

A low-angle, black and white photograph of several skyscrapers reaching towards the sky. The buildings are composed of a grid of windows and dark structural elements, creating a strong geometric pattern. The perspective is from the ground looking up, making the buildings appear to converge towards the top of the frame.

The Federal Real Property Council's

# FY 2010 Federal Real Property Report

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

As the largest property owner and energy user in the United States, the Federal Government holds a unique responsibility for proper maintenance of real property assets and the resources needed for their operations. The Federal Government's responsibility to effectively and efficiently maintain its assets is the focus of Executive Order (EO) 13327, "Federal Real Property Asset Management," issued in February 2004. EO 13327 mandates that executive branch departments and agencies improve their real property asset management by:

- Promoting efficient and economical use of real property;
- Increasing agency accountability and management attention to real property reform; and
- Establishing clear real property goals and objectives.

EO 13327 also requires that the U.S. General Services Administration establish the Federal Real Property Profile (FRPP), which acts as the Federal Government's only database of all real property under the custody or control of executive branch agencies, except for property excluded for reasons of national security. All executive branch departments and agencies subject to the Chief Financial Officers (CFO) Act of 1990 are required to submit real property data at the constructed asset level to the FRPP on an annual basis.<sup>1</sup>

The FY 2010 Federal Real Property Report provides summary-level reports on governmentwide real property data, as of September 30, 2010, submitted to the FRPP. Using these data, the Federal real property community can assess and track trends in the real property inventory. In FY 2010, the agencies subject to the CFO Act reported the following to the FRPP:

- Total Federal Buildings: 399,000
- Total Area of Buildings: 3.35 billion square feet
- Total Federal Structures: 490,000
- Total Federal Land Acreage: 40,704,500
- Total Annual Operating Cost: \$30,790,135,000

The Administration has identified opportunities for savings by reducing Federally occupied space and/or using and operating space more efficiently. In June 2010, the President directed Federal civilian agencies to achieve \$3 billion in real estate savings by the end of FY 2012. Building on this effort and to address long-term goals of the real property inventory, in May 2011, the President introduced the Civilian Property Realignment Act<sup>2</sup>

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).

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<sup>1</sup> For full text of EO 13327, visit <http://edocket.access.gpo.gov/2004/pdf/04-2773.pdf>.

<sup>2</sup> For more information on the real property initiatives of the Federal Government, please go to [www.performance.gov](http://www.performance.gov) and [www.whitehouse.gov/realstate](http://www.whitehouse.gov/realstate).

## Agency Profile: FY 2010 Buildings and Structures

| Agency Name <sup>3</sup>                        | Total Number of Buildings and Structures | Total Building Square Footage | Total Annual Operating Cost |
|---|--|-------------------------------|-----------------------------|
| <b>Agriculture</b>                              | 49,088                                   | 58,780,000                    | \$889,943,000               |
| <b>Air Force</b>                                | 136,501                                  | 610,936,000                   | \$4,622,705,000             |
| <b>Army</b>                                     | 263,659                                  | 942,168,000                   | \$3,749,910,000             |
| <b>Commerce</b>                                 | 925                                      | 7,850,000                     | \$91,796,000                |
| <b>Corps of Engineers</b>                       | 4,240                                    | 9,776,000                     | \$727,214,000               |
| <b>Defense/WHS</b>                              | 476                                      | 8,081,000                     | \$50,116,000                |
| <b>Energy</b>                                   | 18,713                                   | 129,000,000                   | \$2,144,370,000             |
| <b>Environmental Protection Agency</b>          | 241                                      | 4,293,000                     | \$55,388,000                |
| <b>General Services Administration</b>          | 9,476                                    | 419,664,000                   | \$6,306,664,000             |
| <b>Health and Human Services</b>                | 3,151                                    | 36,142,000                    | \$515,894,000               |
| <b>Homeland Security</b>                        | 30,789                                   | 48,609,000                    | \$458,923,000               |
| <b>Interior</b>                                 | 153,028                                  | 104,158,000                   | \$1,418,388,000             |
| <b>Justice</b>                                  | 4,226                                    | 70,401,000                    | \$614,316,000               |
| <b>Labor</b>                                    | 3,814                                    | 25,228,000                    | \$127,580,000               |
| <b>NASA</b>                                     | 4,703                                    | 45,786,000                    | \$561,735,000               |
| <b>National Science Foundation</b>              | 603                                      | 2,369,000                     | \$34,552,000                |
| <b>Navy</b>                                     | 120,945                                  | 559,043,000                   | \$5,478,727,000             |
| <b>Office of Personnel Management</b>           | 2  | 81,000                        | \$1,187,000                 |
| <b>State</b>                                    | 16,446                                   | 74,074,000                    | \$1,095,874,000             |
| <b>State (USAID)</b>                            | 1,398                                    | 5,227,000                     | \$74,932,000                |
| <b>Transportation</b>                           | 57,279                                   | 28,050,000                    | \$430,856,000               |
| <b>Treasury</b>                                 | 124                                      | 6,128,000                     | \$139,717,000               |
| <b>Veterans Affairs</b>                         | 9,607                                    | 154,616,000                   | \$1,018,566,000             |
| American Battle Monuments Commission            | 137                                      | 465,000                       | \$2,441,000                 |
| Commodity Futures Trading Commission            | 4  | 412,000                       | \$14,849,000                |
| DC Court Services & Offender Supervision Agency | 10                                       | 232,000                       | \$8,308,000                 |
| Federal Communications Commission               | 65                                       | 170,000                       | \$552,000                   |
| Independent Government Offices                  | 127                                      | 582,000                       | \$11,907,000                |
| John F. Kennedy Center for the Performing Arts  | 1  | 1,500,000                     | \$20,000,000                |
| Merit Systems Protection Board                  | 4  | 59,000                        | \$2,966,000                 |
| National Archives and Records Administration    | 33                                       | 5,270,000                     | \$54,296,000                |
| National Gallery of Art                         | 8  | 1,425,000                     | \$29,454,000                |
| Peace Corps                                     | 443                                      | 2,362,000                     | \$14,834,000                |
| Smithsonian                                     | 616                                      | 12,053,000                    | \$256,411,000               |
| Tennessee Valley Authority                      | 2,494                                    | 26,939,000                    | \$77,329,000                |
| United States Holocaust Memorial Council        | 5  | 320,000                       | \$6,424,000                 |
| <b>Totals</b>                                   | <b>893,381</b>                           | <b>3,402,248,000</b>          | <b>\$31,109,125,000</b>     |

<sup>3</sup> Agencies listed in bold (those same agencies subject to the CFO Act) are required to submit data under EO13327 and sections 901 (b) (2) if title 31, United States Code.

