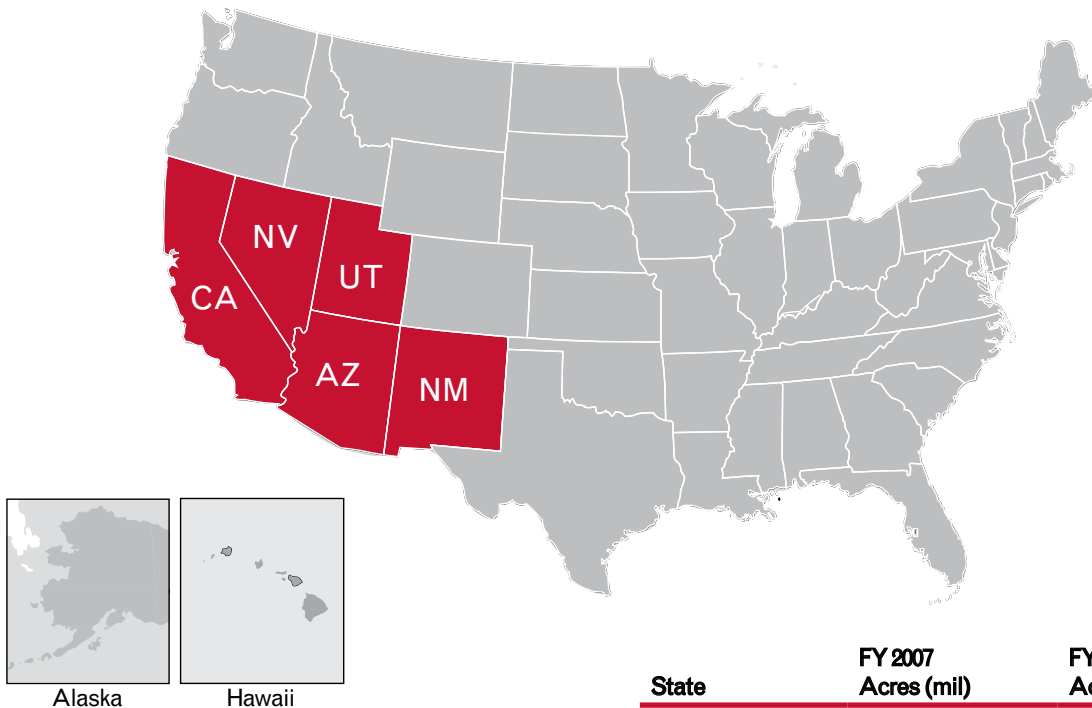
Under EO 13327, real property is defined as any real property owned, leased, or otherwise managed by the Federal Government, both within and outside the United States, and improvements on Federal lands. However, under the EO, Federal real property excludes:

- “Interests in real property assets that have been disposed of for public benefit purposes pursuant to section 484 of title 40, United States Code, and are now held in private ownership;
- Land easements or rights-of-way held by the Federal Government;
- Public domain land (including lands withdrawn for military purposes) or land reserved or dedicated for national forest, national park, or national wildlife refuge purposes except for improvements on those lands; and

- Land held in trust or restricted fee status for individual Indians or Indian tribes; and land and interests in land that are withheld from the scope of this order by agency heads for reasons of national security, foreign policy, or public safety.”

As a result, the Federal Government’s total land acreage does not include the totality of Federal land holdings.

The top five states by total land acreage as reported to the FRPP in FY 2008 are California, Arizona, New Mexico, Utah, and Nevada. Together, these five states comprise more than 41 percent of the FY 2008 total Federal land portfolio, measured by acreage.



State	FY 2007 Acres (mil)	FY 2008 Acres (mil)
California	4.7	4.6
Arizona	4.2	4.0
New Mexico	3.7	3.8
Utah	2.5	2.5
Nevada	4.4	2.0

# FY 2008 State Profile: Total Land Acreage by Legal Interest

State	Owned Acres	Leased Acres	Otherwise Managed Acres	Total Acres
Alabama	225,658	184,136	1,165	410,960
Alaska	1,134,408	6,965	22,254	1,163,627
Arizona	4,012,343	20,548	595	4,033,486
Arkansas	621,276	3,747	33,221	658,244
California	4,516,254	73,931	7,304	4,597,489
Colorado	795,550	37,982	95	833,628
Connecticut	9,264	714	2,489	12,467
Delaware	11,790	118	270	12,178
District of Columbia	4,647	81	10	4,737
Florida	802,227	5,970	79,159	887,356
Georgia	974,049	5,472	2,486	982,007
Hawaii	178,255	59,579	858,499	1,096,333
Idaho	925,991	605,583	344,033	1,875,607
Illinois	251,672	2,754	5,954	260,379
Indiana	293,205	1,126	679	295,010
Iowa	197,988	1,255	2,683	201,927
Kansas	585,792	16,057	284	602,133
Kentucky	532,322	1,475	12,714	546,511
Louisiana	250,148	44,824	31,614	326,586
Maine	23,867	4,598	722,198	750,664
Maryland	125,715	892	2,280	128,887
Massachusetts	49,389	23,006	831	73,225
Michigan	22,025	8,490	147,367	177,882
Minnesota	35,836	3,796	54,430	94,062
Mississippi	646,788	4,952	8,406	660,146
Missouri	558,315	2,280	6,954	567,549
Montana	462,296	15,338	665	478,299
Nebraska	177,324	1,160	234	178,718
Nevada	2,047,835	1,436	4,179	2,053,450
New Hampshire	22,166	543	330	23,039
New Jersey	87,187	1,243	697	89,128
New Mexico	3,828,306	19,998	1,119	3,849,423
New York	164,831	29,770	2,500	197,101
North Carolina	485,374	10,548	733	496,654
North Dakota	612,880	5,110	11,958	629,948
Ohio	142,925	3,492	1,185	147,602
Oklahoma	1,080,017	4,748	1,533	1,086,299
Oregon	327,759	1,578	282,404	611,740

