



The Federal Real Property Council's  
**FY 2007 Federal Real  
Property Report**

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

May 2008

FY 2007 Federal Real Property Report



# Contents

<b>Federal Real Property Asset Management Under Executive Order 13327</b>	<b>3</b>
<b>Overview</b>	<b>5</b>
Federal Real Property	6
Key Statistics	7
Total Number of Worldwide Assets	8
Agency Profile: Total Number of Buildings and Structures and Total Replacement Value	9
<b>Buildings</b>	<b>11</b>
Predominant Use of Buildings by Replacement Value	12
Predominant Use of Buildings by Square Footage	13
Legal Interest of Buildings by Square Footage	14
State Profile: Total Building Square Footage (Top Five States)	15
State Profile: Total Building Square Footage by Legal Interest	16
<b>Structures</b>	<b>19</b>
Predominant Use of Structures by Replacement Value	20
<b>Land</b>	<b>23</b>
State Profile: Total Land Acreage (Top Five States)	25
State Profile: Total Land Acreage by Legal Interest	26
<b>Disposition</b>	<b>29</b>
Total Disposition Value by Fiscal Year	30
Total Disposition Value of Worldwide Disposed Assets:	
Civilian Agencies and Department of Defense	31
Total Number of Disposed Assets (Top Five Agencies)	32
Disposal Method by Disposition Value and Number of Disposed Assets	33
<b>Performance Measures</b>	<b>35</b>
Condition Index of Common Building Predominant Use Codes	36
Utilization by Number of Building Assets	37
Annual Operating Costs by Agency and Asset Type	38
<b>Appendix</b>	<b>41</b>
Appendix A: Predominant Use Categories and Definitions for Buildings	42
Appendix B: Predominant Use Categories and Definitions for Structures	43



# Federal Real Property Asset Management Under Executive Order 13327

Upon the February 2004 signing of Executive Order (EO) 13327, "Federal Real Property Asset Management," the Administration called on executive branch departments and agencies to 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.

EO 13327 also seeks to assure management accountability for 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.

With the issuance of the EO, the U.S. General Services Administration's (GSA) Office of Governmentwide Policy (OGP) is formally recognized as the administrator of this 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 cited in sections 901(b)(1) and (b)(2) of title 31, United States Code, 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.

With the signing of EO 13327, the Administration also added "real property" to the President's Management Agenda (PMA). As a result of this initiative, the largest Federal landholding agencies are evaluated on the status and progress of their real property management improvement efforts on the quarterly PMA scorecard.

On behalf of the FRPC, OGP is pleased to present the Fiscal Year (FY) 2007 Federal Real Property Report, which contains the results of the FY 2007 governmentwide real property data collection. The tremendous effort, undertaken by participating executive branch departments and agencies, to capture and report on all of the data elements as defined by the FRPC, represents the governmentwide dedication to truly promoting—and improving—the efficient and economical use of America's real property assets.

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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.



The FY 2007 Federal Real Property Report provides summary-level reports on the governmentwide real property data, as of September 30, 2007, submitted to the FRPP by participating departments and agencies. FY 2007 marks the third 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 2007 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.” This report provides an overview of Federal real property assets categorized into buildings, structures, and land. Several data charts and graphs include FY 2006 FRPP data, allowing for an easy comparison to corresponding FY 2007 data.

During FY 2007, agencies reviewed their internal processes for capturing and reporting inventory and performance data and implemented the necessary steps to improve data quality. Some variances between FY 2006 and FY 2007 data can be attributed to these improved agency processes.<sup>2</sup> FY 2007 marks the third year of governmentwide real property data collection per EO 13327; there is much evidence of improved data quality as provided by participating 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/realpropertyprofile](http://www.gsa.gov/realpropertyprofile).

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<sup>2</sup>The FY 2007 United States Postal Service (USPS) data is not included in this report. Subsequently, the previously published FY 2006 USPS data was not included in this report in the effort to allow a more balanced data comparison.

## Federal Real Property: FY 2006 and FY 2007

The Federal Government manages a diverse real property inventory, broken down into three asset types: buildings, structures, and land. The Federal Government's FY 2007 real property portfolio, as reported to the FRPP, consists of more than 1.1 million assets with a replacement value of more than \$1.5 trillion. In FY 2007, agencies reported a two percent decrease in total number of assets and less than a one percent decrease in total replacement value, as compared to FY 2006 data.

The FY 2007 decrease in total number of assets and total replacement value, as compared to FY 2006 data, can be attributed to a number of variables, including the following:

- The 40,636 assets (valued at \$7.7 million) disposed of during FY 2007.<sup>3</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 2006 and FY 2007 land data in this chart represents a subset of the Federal Government's total land acreage. "Total Federal Assets" 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 Assets" includes the number of buildings, structures, and land records, including 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.