## Key Statistics: FY 2010 CFO Act Agencies<sup>4</sup>

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 5 through the end of the report includes data from only those agencies.

|                                      | FY 2009                  | FY 2010                  | Variance               |
|--------------------------------------|--------------------------|--------------------------|------------------------|
| Total Federal Buildings              | 429,000                  | 399,000                  | -30,000                |
| Total Area of Buildings <sup>5</sup> | 3.34 billion square feet | 3.35 billion square feet | 10 million square feet |
| Total Federal Structures             | 482,000                  | 490,000                  | 8,000                  |
| Total Federal Land Acreage           | 39,790,000               | 40,705,000               | 915,000                |
| <b>Total Annual Operating Cost</b>   | <b>\$29,279,966,000</b>  | <b>\$30,790,135,000</b>  | <b>\$1,510,169,000</b> |

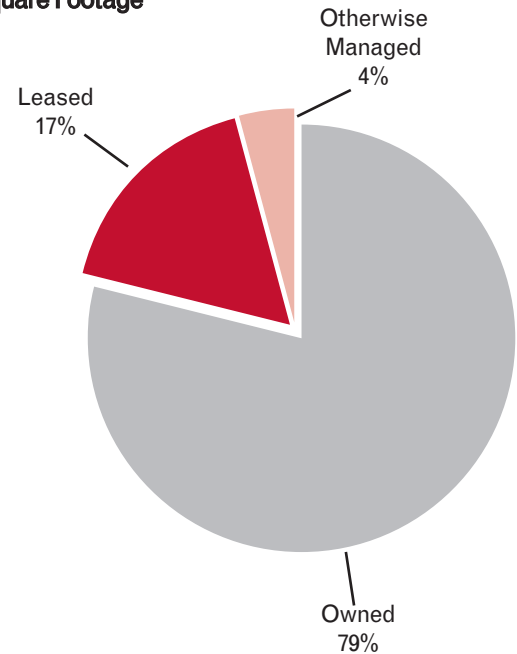
<sup>4</sup> A full list of the CFO Act agencies can be found in Appendix A of this report

<sup>5</sup> All square feet data is represented in gross square feet.

## Legal Interest of Buildings Worldwide : CFO Act Agencies

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 owned by a state government or by a foreign government. In both cases, the Federal Government does not hold title to the real property asset, but rights for use have been granted of the Federal Government in a method other than a leasehold arrangement.

**FY 2010 Legal Interest of Buildings by Square Footage**



|         | Owned Buildings        |                        |                            | Leased Buildings                    |                        |                            |
|---------|------------------------|------------------------|----------------------------|-------------------------------------|------------------------|----------------------------|
|         | Annual Operating Costs | Total Square Feet (SF) | Annual Operating Costs/ SF | Annual Operating Costs <sup>6</sup> | Total Square Feet (SF) | Annual Operating Costs/ SF |
| FY 2009 | \$13,212,448,000       | 2,588,928,000          | \$5.10                     | \$8,119,225,000                     | 634,513,000            | \$12.80                    |
| FY 2010 | \$14,113,986,000       | 2,662,989,000          | \$5.30                     | \$8,392,173,000                     | 557,365,000            | \$15.00                    |

<sup>6</sup> For leases, agencies report the full annual lease costs, including base and operating rent, plus any additional government operating expenses not covered in the lease contract.

## Predominant Use of Buildings by Square Footage: FY 2009 and FY 2010 : CFO Act Agencies

The Federal government's real property portfolio differs from the private sector's real estate portfolio due to the Government's diverse agency missions, real estate needs, and asset uses. The Federal government's real property portfolio differs from 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 that each asset's predominant use.<sup>7</sup>

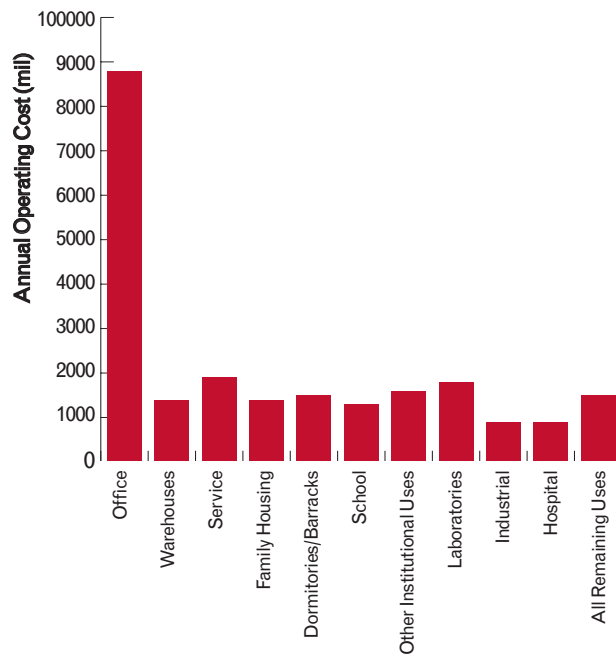
| Predominant Use                 | FY 2009 SF (mil) | FY 2010 SF (mil) |
|---------------------------------|------------------|------------------|
| Office                          | 740.8            | 772.1            |
| Warehouses                      | 460.4            | 469.2            |
| Service                         | 416.2            | 444.5            |
| Family Housing                  | 364.9            | 273.5            |
| Dormitories/Barracks            | 271.2            | 272.1            |
| School                          | 251.7            | 264.3            |
| Other Institutional Uses        | 221.4            | 229.4            |
| Laboratories                    | 168.3            | 175.5            |
| Industrial                      | 131.2            | 131.1            |
| Hospital                        | 129.7            | 128.5            |
| All Remaining Uses <sup>8</sup> | 183.6            | 190.3            |
| <b>Total Square Feet</b>        | <b>3,339.4</b>   | <b>3,350.5</b>   |

<sup>7</sup> The full list of building predominant use categories and definitions can be found in Appendix B of this report.