State	Owned Acres	Leased Acres	Otherwise Managed Acres	Total Acres
Pennsylvania	157,434	53,452	1,313	212,199
Rhode Island	3,007	417	63	3,487
South Carolina	457,835	3,332	712	461,880
South Dakota	551,028	8,177	2,661	561,866
Tennessee	366,568	2,888	1,521	370,977
Texas	1,721,125	22,899	13,716	1,757,740
Utah	2,441,588	16,131	2,741	2,460,460
Vermont	18,066	419	170	18,656
Virginia	412,580	2,886	232	415,698
Washington	1,299,833	203,344	504	1,503,681
West Virginia	149,563	4,331	1,456	155,349
Wisconsin	94,433	16,055	3,869	114,357
Wyoming	985,122	3,940	59,981	1,049,043
Foreign and U.S. territory acreage <sup>15</sup>	319,029	401,727	4,459	725,215
<b>Total Acreage</b>	<b>36,200,887</b>	<b>1,955,292</b>	<b>2,748,911</b>	<b>40,905,090</b>

“Otherwise managed” acres indicate that a U.S. state government holds title to the real property asset, but rights for use have been granted to a Federal Government entity in a method other than a leasehold arrangement.

<sup>15</sup> Represents the land acreage of foreign and U.S. territory assets.

# Disposition

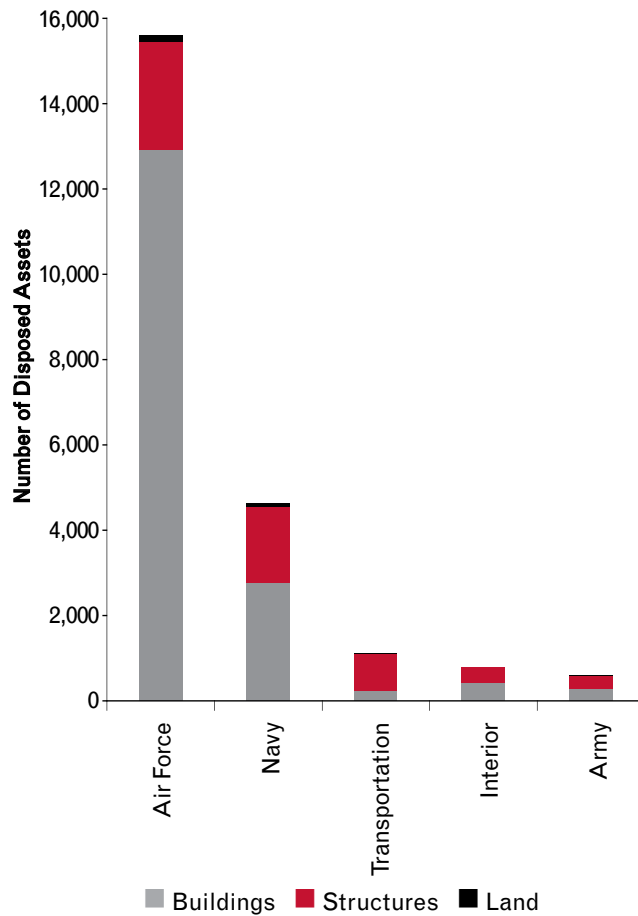
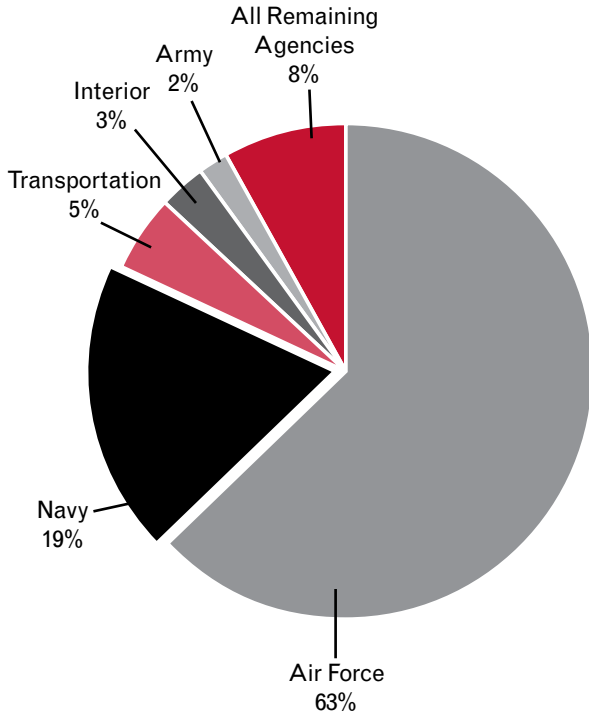




## Total Number of Disposed Assets for Department of Defense and Civilian Agencies: FY 2008 Top Five Agencies

In an effort to right-size their inventories, Federal agencies dispose of unneeded real property assets. The top five agencies that disposed of the greatest number of assets in FY 2008 include Air Force, Navy, Transportation, Interior, and Army.

Together, these five agencies disposed of more than 90 percent of the total number of assets (24,682) disposed by reporting agencies during FY 2008.



Agency	Number of Disposed Building Assets	Number of Disposed Structures	Number of Disposed Land Records	Total Number of Disposed Assets
Air Force	12,915	2,545	146	15,606
Navy	2,760	1,797	81	4,638
Transportation	244	860	12	1,116
Interior	419	354	0	773
Army	292	280	20	592