"Total Replacement Value of Assets" includes the replacement value for buildings and structures only, as replacement value is not reported for land records.

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<sup>3</sup>The 40,636 assets (valued at \$7.7 million) disposed of during FY 2007 includes assets disposed by the Department of Defense and civilian agencies. For more detailed information on FY 2007 disposals, refer to page 31 of this report.



## Key Statistics

	FY 2006	FY 2007	Variance
Total Federal Building Assets <sup>4</sup>	468,000	446,000	-22,000
Total Area of Building Assets <sup>5</sup>	3.55 billion square feet	3.35 billion square feet	-203.8 million square feet
Total Replacement Value of Building Assets <sup>6</sup>	\$788.6 billion	\$772.8 billion	\$-15.8 billion
Total Federal Structures	471,000	476,000	5,000
Total Replacement Value of Structures	\$719.2 billion	\$723.1 billion	\$3.9 billion
Total Federal Land Acreage	56,630,000 acres	42,032,000 acres	-14,598,000 acres
Total Land Records	203,000	193,000	-10,000
Total Federal Assets	1,142,000	1,115,000	-27,000
<b>Total Replacement Value of Assets (Buildings and Structures)</b>	<b>\$1.51 trillion</b>	<b>\$1.50 trillion</b>	<b>\$-11.9 billion</b>

<sup>4</sup> May include multiple leases in one building.

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

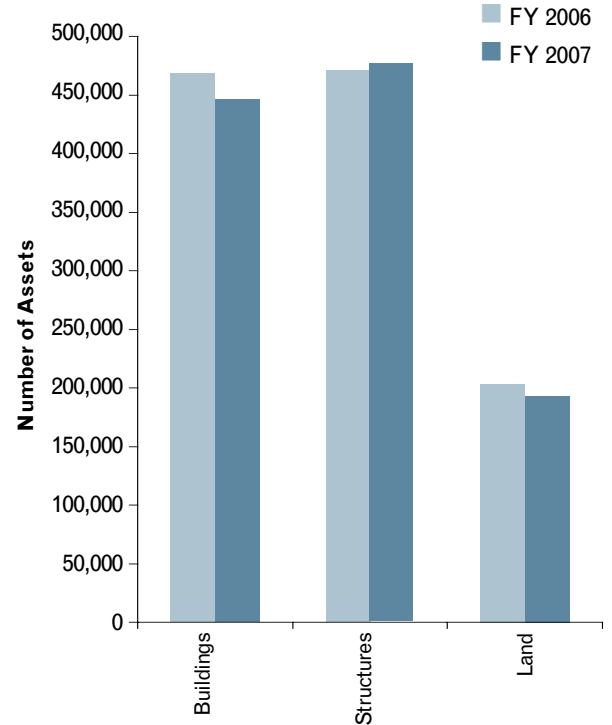
<sup>6</sup> Replacement value is defined as the cost to replace the existing asset at today's standards and in today's dollars.

## Total Number of Worldwide Assets: FY 2006 and FY 2007

EO 13327 does not require the reporting of data for public domain lands and certain other asset types. Therefore, the FY 2006 and FY 2007 land data represents a subset of the Federal Government's total land acreage. "Total Federal Assets" 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.

The total worldwide Federal asset count includes 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 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.



Asset Type	FY 2006 Number of Assets	FY 2007 Number of Assets
Building Assets	468,000	446,000
Structures	471,000	476,000
Land Records	203,000	193,000