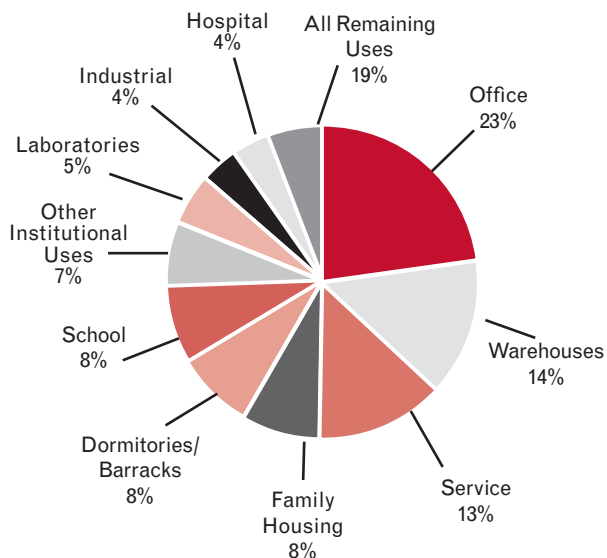
<sup>8</sup> The All Remaining Uses category includes the following building predominant uses: All Other (which captures those buildings that are not included in any of the other 15 building predominant use codes); Communications Systems, Museum, Navigation and Traffic Aids; Post Office; and Prison and Detention Centers.

| Asset Use                | FY 2010 Annual Operating Cost (mil) |
|--------------------------|-------------------------------------|
| Office                   | \$8,800                             |
| Warehouses               | \$1,400                             |
| Service                  | \$1,900                             |
| Dormitories/Barracks     | \$1,400                             |
| Family Housing           | \$1,500                             |
| School                   | \$1,300                             |
| Other Institutional Uses | \$1,600                             |
| Laboratories             | \$1,800                             |
| Industrial               | \$900                               |
| Hospital                 | \$900                               |
| All Remaining Uses       | \$1,500                             |

FY 2010 Annual Operating Cost



### FY 2010 Predominant Use of Buildings by Square Footage



## Building Utilization : CFO Act Agencies

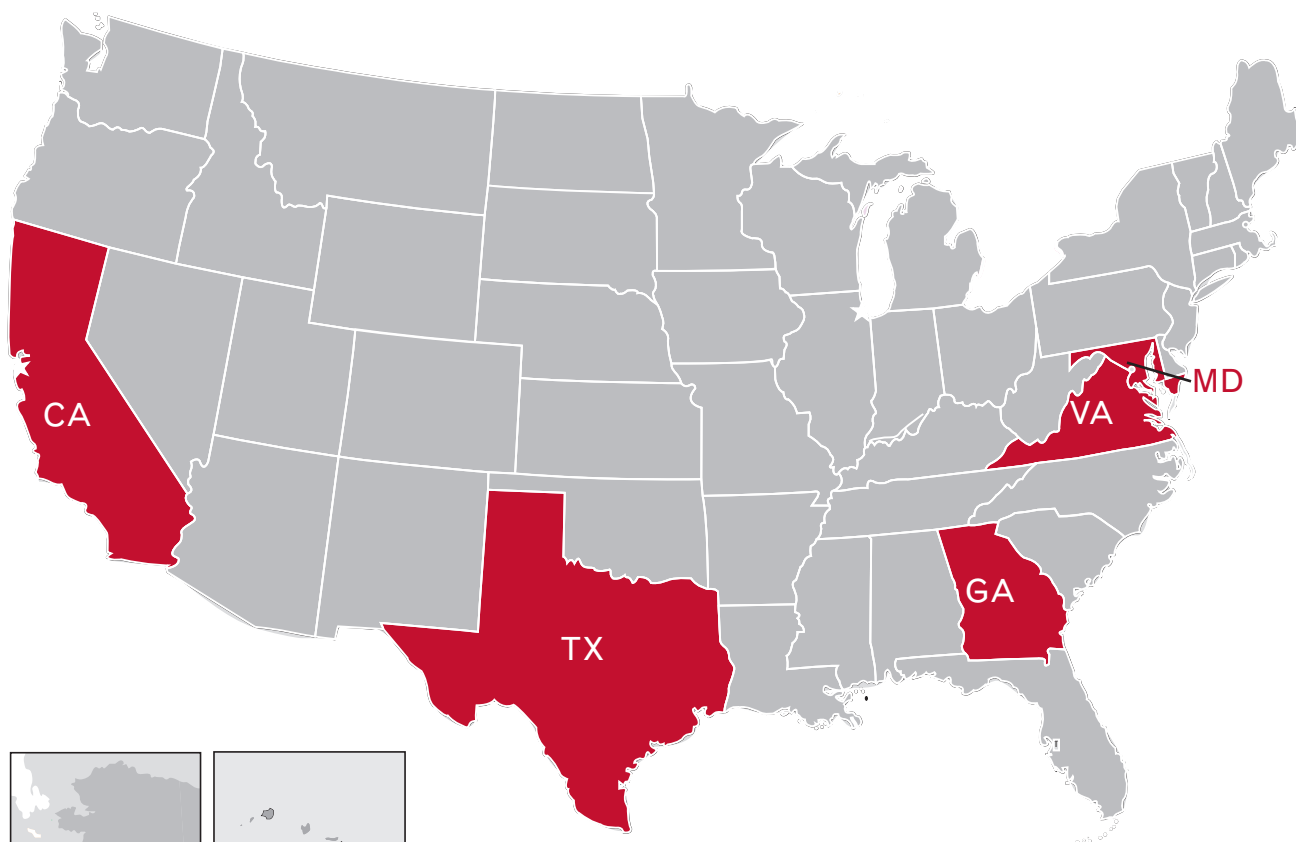
According to Federal Real Property Council guidance, Utilization refers to the extent to which a property is used to its fullest capacity. Current design capacity is defined as the maximum capacity at which an asset, facility, or system can operate, regardless of statutory regulatory, contractual, or other conditions and restrictions. Agencies are required to report Utilization for the following six building predominant use categories: Office, Hospital, Warehouse, Laboratories, Family Housing and Dormitories and Barracks.<sup>9</sup>

<sup>9</sup> More information on the definition of Utilization and a table identifying the categories and percent utilization used to determine the rate of Utilization can be found in Appendix D of this report.