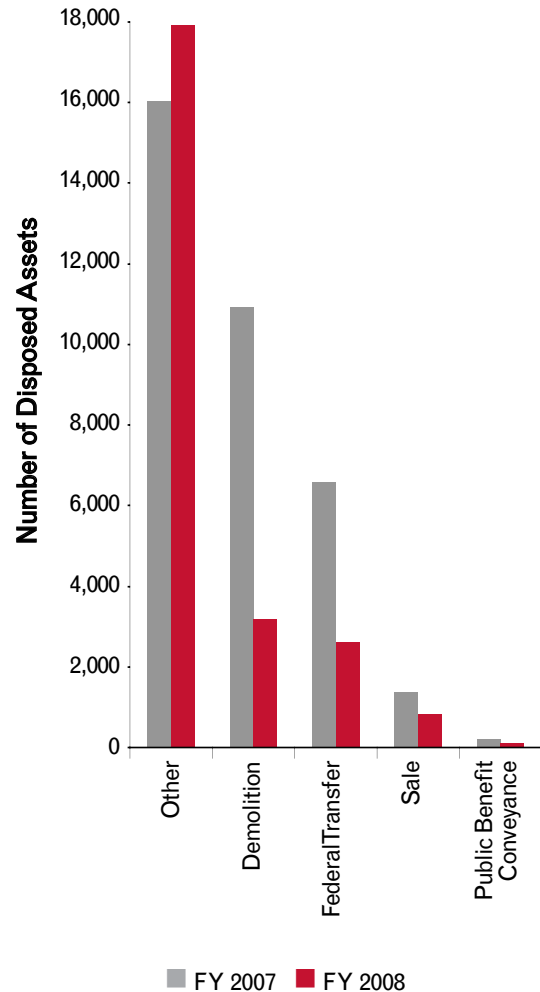
## Disposition Method by Annual Operating Costs and Number of Disposed Assets for Department of Defense and Civilian Agencies: FY 2007 and FY 2008

Agencies are required to report to the FRPP all assets that have exited the Federal portfolio during the reporting fiscal year. Agencies are also required to report the method in which each asset was disposed. Disposition methods include Sale, Federal Transfer, Public Benefit Conveyance, Demolition, and Other.

In FY 2008, the three most frequently used disposal methods—Demolition, Other, and Federal Transfer—together account for approximately 96 percent of the total Annual Operating Costs of disposed assets, while Sale and Public Benefit Conveyance together account for the other 4 percent.

Agencies report Net Proceeds as proceeds received as part of the asset disposal less any disposal costs incurred by the agency. For the Sale disposition method, Net Proceeds represents the disposition value (sales price) of the disposed asset minus any disposal costs incurred. Net Proceeds from Sale is the only instance in which the Government receives actual funds from disposition.

For the Department of Defense and all civilian agencies, FY 2008 Net Proceeds totals nearly \$133.7 million.



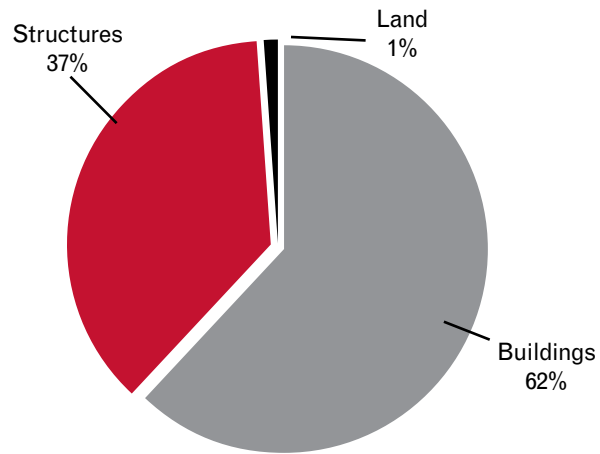
Disposition Method	FY 2007 Number of Disposed Assets	FY 2007 Annual Operating Costs	FY 2008 Number of Disposed Assets	FY 2008 Annual Operating Costs
Other <sup>16</sup>	16,028	\$77,686,600	17,939	\$54,513,000
Demolition	10,919	\$104,974,700	3,181	\$47,383,600
Federal Transfer	6,594	\$220,327,800	2,614	\$13,646,900
Sale	1,375	\$11,887,300	835	\$3,149,300
Public Benefit Conveyance	215	\$5,223,400	113	\$923,300
<b>Totals</b>	<b>35,131</b>	<b>\$420,099,800</b>	<b>24,682</b>	<b>\$119,616,100</b>

<sup>16</sup>The Other disposition method is used to report those disposed assets that cannot be classified in any of the other disposition methods.

## Total Annual Operating Costs for FY 2008 Worldwide Disposed Assets: 1) Department of Defense and 2) Civilian Agencies

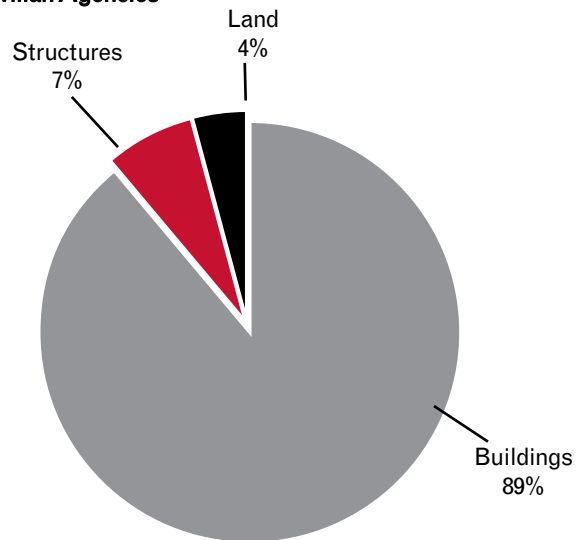
In FY 2008, civilian agencies disposed of assets with approximately \$56 million in Annual Operating Costs, while the Department of Defense disposed of assets with Annual Operating Costs of approximately \$63 million. The Department of Defense includes the Army (which includes the U.S. Army Corps of Engineers military assets; the U.S. Army Corps of Engineers civil work assets are listed separately), Navy (which includes Marine Corps), and Air Force.

### Department of Defense



AssetType	Annual Operating Costs
Building Assets	\$39,133,200
Structures	\$23,710,200
Land Records	\$529,600
<b>Total Annual Operating Costs</b>	<b>\$63,373,000</b>

### Civilian Agencies



AssetType	Annual Operating Costs
Building Assets	\$49,925,400
Structures	\$4,009,900
Land Records	\$2,307,800
<b>Total Annual Operating Costs</b>	<b>\$56,243,100</b>

## Total Annual Operating Costs for Disposed Assets by Fiscal Year

In FY 2008, Federal agencies disposed of excess real property with Annual Operating Costs totaling approximately \$120 million. Since FY 2006, the Federal Government has disposed of real property assets with a combined total of \$725 million in Annual Operating Costs. Disposing of these assets promotes more efficient spending by redirecting operating costs of excess real property to more mission critical assets.

