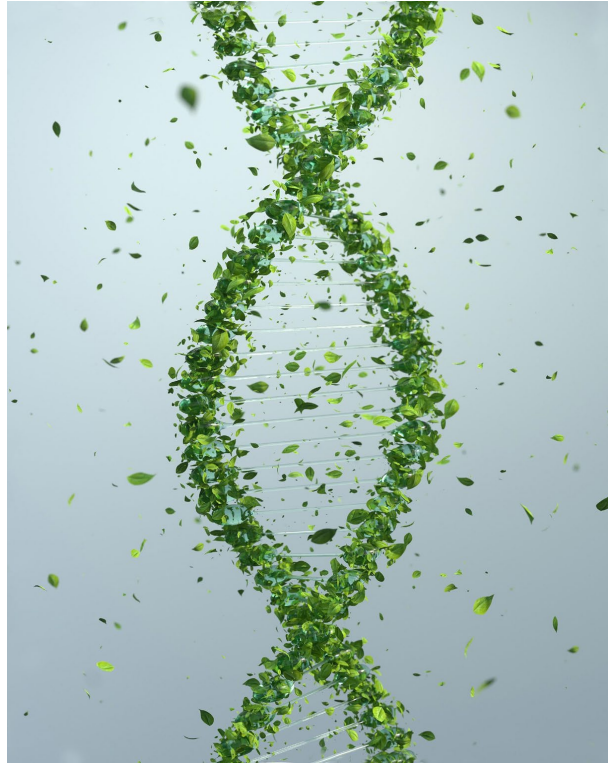


Property Management versus Fleet Management

Patrick McConnell
GSA, Office of Government-wide Policy
January 25, 2024

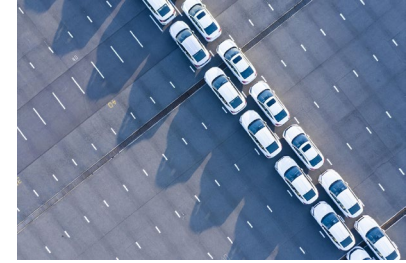
**Fleet Management for
Property Managers
Or
Property Management
for Fleet Managers**

Fleet Management



Property Management





Federal Property and Administrative Services Act of 1949



Easier to identify what isn't Personal Property!

- Land and buildings (real property),
- Federal records, and
- Large naval vessels.

The Federal government owns almost \$2 trillion of personal property assets, such as:

- Information technology (IT);
- Office furniture;
- Scientific equipment;
- Industrial machinery; and
- Other assets.

GSA has authority to:

- Issue policy for the acquisition of assets;
- Issue policy for the disposal of assets.

The agencies are responsible for the management of their assets that are “in use,” except for aircraft and fleet assets, where GSA has expanded policy authorities.

How Fleets Differ from Other Types of Personal Property

Federal fleets:

- ...GSA is the required source for new vehicle purchases
- ...have sustainability requirements
- ...have unique regulations
- ...generate transactional data
- ...report annually at the vehicle/asset level
- ...are easily scrutinized

Fleet and Property Managers Can Learn From Each Other!

- There is more to property management than property accountability and the activities that support accountability.
- Successful management makes the best use of available resources in pursuit of an entity's mission while minimizing exposure to risks.
- How to make data-driven decisions and policies.
- How to right-size asset inventories.
- Both can learn from contractors' asset managers.
- Good metrics can help drive cost savings, assure compliance, and maximize asset value.
- Asset management practices seek that point at which benefits exceed the costs of operation.
- How to calculate Total Cost of Ownership.

Agency Property Manager Officer is responsible for:

- Establishing policy for the management and control of the agency's personal property;
- Reviewing property management program operations;
- Developing and implementing property management policies and procedures;
- Providing guidance in areas of receipt, storage, property accountability, inventory management, property utilization, and disposal; and
- Complying with reporting requirements

Agency Fleet Manager is responsible for:

- Establishing policy and procedures for the management and control of the agency's motor vehicles;
- Reviewing fleet program operations;
- Complying with environmental mandates;
- Complying with fleet reporting requirements; and
- Manage H-T-W program

A well rounded asset manager must be a...