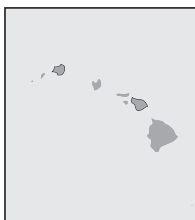
| <b>FY 2010 Utilization</b> | <b>Number Of Assets</b> | <b>Total Sq Feet</b> | <b>Annual Operating Cost</b> |
|----------------------------|-------------------------|----------------------|------------------------------|
| Not Utilized               | 6,700                   | 39,645,100           | \$112,151,700                |
| Over Utilized              | 65,800                  | 959,380,400          | \$9,693,933,400              |
| Under Utilized             | 71,000                  | 450,612,900          | \$1,553,359,300              |
| Utilized                   | 89,000                  | 641,314,900          | \$4,440,635,200              |

# State Profile: FY 2010 Total Building Square Footage, Top Five States : CFO Act Agencies

The top five states with the most federal building square footage as reported in FY 2010 are California, Texas, Virginia, Maryland and Georgia. Together, these five states comprise more than 30 percent of the total Federal building portfolio, measured by square footage.



Alaska



Hawaii

| State      | Owned SF (mil) | Leased SF (mil) | Otherwise Managed SF (mil) | Total SF (mil) |
|------------|----------------|-----------------|----------------------------|----------------|
| California | 269.4          | 21.2            | 4.8                        | 295.4          |
| Texas      | 175.9          | 22.3            | 3.8                        | 202.0          |
| Virginia   | 142.3          | 30.5            | 1.6                        | 174.4          |
| Maryland   | 101.6          | 22.2            | 2.2                        | 126.0          |
| Georgia    | 104.0          | 10.8            | 1.9                        | 116.7          |



## FY 2010 State Profile: Total Building Square Footage : CFO Act Agencies

| State                | Owned SF (mil) | Leased SF (mil) | Otherwise Managed SF (mil) | Total SF (mil) |
|----------------------|----------------|-----------------|----------------------------|----------------|
| Alabama              | 48.1           | 4.5             | 3.2                        | 55.8           |
| Alaska               | 44.3           | 3.3             | 0.7                        | 4.0            |
| Arizona              | 50.5           | 3.9             | 1.1                        | 55.5           |
| Arkansas             | 19.3           | 1.6             | 3.3                        | 24.2           |
| California           | 269.4          | 21.2            | 4.8                        | 295.4          |
| Colorado             | 50.3           | 7.3             | 0.6                        | 58.2           |
| Connecticut          | 11.4           | 1.0             | 1.7                        | 14.1           |
| Delaware             | 5.1            | 0.4             | 0.7                        | 6.2            |
| District of Columbia | 65.7           | 24.9            | 0.6                        | 91.2           |
| Florida              | 95.5           | 11.8            | 3.6                        | 110.9          |
| Georgia              | 104.0          | 10.8            | 1.9                        | 116.7          |
| Hawaii               | 49.0           | 0.8             | 0.8                        | 50.6           |
| Idaho                | 18.8           | 2.8             | 0.7                        | 22.3           |
| Illinois             | 62.0           | 6.0             | 3.8                        | 71.8           |
| Indiana              | 31.5           | 3.2             | 2.5                        | 37.2           |
| Iowa                 | 12.1           | 1.9             | 3.1                        | 17.1           |
| Kansas               | 32.7           | 2.8             | 1.6                        | 37.1           |
| Kentucky             | 44.7           | 5.6             | 2.2                        | 52.5           |
| Louisiana            | 32.9           | 6.0             | 6.7                        | 45.6           |
| Maine                | 11.6           | 0.9             | 0.8                        | 13.3           |
| Maryland             | 101.6          | 22.2            | 2.2                        | 126.0          |
| Massachusetts        | 30.4           | 3.1             | 2.5                        | 36.0           |
| Michigan             | 22.5           | 4.6             | 4.2                        | 31.3           |
| Minnesota            | 14.7           | 2.0             | 4.8                        | 21.5           |
| Mississippi          | 33.5           | 2.6             | 7.7                        | 43.8           |
| Missouri             | 42.4           | 8.5             | 2.3                        | 53.2           |
| Montana              | 15.5           | 2.2             | 0.7                        | 18.4           |
| Nebraska             | 12.3           | 1.6             | 1.2                        | 15.1           |
| Nevada               | 29.7           | 2.1             | 0.8                        | 32.6           |
| New Hampshire        | 2.6            | 0.6             | 0.9                        | 4.1            |
| New Jersey           | 39.1           | 5.1             | 2.3                        | 46.5           |
| New Mexico           | 55.4           | 4.8             | 1.4                        | 61.6           |
| New York             | 81.0           | 9.7             | 4.9                        | 95.6           |
| North Carolina       | 77.5           | 5.3             | 2.6                        | 85.4           |
| North Dakota         | 20.5           | 1.0             | 1.6                        | 23.1           |

| State  | Owned SF (mil) | Leased SF (mil) | Otherwise Managed SF (mil) | Total SF (mil) |
|--|----------------|-----------------|----------------------------|----------------|
| Ohio   | 60.7           | 5.0             | 2.9                        | 68.6           |
| Oklahoma   | 51.5           | 11.5            | 2.3                        | 65.3           |
| Oregon   | 19.9           | 2.6             | 2.7                        | 25.2           |
| Pennsylvania   | 68.6           | 9.8             | 3.3                        | 81.7           |
| Rhode Island   | 13.0           | 0.5             | 0.4                        | 13.9           |
| South Carolina                                       | 48.9           | 2.3             | 2.3                        | 53.5           |
| South Dakota   | 14.8           | 2.0             | 1.4                        | 18.2           |
| Tennessee  | 58.2           | 5.0             | 3.1                        | 66.3           |
| Texas  | 175.9          | 22.3            | 3.8                        | 202.0          |
| Utah   | 32.1           | 3.3             | 2.0                        | 37.4           |
| Vermont  | 2.6            | 1.2             | 0.6                        | 4.4            |
| Virginia   | 142.3          | 30.5            | 1.6                        | 174.4          |
| Washington   | 77.8           | 7.1             | 1.7                        | 86.6           |
| West Virginia  | 16.0           | 2.9             | 1.8                        | 20.7           |
| Wisconsin  | 18.9           | 2.6             | 2.7                        | 24.2           |
| Wyoming  | 13.4           | 0.8             | 1.0                        | 15.2           |
| Foreign and U.S. territory square feet <sup>10</sup> | 36.2           | 2.9             |                            | 39.1           |
| <b>Total Square Feet</b>                             | <b>2,487.5</b> | <b>308.4</b>    | <b>118.1</b>               | <b>2,914.0</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>10</sup> Represents the building square footage of foreign and U.S. territory assets.