These results show that the Federal Government continues to fulfill its strategic goal to right-size the Federal real property inventory, an effort that supports the requirements of EO 13327.

	<b>Total Annual Operating Costs for Disposed Assets</b>
FY 2006	\$185,803,120
FY 2007	\$420,099,800
FY 2008	\$119,616,100
<b>Total</b>	<b>\$725,519,020</b>



The FRPC has mandated the use and reporting of specific performance measures, which include Utilization, Condition Index, Mission Dependency, and Annual Operating Costs. The use and reporting of these performance measures was first addressed in the FRPC's December 2004 guidance.

## Utilization by Number of Buildings: FY 2008

According to FRPC guidance, Utilization means the extent to which a property is used to its fullest capacity. Current design capacity is defined as the maximum capacity at which an asset, facility, or system can operate, regardless of statutory, regulatory, contractual, or other conditions or restrictions. Agencies are required to report Utilization for the following five building predominant use categories and corresponding Utilization definitions:

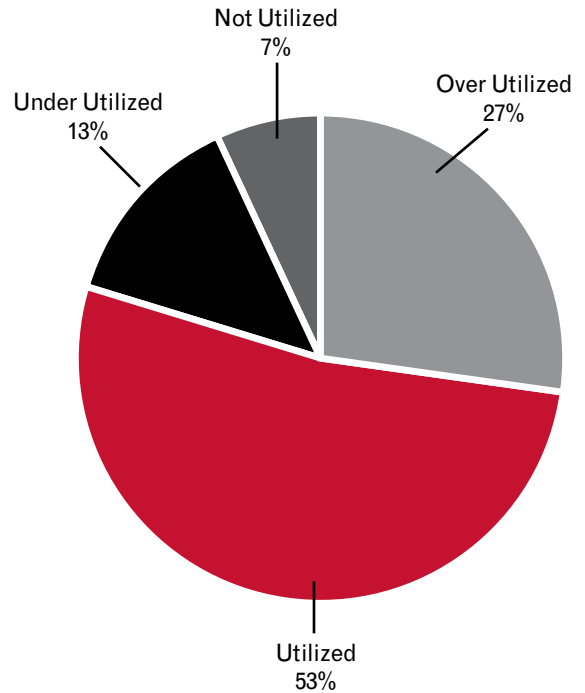
- **Office:** ratio of occupancy to current design capacity
- **Hospital:** ratio of occupancy to current design capacity
- **Warehouses:** ratio of gross square feet occupied to current design capacity
- **Laboratories:** ratio of active units to current design capacity
- **Family Housing:** ratio of active units to current design capacity

These five predominant use categories represent more than 50 percent of the square footage of the FY 2008 governmentwide inventory.

The following table identifies the categories and percent utilization used to determine the rate of Utilization.

	Over Utilized	Utilized	Under Utilized	Not Utilized
<b>Office</b>	>95%	75–95%	<75%	N/A
<b>Hospital</b>	>95%	70–95%	25–70%	<25%
<b>Warehouses</b>	>85%	50–85%	10–50%	<10%
<b>Laboratories</b>	>85%	60–85%	30–60%	<30%
<b>Family Housing</b>	N/A	85–100%	<85%	N/A

In FY 2008, agencies reported Utilization ratings for 268,600 buildings associated with the five required building predominant use categories of Office, Hospital, Warehouses, Laboratories, and Family Housing. Utilized buildings account for the majority of these building assets at 53 percent, followed by Over Utilized buildings with 27 percent.



Utilization	Number of Building Assets
Over Utilized	73,600
Utilized	141,100
Under Utilized	35,800
Not Utilized	18,100
<b>Total</b>	<b>268,600</b>

## Utilization by Predominant Use and Number of Buildings: FY 2007 and FY 2008

Agencies are required to report Utilization for the five building predominant use categories of Office, Hospital, Warehouses, Laboratories, and Family Housing.

**FY 2007 Utilization Asset Count**

<b>Predominant Use</b>	<b>Over Utilized</b>	<b>Utilized</b>	<b>Under Utilized</b>	<b>Not Utilized</b>
Office	27,400	8,500	4,800	200*
Hospital	800	200	100	100
Warehouses	40,800	40,200	5,100	6,500
Laboratories	7,300	1,700	300	700
Family Housing	30*	78,000	32,500	400*
<b>Total</b>	<b>76,330</b>	<b>128,600</b>	<b>42,800</b>	<b>7,900</b>

**FY 2008 Utilization Asset Count**

<b>Predominant Use</b>	<b>Over Utilized</b>	<b>Utilized</b>	<b>Under Utilized</b>	<b>Not Utilized</b>
Office	24,000	12,000	4,800	200*
Hospital	800	200	100	100
Warehouses	37,200	42,100	4,100	6,300
Laboratories	7,500	1,500	200	700
Family Housing	0	53,600	23,100	600*
<b>Total</b>	<b>69,500</b>	<b>109,400</b>	<b>32,300</b>	<b>7,900</b>

\*As shown on page 28, this rate of Utilization is not applicable in FRPP reporting. However, several agencies reported this data in those predominant use categories.