# Agency Profile: FY 2007 Total Number of Buildings and Structures and Total Replacement Value

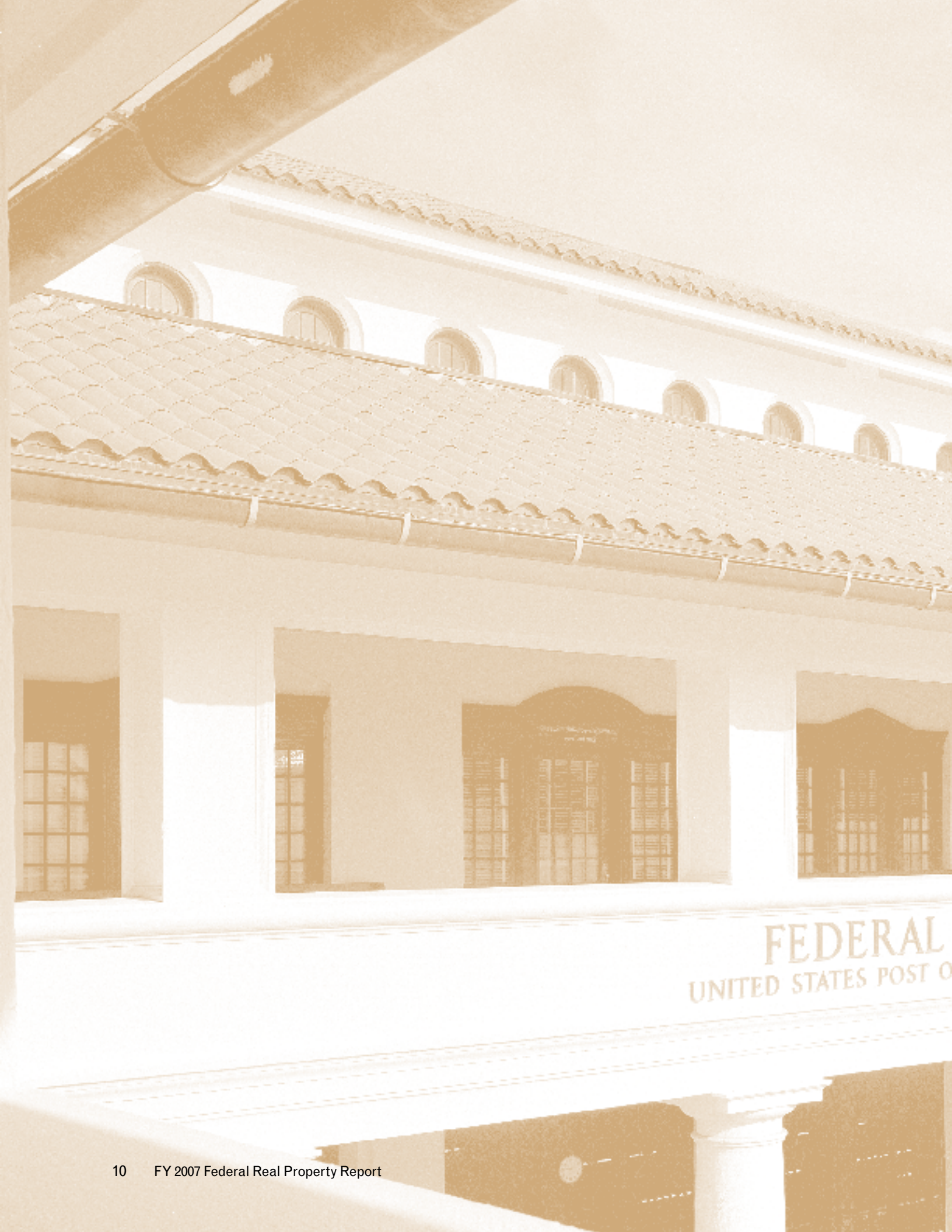
As established by EO 13327, all executive branch departments and agencies cited in sections 901(b)(1) and (b)(2) of title 31, United States Code, are required to submit real property data at the constructed asset level to the FRPP on an annual basis. However, all executive branch departments and agencies are encouraged to submit data to the FRPP.

Of the 32 total agencies that reported FY 2007 data to the FRPP, 23 agencies are required to do so under EO 13327. The remaining nine agencies that submitted FY 2007 data are not required to do so under the EO, but did so voluntarily. Those agencies include the: American Battle Monuments Commission, Independent Government Offices (which 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 Archives and Records Administration, National Gallery of Art, Peace Corps, Tennessee Valley Authority, and United States Holocaust Memorial Council. FY 2007 marks the first year of reporting for four of those agencies, including the John F. Kennedy Center for the Performing Arts, Merit Systems Protection Board, National Gallery of Art, and United States Holocaust Memorial Council.

The following agencies, subject to the EO, use real estate obtained 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 2007; their assets are reported by GSA.

Agency Name	Total Number of Buildings and Structures	Total Replacement Value of Buildings and Structures (\$mil)
Army	232,928	\$236,423
Interior	162,948	\$236,042
Air Force	149,379	\$223,158
Navy	153,128	\$218,005
Corps of Engineers	10,272	\$187,605
Veterans Affairs	8,650	\$85,249
Energy	17,941	\$83,922
General Services Administration	9,116	\$69,317
Agriculture	57,834	\$46,544
National Aeronautics and Space Administration	4,767	\$26,656
Justice	4,212	\$16,017
State	14,693	\$15,606
Health and Human Services	3,170	\$10,506
Homeland Security	25,981	\$10,417
Transportation	58,890	\$7,584
Labor	3,496	\$5,173
American Battle Monuments Commission	136	\$4,454
Commerce	1,067	\$3,065
Defense/Washington Headquarters Services	362	\$2,214
National Archives and Records Administration	30	\$1,762
National Gallery of Art	7	\$1,284
National Science Foundation	586	\$1,221
Treasury	115	\$1,095
United States Agency for International Development	1,208	\$991
Environmental Protection Agency	246	\$812
John F. Kennedy Center for the Performing Arts	1	\$460
United States Holocaust Memorial Council	5	\$227
Independent Government Offices	337	\$100
Peace Corps	420	\$10
Office of Personnel Management	2	\$3
Merit Systems Protection Board	4	\$2
Tennessee Valley Authority	278	\$0 <sup>7</sup>
<b>TOTALS</b>	<b>922,209</b>	<b>\$1,495,924</b>

<sup>7</sup>The Tennessee Valley Authority did not report replacement value for any of its assets in FY 2007.