# Predominant Use of Structures : CFO Act Agencies

Federal structures make up more than 50 percent of the federal real property portfolio. These structures provide essential functions for the public, ranging from bridges to monuments and memorials.

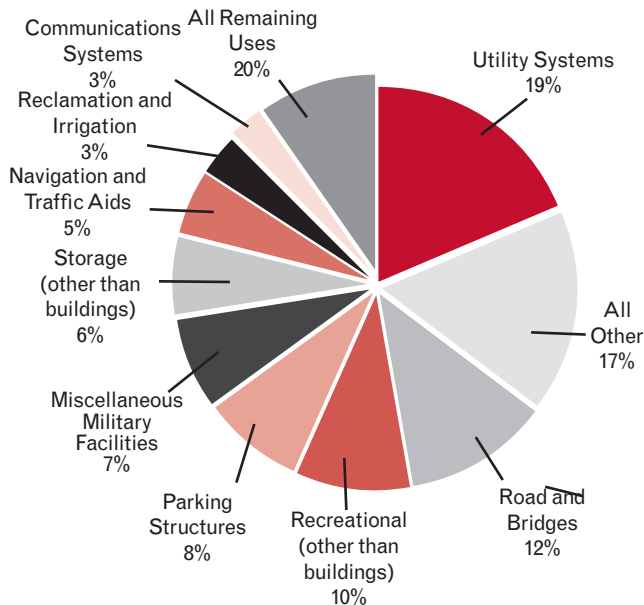
| Predominant Use <sup>11</sup>       | FY 2009 Number of Structures | FY 2010 Number of Structures |
|-------------------------------------|------------------------------|------------------------------|
| Utility Systems                     | 91,000                       | 92,000                       |
| All Other <sup>12</sup>             | 79,000                       | 82,000                       |
| Roads and Bridges                   | 58,000                       | 58,000                       |
| Recreational (other than buildings) | 49,000                       | 47,000                       |
| Parking Structures                  | 39,000                       | 40,000                       |
| Miscellaneous Military Facilities   | 35,000                       | 37,000                       |
| Storage (other than buildings)      | 30,000                       | 31,000                       |
| Navigation and Traffic Aids         | 26,000                       | 26,000                       |
| Reclamation and Irrigation          | 16,000                       | 16,000                       |
| Communications Systems              | 14,000                       | 14,000                       |
| All Remaining Uses <sup>13</sup>    | 45,000                       | 47,000                       |
| <b>Total</b>                        | <b>482,000</b>               | <b>490,000</b>               |

<sup>11</sup> The full list of structure predominant use categories and definitions can be found in Appendix C of this report.

<sup>12</sup> The All Other code captures those structures that are not captured in one of the other 21 structure predominant use codes, building predominant use codes.

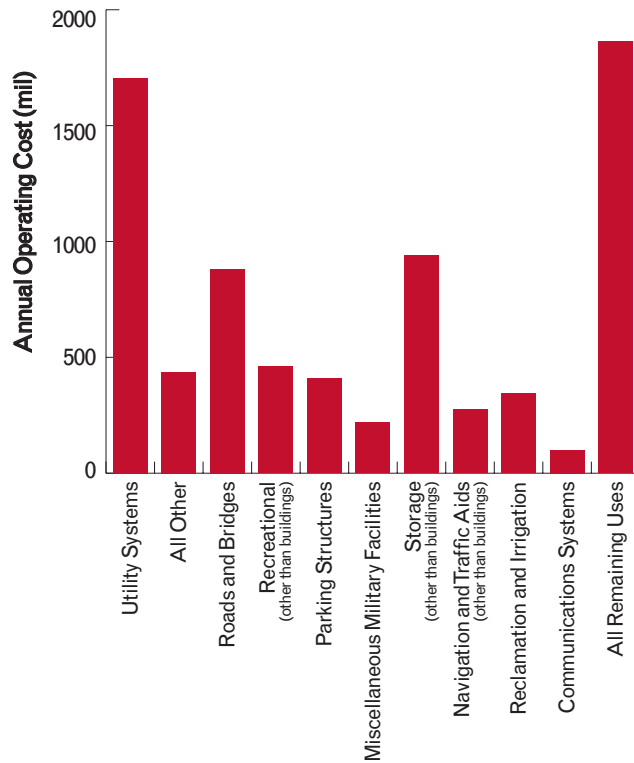
<sup>13</sup> The All Remaining uses portion of this chart encompasses the remaining 12 structure predominant use codes not delineated in this chart: Airfield Pavements; Flood Control and Navigation; harbors and Ports; Industrial (other than buildings); Monuments and Memorials; Museum; Power Development and Distribution; Railroads; Research and Development (other than laboratories);

## FY 2010 Predominant Use of Structures by Number of Assets



| Predominant Use                     | FY 2010 Annual Operating Cost (mil) |
|-------------------------------------|-------------------------------------|
| Utility Systems                     | \$1,706.00                          |
| All Other                           | \$436.00                            |
| Roads and Bridges                   | \$882.00                            |
| Recreational (other than buildings) | \$461.00                            |
| Parking Structures                  | \$409.00                            |
| Miscellaneous Military Facilities   | \$220.00                            |
| Storage (other than buildings)      | \$940.00                            |
| Navigation and Traffic Aids         | \$276.00                            |
| Reclamation and Irrigation          | \$345.00                            |
| Communications Systems              | \$100.00                            |
| All Remaining Uses                  | \$1,862.00                          |