## Condition Index by Number of Buildings: FY 2007 and FY 2008

According to FRPC guidance, Condition Index (CI) is a general measure of the constructed asset's condition at a specific point in time. CI is calculated as the ratio of Repair Needs to Plant Replacement Value (PRV). The specific formula for calculating CI is:

$$CI = (1 - \text{\$repair needs} / \text{\$PRV}) \times 100$$

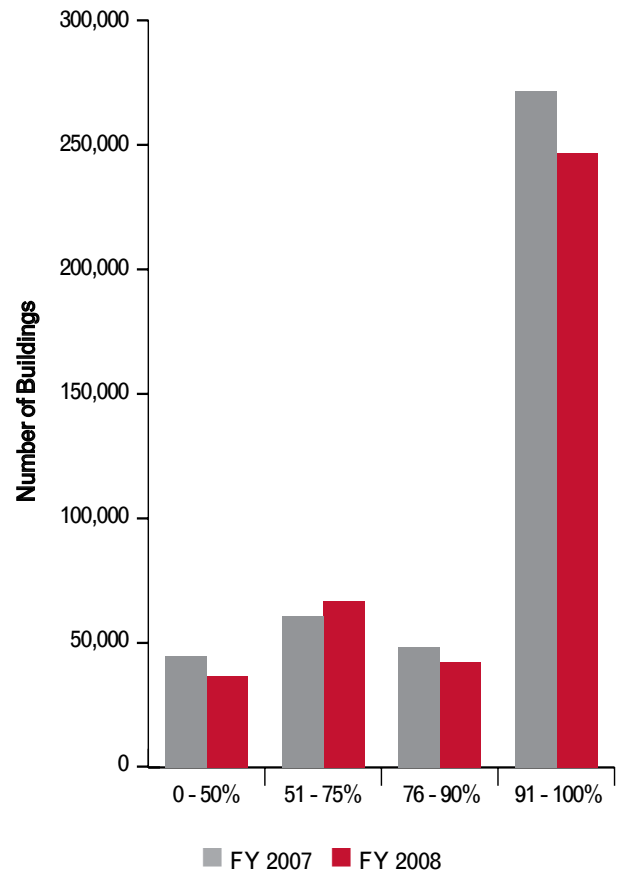
Repair Needs represents the amount necessary to ensure that a constructed asset is restored to a condition substantially equivalent to the originally intended and designed capacity, efficiency, or capability. In contrast, PRV, also known as Functional Replacement Value, is the cost of replacing an existing asset at today's standards.

An asset's CI is reported as a "percent condition" on a scale of 0 percent to 100 percent. The higher the CI, the better the condition of that asset.

In FY 2008, approximately 246,900 building assets had a CI of 91 percent or above and a total of 289,100 buildings had a CI of 76 percent and above. Together, these two CI categories represent more than 70 percent of the total number of governmentwide buildings.

The decrease in the number of buildings in the CI range of 91-100 percent from FY 2007 to FY 2008 is primarily driven by three agencies: Navy, Air Force and Department of State.

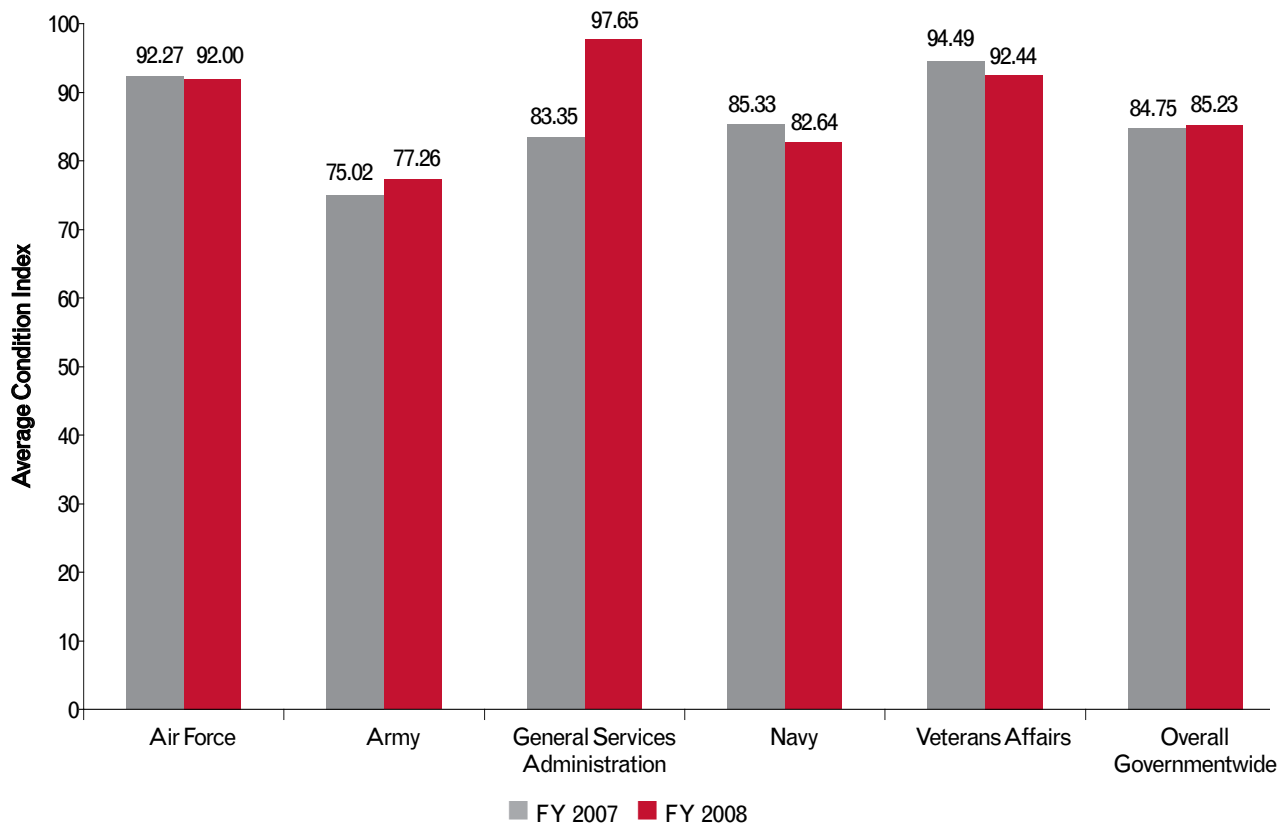
Within this CI range 94 percent of the buildings attributed to this decrease have the predominant use of Family Housing.