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UNITED STATES POST O

# Buildings



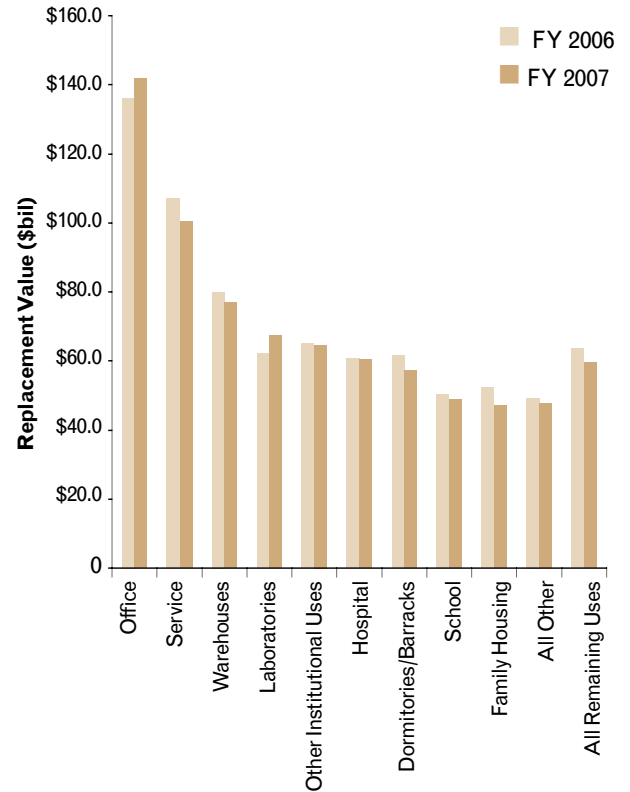
## Predominant Use of Buildings by Replacement Value: FY 2006 and FY 2007

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.

As of FY 2007, the FRPC identified 15 predominant use categories for Federal building assets. According to FRPC guidance, predominant use means the greatest use of the real property asset. For example, buildings used primarily for office purposes are classified as Office, even though certain portions of them may be used for storage or research. A real property asset may have only one predominant use.

Appendix A includes a definition for each of the building predominant use categories as defined by the FRPC in the December 2004 guidance.

The wide range of the 15 building predominant uses for the 446,000 buildings reported indicates the breadth of the missions supported by these assets. For the third straight reporting year, the Office predominant use represents the greatest replacement value of a single building predominant use in FY 2007, making up more than 18 percent of the total replacement value for buildings.



Predominant Use	FY 2006 (\$bil)	FY 2007 (\$bil)
Office	\$136.2	\$141.8
Service	\$107.0	\$100.4
Warehouses	\$79.9	\$77.1
Laboratories	\$62.2	\$67.5
Other Institutional Uses	\$65.2	\$64.7
Hospital	\$60.7	\$60.5
Dormitories/Barracks	\$61.6	\$57.4
School	\$50.2	\$48.8
Family Housing	\$52.3	\$47.1
All Other <sup>8</sup>	\$49.2	\$47.7
All Remaining Uses <sup>9</sup>	\$63.8	\$59.7
<b>Total Replacement Value</b>	<b>\$788.6</b>	<b>\$772.8</b>

<sup>8</sup>The All Other code captures those building assets that are not captured in one of the other 14 building predominant use codes.