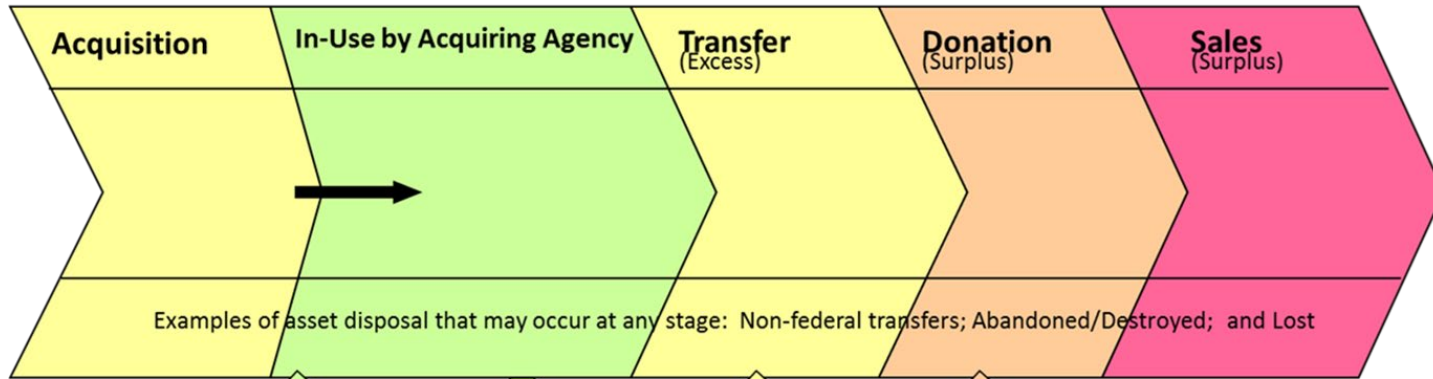
- ...property custodian
- ...engineer/technician
- ...fuel/energy specialist
- ...risk manager
- ...IT specialist
- ...accountant
- ...budget planner
- ...real estate manager
- ...sustainability specialist
- ...security specialist

- ...policy writer
- ...program evaluator
- ...loss preventer
- ...shop supervisor
- ...contract specialist
- ...customer service
- ...personnel specialist
- ...safety specialist

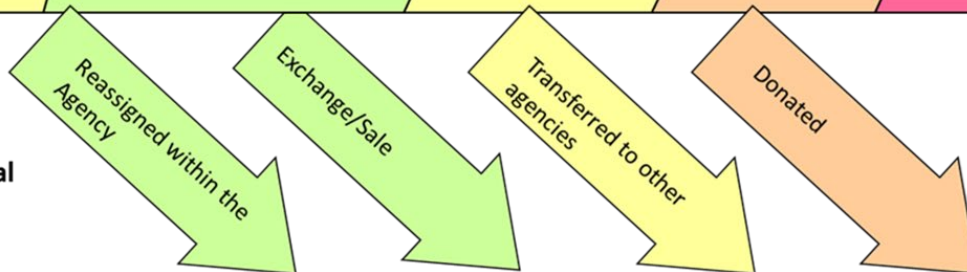
Other duties as assigned!

Typical Asset Lifecycle

Stage of Asset Life Cycle:



Selected Disposal Methods:



Property Management

- **Federal Personal Property Management Act of 2018 amended 40 United States Code 524 to strengthen *ACCOUNTABILITY!***
 - Establish capitalization and accountability thresholds;
 - Conduct annual inventory and assessment of capitalized personal property to identify excess
 - Evaluate:
 - Age and condition
 - Utilization
 - Dependent mission?
 - Value
 - Centralized Records

Sample Metrics

- Mean time between failures
- Mean time to repair
- Overall equipment effectiveness
- Cost of asset maintenance
- Cost to replace vs. cost to repair
- Cost to lease vs. purchase
- Unplanned maintenance percentage
- Work order resolution time
- Total cost of ownership

Data Collection

GSA Personal Property Reporting Tool (PPRT)

<https://www.property.reporting.gov/>

- The non-Federal recipients (data) report
- The exchange/sale (data) report
- eFAS reports

Federal Automotive Statistical Reporting Tool (FAST)

<https://fastweb.inl.gov/>

- Inventory
- Cost
- Utilization
- Fuel consumption
- Asset level

Where to Find Help?

Personal Property Management

- Regulations & Bulletins:

<https://www.gsa.gov/policy-regulations/regulations/federal-management-regulation/fmr-and-related-files>

- Personal Property Policy:

www.gsa.gov/personalpropertypolicy

Where to Find Help?

Fleet Management

- www.gsa.gov/vehiclepolicy
- Regulations & Bulletins
- Fleet Report & Open Data Set Library
- Federal License Plates
- Federal Fleet Policy Council

Vehicle Policy Team: vehicle.policy@gsa.gov