Reporting Year	Condition Index Range			
	0 - 50%	51 - 75%	76 - 90%	91 - 100%
FY 2007	44,700	60,900	48,300	271,700
FY 2008	36,600	66,800	42,200	246,900



## Average Condition Index for Top Five Agencies by Square Footage: FY 2007 and FY 2008



Agency	FY 2007 Average Condition Index for Buildings	FY 2008 Average Condition Index for Buildings
Air Force	92.27	92.00
Army	75.02	77.26
General Services Administration	83.35	97.65
Navy	85.33	82.64
Veterans Affairs	94.49	92.44
Overall Governmentwide	84.75	85.23

Air Force, Army, General Services Administration, Navy, and Veterans Affairs together reported nearly 60 percent of the total governmentwide assets by square footage reported in FY 2008. As compared to FY 2007, the FY 2008 CIs for these agencies remain relatively stable, with the exception of GSA, which reported a 17 percent CI increase.

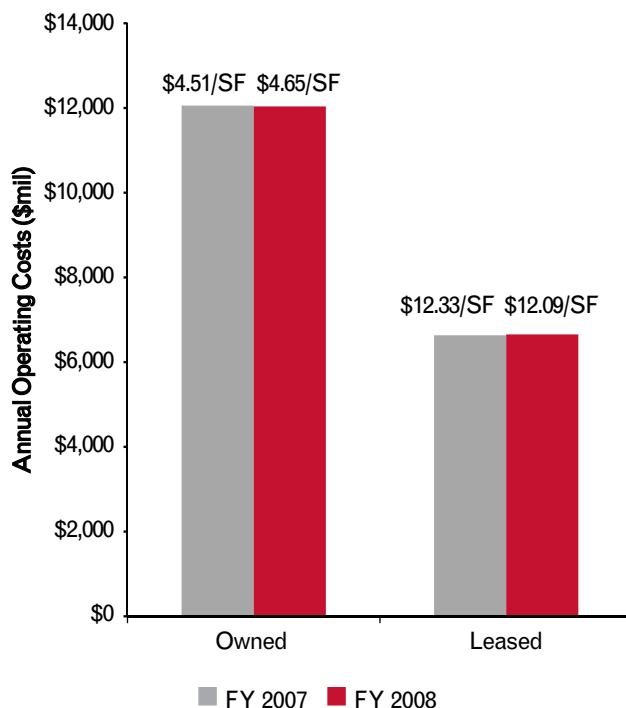
From FY 2007 to FY 2008, GSA's average CI for Office buildings increased by 20 percent, while the average CI for Warehouses increased by 13 percent and for Laboratories by 8.5 percent.

## Annual Operating Costs for Buildings by Legal Interest and Square Footage: FY 2007 and FY 2008

According to FRPC guidance, a constructed asset's Annual Operating Costs consist of the following:

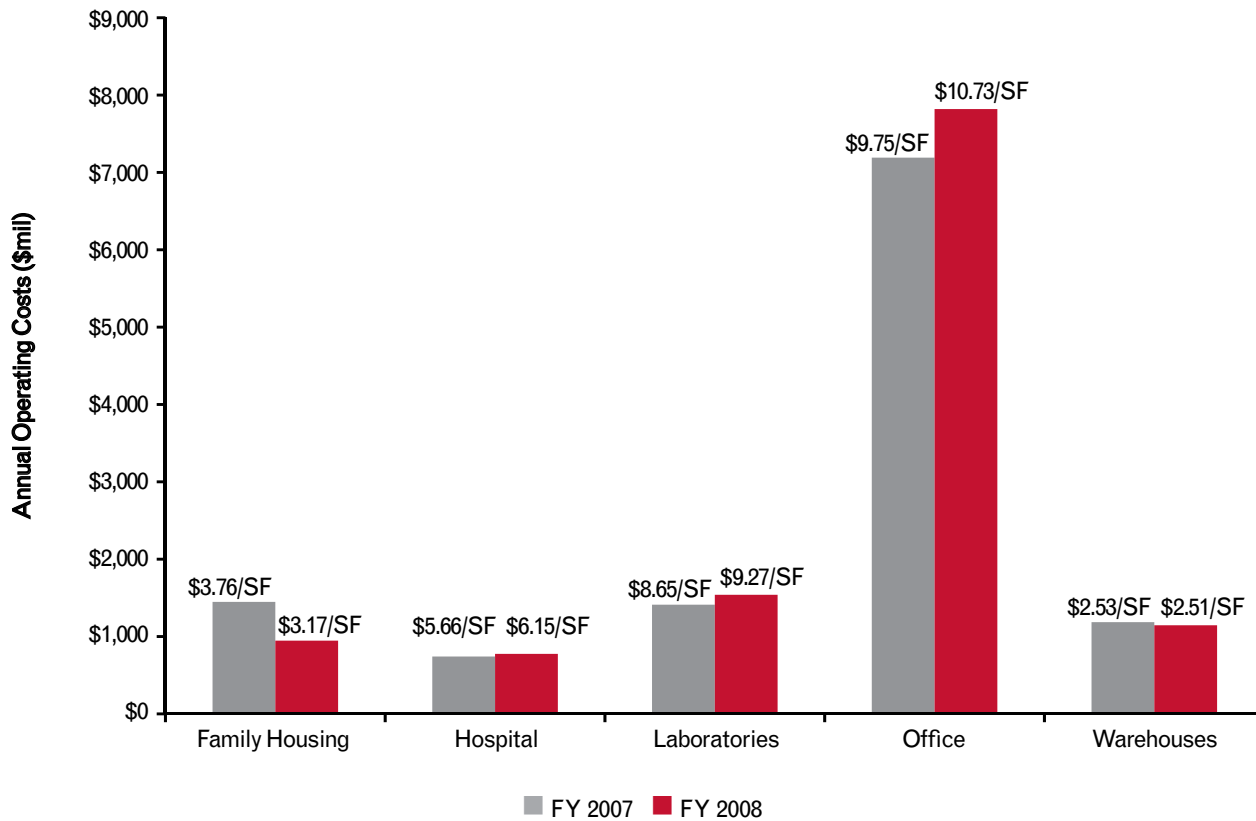
- Recurring maintenance and repair costs
- Utilities (includes plant operation and purchase of energy)
- Cleaning and/or janitorial costs (includes pest control, refuse collection, and disposal to include recycling operations)
- Roads/grounds expenses (includes grounds maintenance, landscaping, and snow and ice removal from roads, piers, and airfields)

When reporting the Annual Operating Costs for leased assets, agencies report the full annual lease costs, including base and operating rent, plus any additional government operating expenses (as listed above) not covered in the lease contract.