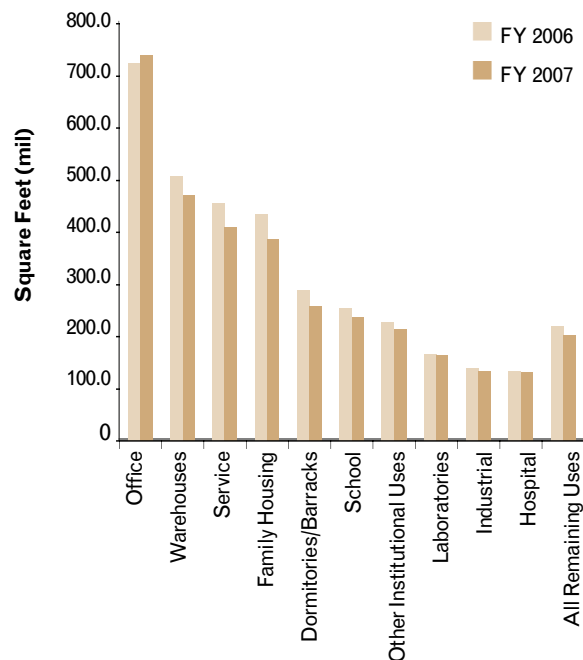
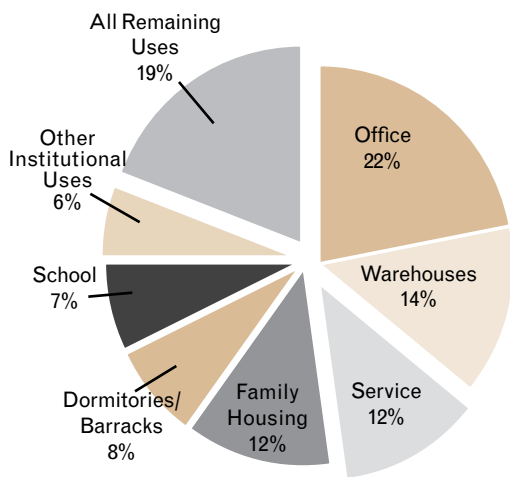
<sup>9</sup>The All Remaining Uses portion of this chart encompasses the five remaining building predominant use codes not delineated in this chart: Communications Systems; Industrial; Navigation and Traffic Aids; Post Office; and Prisons and Detention Centers.

# Predominant Use of Buildings by Square Footage: FY 2006 and FY 2007

The 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.

In FY 2007, agencies reported a six percent decrease in the total building square footage, as compared to FY 2006 data. For the third straight year, agencies reported the Office building predominant use category as having the greatest building square footage; in FY 2007, the Office building predominant use category accounts for more than 22 percent of the total building square footage.

**FY 2007 Predominant Use of Buildings by Square Footage**



Predominant Use	FY 2006 SF (mil)	FY 2007 SF (mil)
Office	723.1	740.4
Warehouses	506.1	471.0
Service	456.4	409.2
Family Housing	435.1	386.0
Dormitories/Barracks	289.6	259.1
School	255.0	237.3
Other Institutional Uses	227.6	213.5
Laboratories	165.5	163.1
Industrial	138.4	132.3
Hospital	133.1	131.1
All Remaining Uses <sup>10</sup>	219.8	202.8
<b>Total Square Feet</b>	<b>3,549.7</b>	<b>3,345.8</b>

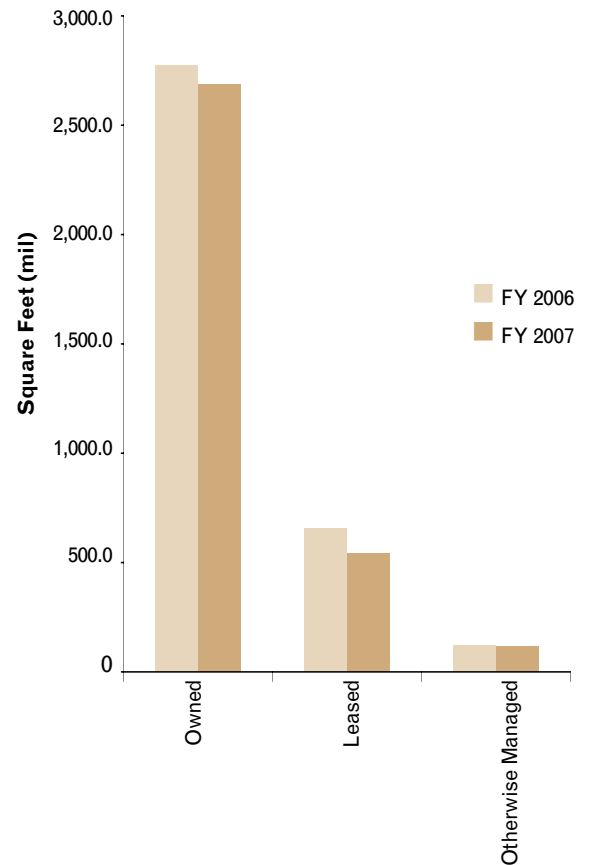
<sup>10</sup>The All Remaining Uses category includes the following building predominant uses: All Other (which captures those buildings that are not included in any of the other 14 building predominant use codes); Communications Systems; Navigation and Traffic Aids; Post Office; and Prisons and Detention Centers.

## Legal Interest of Buildings by Square Footage: FY 2006 and FY 2007

Legal Interest, one of the FRPC-defined data elements that reporting agencies use to submit data to the FRPP, 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.

EO 13327 defines Federal real property as including “real property owned, leased, or otherwise managed by the Federal Government, both within and outside the United States, and improvements on Federal lands.” Therefore, only Federal Government-owned, -leased, or -otherwise managed property is reported to the FRPP. This chart details the FY 2007 replacement value of domestic buildings, which are those located in U.S. states, District of Columbia, and U.S. territories. For a full list of U.S. territories, see page 8 of this report.