## FY 2010 Annual Operating Costs



## State Profile: FY 2009 and FY 2010 Total Land Acreage Top Five States : CFO Act Agencies

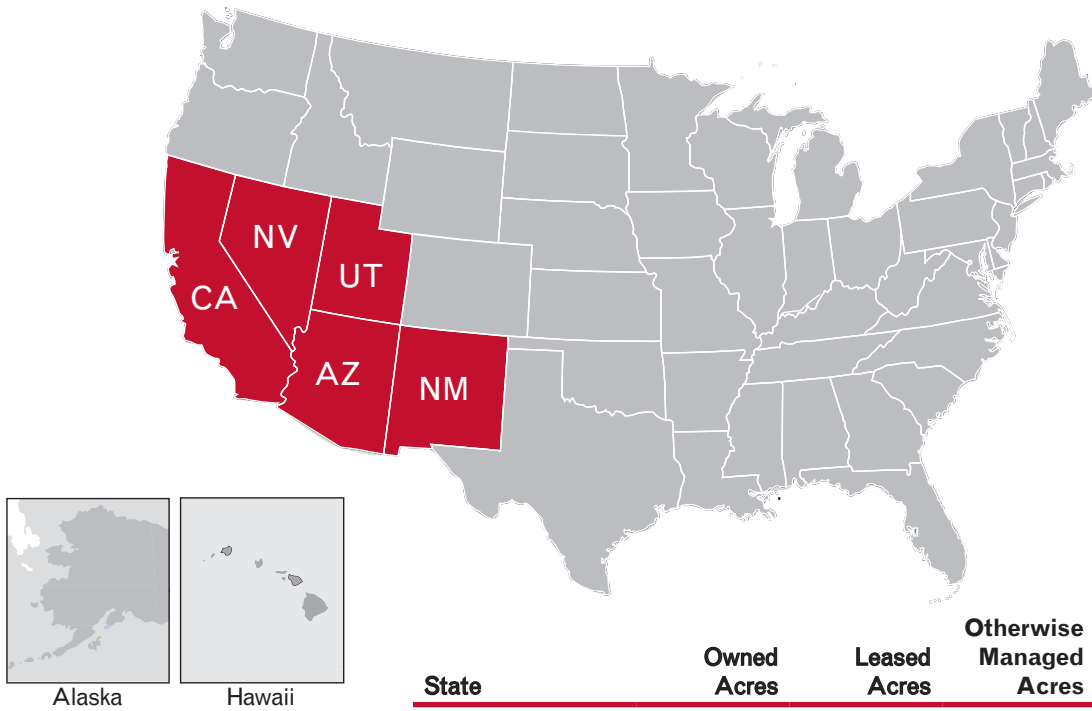
Under EO 13327, real property is defined as any real property owned, leased, or otherwise managed by the Federal Government, both within and outside the U.S. and improvements on Federal lands. However, under the EO, Federal real property excludes:

- “Interests in real property assets that have been disposed of for public benefit purposes pursuant to section 484 of title 40, U.S. 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 and holdings.

In FY 2010, the top five states with the largest amount of land acreage as reported to the FRPP are Nevada, Arizona, New Mexico, California and Utah. Together, these five states comprise more than 45 percent of the total Federal land portfolio, measured by acreage.



| State      | Owned Acres | Leased Acres | Otherwise Managed Acres | Total Acres |
|------------|-------------|--------------|-------------------------|-------------|
| Nevada     | 4,893,500   | 1,600        | 3,000                   | 4,898,100   |
| Arizona    | 4,024,500   | 37,900       | 700                     | 4,063,100   |
| New Mexico | 3,929,600   | 32,800       | 2,300                   | 3,964,700   |
| California | 2,811,600   | 9,100        | 65,500                  | 2,886,200   |
| Utah       | 2,438,200   | 17,700       | 3,100                   | 2,459,000   |

# FY 2010 State Profile: Total Land Acreage by Legal Interest : CFO Act Agencies

| State                | Owned Acres | Leased Acres | Otherwise Managed Acres | Total Acres |
|----------------------|-------------|--------------|-------------------------|-------------|
| Alabama              | 194,600     | 4,900        | 1,900                   | 201,400     |
| Alaska               | 1,822,100   | 58,000       | 271,100                 | 2,151,200   |
| Arizona              | 4,024,500   | 37,900       | 700                     | 4,063,100   |
| Arkansas             | 621,000     | 3,900        | 33,200                  | 658,100     |
| California           | 2,811,600   | 9,100        | 65,500                  | 2,886,200   |
| Colorado             | 818,000     | 37,000       | 100                     | 855,100     |
| Connecticut          | 9,200       | 900          | 2,300                   | 12,400      |
| Delaware             | 11,600      | 200          | 200                     | 12,000      |
| District of Columbia | 4,600       | 100          | 100                     | 4,800       |
| Florida              | 803,100     | 6,000        | 96,400                  | 905,500     |
| Georgia              | 979,300     | 3,300        | 1,100                   | 983,700     |
| Hawaii               | 178,700     | 54,200       | 2,400                   | 235,300     |
| Idaho                | 916,800     | 12,600       | 334,700                 | 1,264,100   |
| Illinois             | 213,200     | 3,700        | 6,000                   | 222,900     |
| Indiana              | 293,200     | 22,000       | 700                     | 315,900     |
| Iowa                 | 224,600     | 1,200        | 2,700                   | 228,500     |
| Kansas               | 596,500     | 700          | 300                     | 597,500     |
| Kentucky             | 537,300     | 1,100        | 13,900                  | 552,300     |
| Louisiana            | 251,400     | 6,300        | 31,600                  | 289,300     |
| Maine                | 25,000      | 363,400      | 1,000                   | 389,400     |
| Maryland             | 57,200      | 900          | 3,400                   | 61,500      |
| Massachusetts        | 49,300      | 4,700        | 1,100                   | 55,100      |
| Michigan             | 22,800      | 2,600        | 147,300                 | 172,700     |
| Minnesota            | 40,300      | 4,500        | 54,500                  | 99,300      |
| Mississippi          | 526,500     | 123,100      | 135,300                 | 784,900     |
| Missouri             | 614,300     | 10,400       | 6,700                   | 631,400     |
| Montana              | 466,800     | 7,300        | 700                     | 474,800     |
| Nebraska             | 177,900     | 1,700        | 200                     | 179,800     |
| Nevada               | 4,893,500   | 1,600        | 3,000                   | 4,898,100   |
| New Hampshire        | 21,900      | 300          | 600                     | 22,800      |
| New Jersey           | 86,800      | 1,300        | 700                     | 88,800      |
| New Mexico           | 3,929,600   | 32,800       | 2,300                   | 3,964,700   |
| New York             | 165,000     | 2,200        | 2,600                   | 169,800     |
| North Carolina       | 486,200     | 2,400        | 5,800                   | 494,400     |
| North Dakota         | 612,600     | 5,300        | 11,900                  | 629,800     |
| Ohio                 | 141,700     | 4,000        | 1,100                   | 146,800     |
| Oklahoma             | 1,079,300   | 5,400        | 1,500                   | 1,086,200   |
| Oregon               | 299,000     | 1,400        | 3,000                   | 303,400     |