	Owned Buildings			Leased Buildings		
	Annual Operating Costs	Total Square Feet (SF)	Annual Operating Cost/SF	Annual Operating Costs	Total Square Feet (SF)	Annual Operating Cost/SF
FY 2007	\$12,056,164,000	2,673,854,000	\$4.51	\$6,634,241,000	538,159,000	\$12.33
FY 2008	\$12,036,779,000	2,588,928,000	\$4.65	\$6,654,501,000	550,620,000	\$12.09

## Annual Operating Costs by Building Predominant Use and Square Footage: FY 2007 and FY 2008



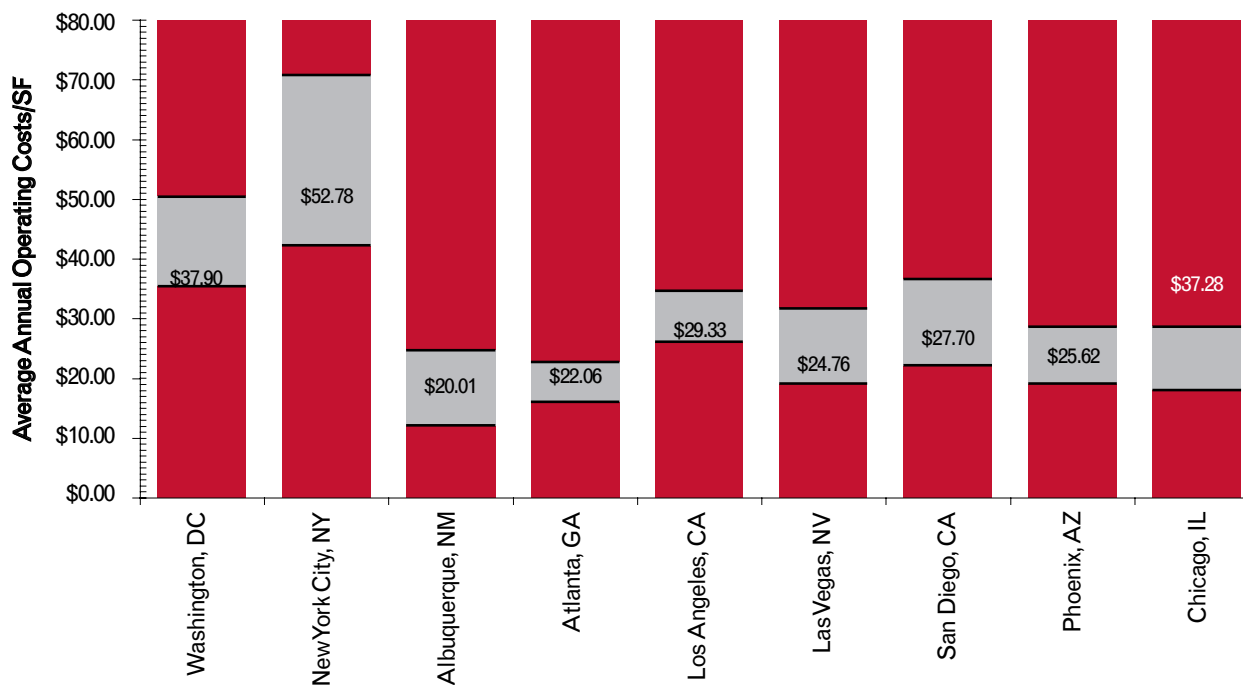
**Building Predominant Use Annual Operating Costs**

Reporting Year	Family Housing	Hospital	Laboratories	Office	Warehouses
FY 2007	\$1,447,930,000	\$741,651,000	\$1,411,727,000	\$7,191,179,000	\$1,185,899,000
FY 2008	\$946,790,000	\$775,894,000	\$1,539,617,000	\$7,819,284,000	\$1,145,618,000

In FY 2008, the Office predominant use category had the highest Annual Operating Costs and highest Annual Operating Costs per square foot of the five major building predominant use

categories. Encompassing 728.6 million square feet, the Office predominant use has the most square footage as compared to all other building predominant use categories.

## Average Annual Operating Costs per Square Foot in the Cities with the Greatest Number of Leased Office Buildings: FY 2008



The 2008 rental rate ranges, shown in gray, and source data are based on information from CoStar Research. The rental rates shown are year-end blended rates for Class A, B, and C leases, within both the central business district and suburban areas for each city.

In FY 2008, the greatest number of leased buildings was concentrated in the nine major cities shown above. Washington, DC had the greatest number of office leases, followed by New York City, Albuquerque, Atlanta, Los Angeles, Las Vegas, San Diego, Phoenix, and Chicago. Governmentwide lease data was compared against market statistics, provided by CoStar Research. When compared to market statistics, FY 2008 data shows that the Federal Government generally obtains competitive rental rates that are within the lease rate range in the market. This demonstrates that Federal agencies are proactively managing their lease costs in an efficient and economical manner.