FY 2007 FRPP data revealed that approximately 80 percent of the buildings inventory is owned by the Federal Government and 16 percent is 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 2007 buildings inventory is otherwise managed.

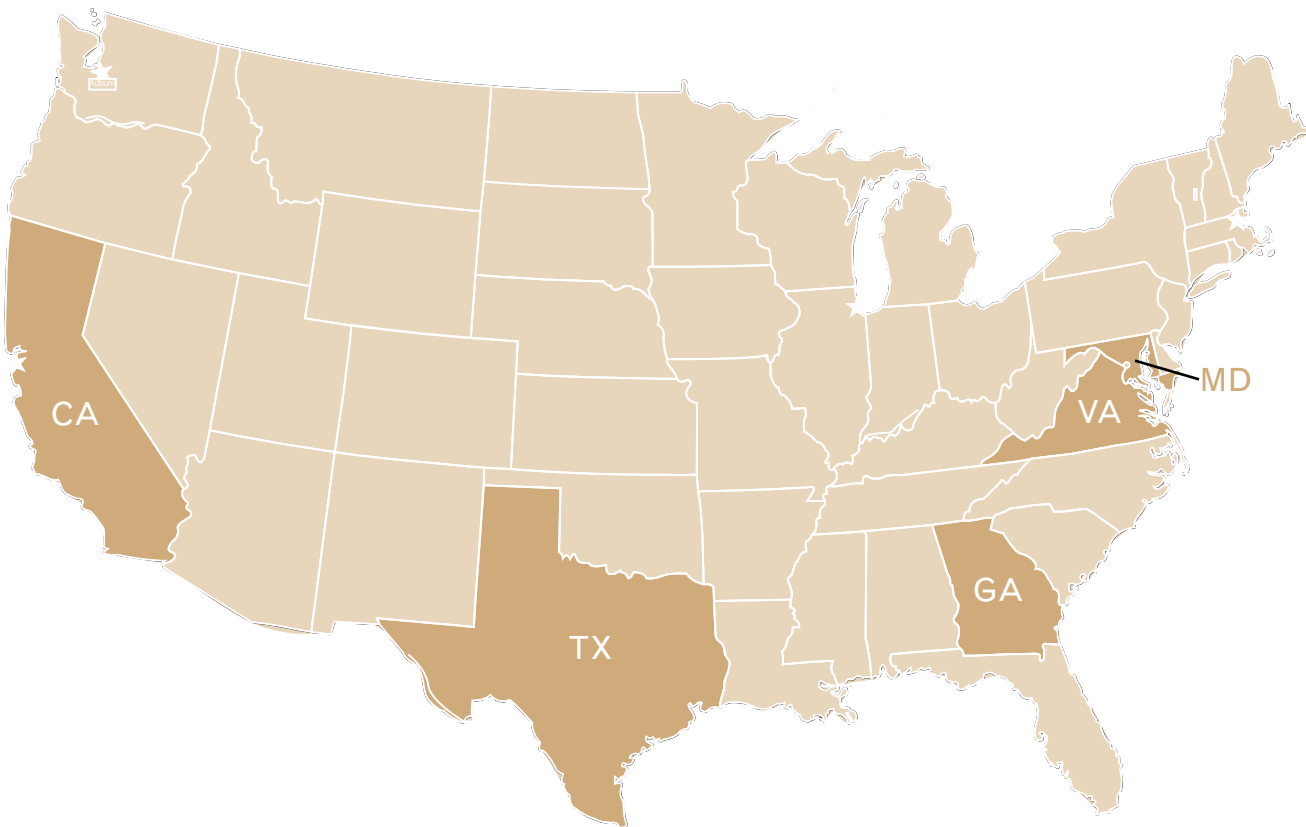


Legal Interest	FY 2006 SF (mil)	FY 2007 SF (mil)
Owned	2,773.1	2,685.9
Leased	655.3	541.6
Otherwise Managed	121.3	118.3
<b>Total Square Feet</b>	<b>3,549.7</b>	<b>3,345.8</b>



## State Profile: FY 2006 and FY 2007 Total Building Square Footage Top Five States

The top five states with the most building square footage as reported to the FRPP in FY 2007 are California, Texas, Virginia, Maryland, and Georgia. Together, these five states comprise more than 28 percent of the FY 2007 total Federal building portfolio, measured by square footage.