| State                         | Owned Acres       | Leased Acres     | Otherwise Managed Acres | Total Acres       |
|-------------------------------|-------------------|------------------|-------------------------|-------------------|
| Pennsylvania                  | 156,700           | 35,400           | 1,500                   | 193,600           |
| Rhode Island                  | 4,100             | 400              | 200                     | 4,700             |
| South Carolina                | 457,000           | 1,900            | 1,800                   | 460,700           |
| South Dakota                  | 543,700           | 4,000            | 2,300                   | 550,000           |
| Tennessee                     | 370,800           | 2,800            | 1,500                   | 375,100           |
| Texas                         | 1,641,500         | 19,400           | 13,700                  | 1,674,600         |
| Utah                          | 2,438,200         | 17,700           | 3,100                   | 2,459,000         |
| Vermont                       | 18,000            | 500              | 200                     | 18,700            |
| Virginia                      | 457,300           | 3,000            | 6,700                   | 467,000           |
| Washington                    | 1,331,300         | 32,300           | 600                     | 1,364,200         |
| West Virginia                 | 149,700           | 3,400            | 3,100                   | 156,200           |
| Wisconsin                     | 88,600            | 14,800           | 800                     | 104,200           |
| Wyoming                       | 985,700           | 4,700            | 62,800                  | 1,053,200         |
| U.S Territories <sup>14</sup> | 76,100            | 25,600           | 0                       | 101,700           |
| <b>Total</b>                  | <b>37,725,300</b> | <b>1,003,900</b> | <b>1,346,000</b>        | <b>40,075,200</b> |

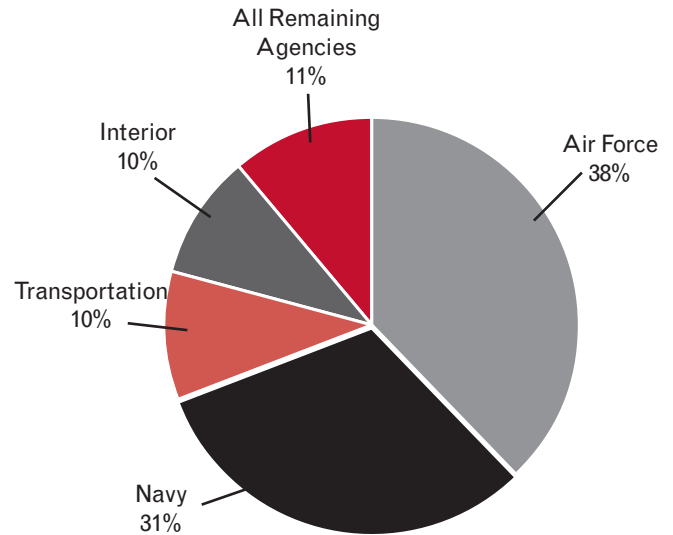
“Otherwise managed” acres indicate that a U.S. state government holds title to the real property asset, but rights for use have been granted to a Federal Government entity in a method other than a leasehold arrangement.

<sup>14</sup> Represents the land acreage of foreign and U.S. territory assets.

## Total Number of Disposed Assets and Annual Operating Costs for CFO Act Agencies: FY 2010

Federal agencies dispose of unneeded real property assets in the effort to right-size their inventories and manage their portfolios in the most efficient manner.

In FY 2010, the top 4 agencies that disposed of the greatest number of assets are Air Force, Navy, Transportation and Interior. Together, these 4 agencies disposed of approximately 90 percent of the total number of assets disposed by reporting agencies in FY 2010.