City	FY 2008 Average Annual Operating Costs/SF
Washington, DC	\$37.90
New York City, NY	\$52.78
Albuquerque, NM	\$20.01
Atlanta, GA	\$22.06
Los Angeles, CA	\$29.33
Las Vegas, NV	\$24.76
San Diego, CA	\$27.70
Phoenix, AZ	\$25.62
Chicago, IL	\$37.28



## Appendix A: Predominant Use Categories and Definitions for Buildings

- **Office:** Buildings primarily used for office space or military headquarters.
- **Post Office:** Buildings or portions of buildings used as a Post Office.
- **Hospital:** Buildings used primarily for furnishing in-patient diagnosis and treatment under physician supervision and having 24-hour-a-day registered graduate nursing services. This category also includes medical laboratories used for routine testing. This category excludes buildings used directly in basic or applied medical research.
- **Prisons and Detention Centers**
- **School:** Buildings used primarily for formally organized instruction, such as schools for dependent children of Federal employees, Indian schools, and military training buildings including specialized training facilities.
- **Museum:** Buildings used for the housing and/or display of tangible objects or collections for the purpose of displaying said objects or collections for public view and benefit on a regular basis.
- **Other Institutional Uses:** Buildings used for institutional purposes other than schools, hospitals, and prisons, such as libraries, chapels, and out-patient clinics. This category also includes food preparation and dining facilities, buildings housing entertainment and recreational activities, and visitor's centers.
- **Family Housing:** Buildings primarily used as dwellings for families/dependents. Includes apartment houses, single houses, row houses, public housing, military personnel housing, Federal employee housing, and housing for institutional personnel.
- **Dormitories/Barracks:** Buildings primarily used as dwellings for housing individuals (without families/dependents).
- **Warehouses:** Buildings used for storage, such as ammunition storage, covered sheds, and buildings primarily used for storage of vehicles or materials. Also included are underground or earth covered ammunition storage bunkers and magazines. This category excludes water reservoirs and petroleum, oil, and lubricant (POL) storage tanks which are storage structures.
- **Industrial:** Buildings specifically designed and primarily used for production or manufacturing, such as the production or manufacture of ammunition, aircraft, ships, vehicles, electronic equipment, fish production, chemicals, aluminum, and magnesium. Included are buildings that house utility plants or utility system components such as pump stations or valves.
- **Service:** Buildings used for service activities, such as maintenance and repair shops, dry cleaning plants, post exchange stores, airport hangars, and buildings primarily used for vehicle maintenance and repair.
- **Communications Systems:** Buildings used for telephone and telegraph systems, data transmission, satellite communications, and/or associated with radio towers or other communications facilities.
- **Navigation and Traffic Aids:** Includes buildings that house aircraft or ship navigation and traffic aids, such as beacon lights, antenna systems, ground control approach systems, and obstruction lighting.
- **Laboratories:** Buildings used directly in basic or applied research in the sciences (including medicine) and in engineering, such as medical laboratories; meteorological research laboratories; and buildings used in designing, developing, and testing of prototypes and processes for chemistry and physics. This category excludes medical or industrial laboratories used for routine testing.
- **All Other:** Buildings that cannot be classified elsewhere.

## Appendix B: Predominant Use Categories and Definitions for Structures

- **Airfield Pavements:** Runways, helicopters, landing pads, taxiways, and aprons.
- **Harbors and Ports:** Docks, piers, wharves, jetties and breakwaters, and other harbor, port, or coastal facilities.
- **Power Development and Distribution:** Hydroelectric and other power development projects that produce power for resale (generally consisting of dams and powerhouses). Include transmission lines that are an integral part of Federal power development, even if the power is produced by another Federal agency.
- **Reclamation and Irrigation:** Canals, laterals, pumping stations, storage, and diversion dams.
- **Flood Control and Navigation:** River improvements, revetments, dikes, dams, and docks.
- **Museum:** Structures used for the housing and/or display of tangible objects or collections for the purpose of displaying said objects or collections for public view and benefit on a regular basis.
- **Storage (other than buildings):** Storage tanks, silos, igloos, underground vaults, and open storage improved areas. This category includes water reservoirs and POL storage tanks.
- **Industrial (other than buildings):** Structures and facilities (other than buildings) used for production or manufacturing, such as sliding shipways, retaining basins, and pipelines.
- **Service (other than buildings):** Structures used for maintenance and repair, such as underground fueling systems, vehicle washing and greasing facilities, aircraft bore sight ranges, guided missile maintenance facilities, and ship repair structures.
- **Space Exploration Structures:** Structures used in direct support of space exploration and testing, including test structures and specialized associated structures that cannot be classified elsewhere.
- **Parking Structures:** Independent structures for non-residential parking of more than two vehicles.
- **Research and Development (other than laboratories):** Structures and facilities used directly in basic or applied research in science, medicine, and engineering, such as facilities used in the design, development, and testing of prototypes and processes and space and aeronautics research and development. Excludes facilities used for routine testing.
- **Utility Systems:** Heating, sewage, water, and electrical systems that serve several buildings or other structures of an installation. When these systems serve a single building that is reported separately, include the utility systems' cost in the cost of the building. Includes heating plants and related steam and gas lines, sewage disposal plants, storm and sanitary sewer lines, water treatment plants, wells, pump houses, reservoirs, and pipelines. Also includes electrical substations, standby or auxiliary power plants, lighting structures, and conduits.
- **Communications Systems:** Telephone and telegraph lines, data cables, radio towers, and other communications-related structures.
- **Navigation and Traffic Aids (other than buildings):** Structures used for aircraft and ship navigation aids, such as beacon lights, antenna systems, ground control approach systems, and obstruction lighting. Includes demarcation lighting along runways, taxiways, and other airfield pavements.
- **Recreational (other than buildings):** Outdoor recreational structures such as athletic fields and courts, stadiums, golf courses, and ski slopes.
- **Roads and Bridges:** Federally-owned highways, roads, related culverts, and connecting bridges. Includes surfaced and unsurfaced roads within National parks and forests, military installations, and other Federal institutions.
- **Railroads:** Tracks, bridges, tunnels, and fuel or water stations servicing railroads.
- **Monuments and Memorials:** Federal monuments, memorials, and statues.
- **Miscellaneous Military Facilities:** Structures and facilities of Department of Defense and the United States Coast Guard used for military functions that are not included in any other classification.
- **Weapons Ranges:** Ranges where weapons are fired and areas where explosives are detonated.
- **All Other:** Sidewalks, parking areas, fences, and walking trails that cannot be readily classified under the other categories. Includes improvements to public domain lands, such as drainage, grading, and landscaping.



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