State	FY 2006 SF(mil)	FY 2007 SF (mil)
California	355.7	344.4
Texas	198.9	205.6
Virginia	175.8	174.6
Maryland	129.5	127.0
Georgia	113.2	114.0

## FY 2007 State Profile: Total Building Square Footage by Legal Interest

<b>State</b>	<b>Owned SF (mil)</b>	<b>Leased SF (mil)</b>	<b>Otherwise Managed SF (mil)</b>	<b>Total SF (mil)</b>
Alabama	49.6	4.7	2.9	57.2
Alaska	50.0	2.9	0.4	53.2
Arizona	52.3	4.7	0.9	58.0
Arkansas	19.5	1.5	2.6	23.6
California	293.4	47.2	3.8	344.4
Colorado	48.3	8.0	0.6	56.8
Connecticut	10.8	3.8	1.8	16.4
Delaware	5.1	0.3	0.4	5.9
District of Columbia	75.2	24.4	0.6	100.2
Florida	98.7	11.6	3.2	113.6
Georgia	101.6	10.6	1.8	114.0
Hawaii	50.3	8.8	0.6	59.7
Idaho	18.5	2.7	0.7	21.9
Illinois	60.2	10.0	3.4	73.6
Indiana	38.4	3.7	2.4	44.5
Iowa	11.1	1.6	3.0	15.6
Kansas	31.3	2.6	1.6	35.5
Kentucky	42.1	4.3	2.0	48.4
Louisiana	35.2	4.7	7.3	47.2
Maine	10.6	0.7	0.9	12.2
Maryland	101.0	23.9	2.2	127.0
Massachusetts	30.1	3.1	2.3	35.5
Michigan	22.6	5.0	3.7	31.3
Minnesota	14.2	2.1	4.5	20.8
Mississippi	31.7	2.3	5.2	39.2
Missouri	43.0	11.5	2.3	56.8
Montana	14.4	2.1	0.6	17.1
Nebraska	12.1	1.9	1.0	15.0
Nevada	28.7	2.4	0.8	32.0
New Hampshire	2.9	0.5	1.0	4.4
New Jersey	39.4	6.3	2.1	47.7
New Mexico	56.3	5.1	1.3	62.8
New York	82.2	15.8	4.7	102.6
North Carolina	74.8	13.5	2.1	90.5
North Dakota	20.1	1.0	1.5	22.7

State	Owned SF (mil)	Leased SF (mil)	Otherwise Managed SF (mil)	Total SF (mil)
Ohio	62.7	6.3	2.2	71.2
Oklahoma	55.2	7.1	2.2	64.5
Oregon	20.1	2.8	2.4	25.3
Pennsylvania	64.0	9.7	2.2	75.9
Rhode Island	11.6	0.4	0.5	12.5
South Carolina	53.4	4.3	2.0	59.8
South Dakota	16.3	0.9	1.4	18.6
Tennessee	63.9	4.5	3.1	71.5
Texas	174.1	27.8	3.7	205.6
Utah	28.6	3.1	1.9	33.6
Vermont	2.5	1.0	0.6	4.0
Virginia	134.0	39.3	1.3	174.6
Washington	76.3	11.2	1.6	89.0
West Virginia	15.5	3.0	1.5	19.9
Wisconsin	20.2	2.6	2.5	25.2
Wyoming	13.3	0.8	1.1	15.1
Foreign and U.S. territory square feet <sup>11</sup>	198.9	161.6	12.1	372.2
<b>Total Square Feet</b>	<b>2,686.3</b>	<b>541.7</b>	<b>118.5</b>	<b>3,345.8</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. In the FY 2006 Federal Real Property Report, the foreign and U.S. territory square footage, as well as square footage not reported, was referred to as “Locations Not Reported.”



# Structures

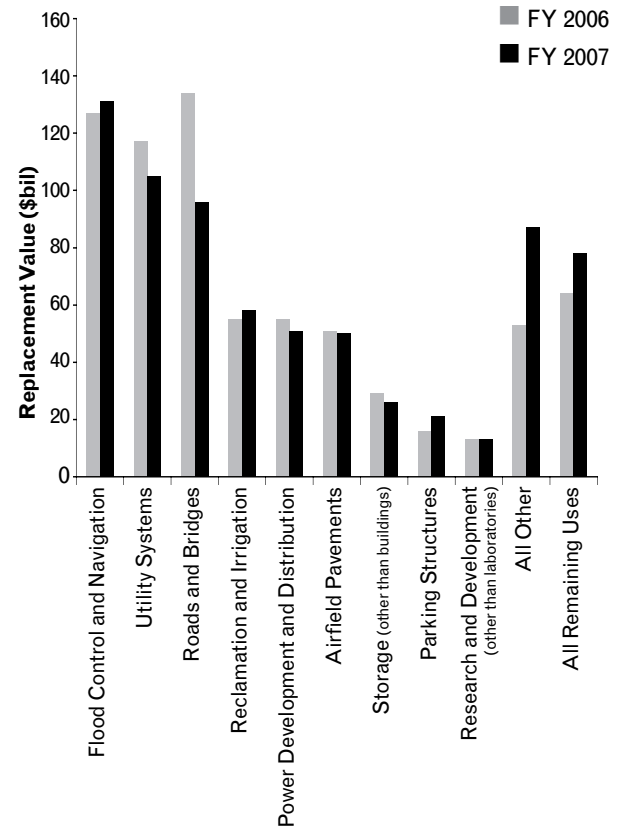


## Predominant Use of Structures by Replacement Value: FY 2006 and FY 2007

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.