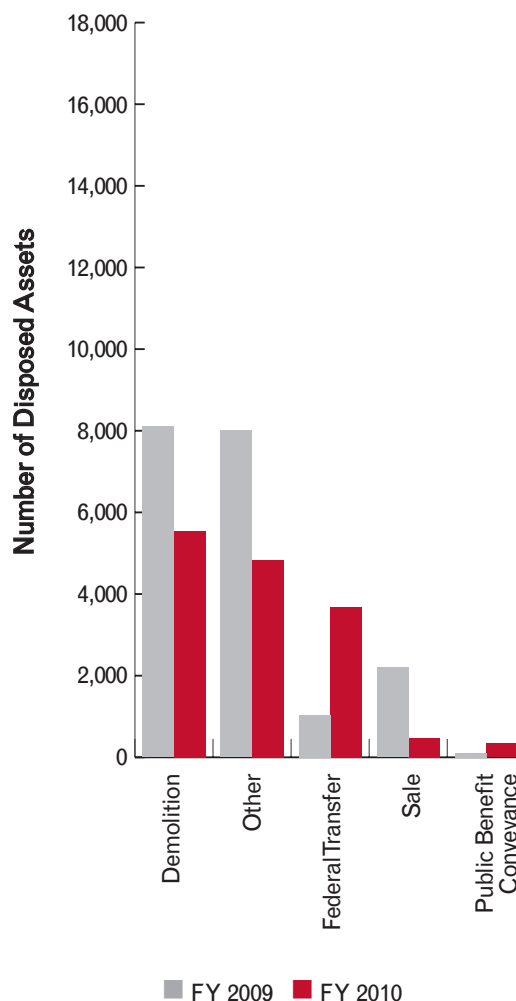


| Agency                          | Number of Disposed Building Assets | Number of Disposed Structures | Number of Disposed Land Records | Total Number of Disposed Assets | Annual Operating Costs |
|---------------------------------|------------------------------------|-------------------------------|---------------------------------|---------------------------------|------------------------|
| Air Force                       | 3,561                              | 1,979                         | 93                              | 5,633                           | \$227,789,200          |
| Navy                            | 1,509                              | 3,090                         | 83                              | 4,682                           | \$64,630,100           |
| Army                            | 122                                | 136                           | 1                               | 259                             | \$1,677,300            |
| Defense/WHS                     |                                    | 17                            |                                 | 17                              | \$4,200                |
| Corps of Engineers              | 12                                 | 1                             |                                 | 13                              | \$175,700              |
| <b>Dept of Defense Subtotal</b> | <b>5,204</b>                       | <b>5,223</b>                  | <b>177</b>                      | <b>10,604</b>                   | <b>\$294,276,500</b>   |
| Transportation                  | 269                                | 1,204                         | 25                              | 1,498                           | \$3,476,000            |
| Interior                        | 752                                | 605                           | 88                              | 1,445                           | \$5,963,000            |
| Agriculture                     | 491                                | 55                            | 7                               | 553                             | \$4,607,900            |
| Energy                          | 207                                | 127                           | 1                               | 335                             | \$9,712,900            |
| NASA                            | 33                                 | 42                            |                                 | 75                              | \$843,100              |
| Homeland Security               | 65                                 | 5                             |                                 | 70                              | \$555,400              |
| GSA                             | 46                                 | 16                            | 1                               | 63                              | \$2,043,800            |
| Labor                           | 34                                 | 25                            | 1                               | 60                              | \$507,700              |
| State                           | 43                                 | 2                             | 11                              | 56                              | \$2,021,700            |
| Veterans Affairs                | 40                                 | 16                            |                                 | 56                              | \$416,400              |
| Health and Human Services       | 24                                 | 1                             | 1                               | 26                              | \$222,900              |
| Commerce                        | 10                                 |                               | 1                               | 11                              | \$22,000               |
| Justice                         | 8                                  | 1                             |                                 | 9                               | \$223,400              |
| State (USAID)                   | 5                                  |                               | 3                               | 8                               | \$730,400              |
| National Science Foundation     | 6                                  |                               |                                 | 6                               | \$496,400              |
| Treasury                        | 6                                  |                               |                                 | 6                               | \$525,600              |
| <b>Totals</b>                   | <b>7,243</b>                       | <b>7,322</b>                  | <b>316</b>                      | <b>14,881</b>                   | <b>\$326,645,100</b>   |

# Disposition Method by Annual Operating Costs and Number of Disposed Assets: FY 2009 and FY 2010 : CFO Act Agencies

Agencies are 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 2010, Demolition was the most frequently used disposal method, accounting for 37 percent of the total number of dispositions.

In FY 2010, Federal agencies sold 466 assets that resulted in \$57.3 million in net proceeds.



| Disposition Method        | FY 2009 Number of Disposed Assets | FY 2009 Annual Operating Costs | FY 2010 Number of Disposed Assets | FY 2010 Annual Operating Costs |
|---------------------------|-----------------------------------|--------------------------------|-----------------------------------|--------------------------------|
| Demolition                | 8,104                             | \$81,895,200                   | 5,552                             | 67,128,800                     |
| Other <sup>15</sup>       | 8,008                             | \$47,401,100                   | 4,841                             | 92,896,400                     |
| Federal Transfer          | 1,037                             | \$3,566,000                    | 3,681                             | 152,377,900                    |
| Sale                      | 2,200                             | \$13,450,900                   | 466                               | 6,631,700                      |
| Public Benefit Conveyance | 111                               | \$2,882,300                    | 341                               | 7,610,300                      |
| <b>Totals</b>             | <b>19,460</b>                     | <b>149,195,500</b>             | <b>14,881</b>                     | <b>326,645,100</b>             |

<sup>15</sup> The Other disposition method is used to report those disposed assets that cannot be classified in any of the other disposition methods.

## Appendix A: CFO Agencies

The following agencies 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.

- 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
- National Aeronautics and Space Administration
- National Science Foundation
- Nuclear Regulatory Commission\*
- Office of Personnel Management
- Small Business Administration\*
- Social Security Administration\*
- United States Agency for International Development

*\*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 2009; these assets are reported by GSA.*

## Appendix B: 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 C: 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.

## Appendix D: Utilization

**Utilization** is defined as the state of having been made use of, i.e., the rate of utilization.

Utilization rate for each of the five Building Predominant Use categories is defined as follows.

- **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.
- **Housing (Family Housing and Dormitories and Barracks)** – percent of individual units that are occupied.

**Note:**

**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.

**Example:** An owned office building is 25,000 GSF (design capacity) but only 15,000 square feet are occupied (occupancy).

The formula is as follows: **60% = (15,000 SF / 25,000 SF) x 100.**

For this utilization rate of 60% for the Office category, the **Utilization** value of *Under-utilized* would be reported.

**Note:** In this example, office utilization is based on square feet; however, it is up to each agency to determine the most appropriate unit of measure for occupancy and design capacity.

**Categories and Percent 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          |

## Appendix E: Federal Government Real Property Disposition Process

1. **Excess Property:** If a Federal agency no longer needs a property to carry out its mission, it reports this property as “excess” to GSA for disposal action.
2. **Federal Transfer:** GSA first offers excess property to other Federal agencies. If another Federal agency identifies a need for that property, the property can be transferred to that agency.
3. **Surplus Property:** If there is no further need for the property within the Federal Government, the property is determined “surplus.”
4. **Homeless/Public Benefit Conveyance:** After the property is determined as surplus, the Federal Government makes the property available for certain public uses. If a property is suitable to assist the homeless, as determined by the Department of Housing and Urban Development, the property must first be offered as a “homeless conveyance” before any other public uses may be considered. As a “public benefit conveyance” (PBC), the property can be substantially discounted in price (up to 100 percent reduction in fair market value) if it is to be used for a qualified public use. Types of PBCs include:
  - Public health or educational uses
  - Public parks and public recreational areas
  - Historic monuments•Homeless assistance
  - Correctional institutions
  - Port facilities
  - Public airports
  - Wildlife conservation
  - Self-help housing
  - Law enforcement and emergency management response
  - Negotiated sales to public agencies
5. **Negotiated Sale:** 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. This transaction offers state or local governments the right of first refusal on a property before it is offered to the general public.
6. **Public Sale of Property:** If state and local governments or other eligible nonprofits do not wish to acquire the property, GSA can dispose of surplus property via a competitive sale to the public, generally through a sealed bid or an oral and/or online auction.