As of FY 2007, the FRPC identified 21 predominant use categories for Federal structures. For example, structures used primarily for research and development purposes are classified as Research and Development (other than laboratories), even though certain portions of them may be used for storage. A real property asset may have only one predominant use. Appendix B includes a definition for each of the structure predominant use categories as defined by the FRPC in the December 2004 guidance.

The wide range of the 21 structure predominant uses for the 476,000 structures reported indicates the breadth of the missions supported by these assets. This year, agencies reported less than a one percent increase in the total replacement value of structures, as compared to FY 2006 data. The predominant use Flood Control and Navigation, which represents \$131.8 billion in replacement value in FY 2007, has the greatest reported replacement value among all structure predominant uses for this reporting year.



Predominant Use	FY 2006 (\$bil)	FY 2007 (\$bil)
Flood Control and Navigation	\$127.0	\$131.8
Utility Systems	\$117.3	\$106.0
Roads and Bridges	\$134.4	\$96.4
Reclamation and Irrigation	\$55.2	\$58.9
Power Development and Distribution	\$55.3	\$51.9
Airfield Pavements	\$51.9	\$50.7
Storage (other than buildings)	\$29.0	\$26.6
Parking Structures	\$16.6	\$21.1
Research and Development (other than laboratories)	\$13.9	\$13.4
All Other <sup>12</sup>	\$53.8	\$87.3
All Remaining Uses <sup>13</sup>	\$64.8	\$79.0
<b>Total Replacement Value</b>	<b>\$719.2</b>	<b>\$723.1</b>

<sup>12</sup>The All other code captures those structures that are not captured in one of the other 20 structure predominant use codes.

<sup>13</sup>The All Remaining Uses portion of the chart encompasses the remaining 11 structure predominant use codes not delineated in this chart: Communications Systems; Harbors and Ports; Miscellaneous Military Facilities; Industrial (other than buildings); Monuments and Memorials; Navigation and Traffic Aids (other than buildings); Railroads; Recreational (other than buildings); Service (other than buildings); Space Exploration Structures; and Weapons Ranges.









# Land



# State Profile: FY 2006 and FY 2007 Total Land Acreage Top Five States

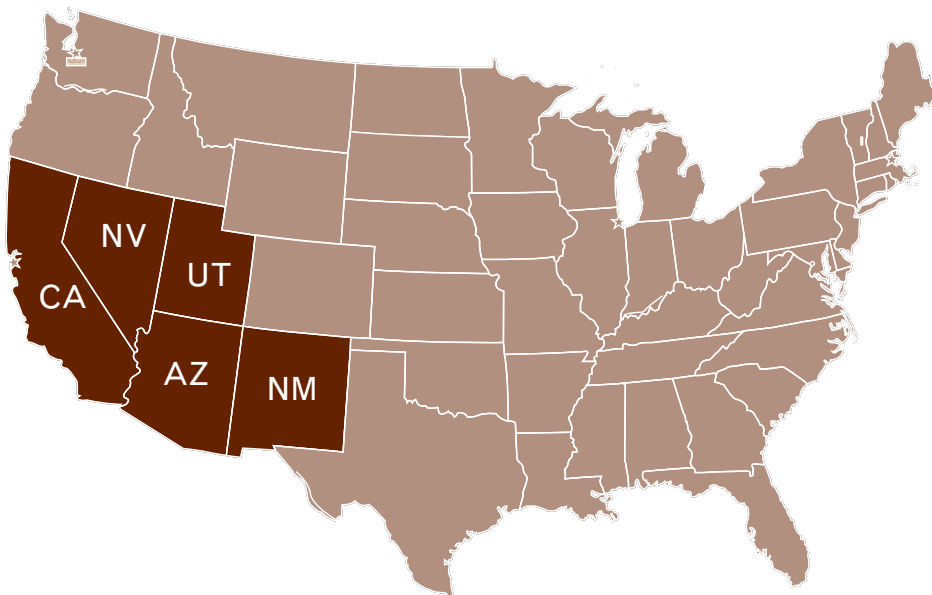
Under EO 13327, real property is defined as any real property owned, leased, or otherwise managed by the Federal Government, both within and outside the United States, and improvements on Federal lands. However, under the EO, Federal real property excludes:

- “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 2007 are California, Nevada, Arizona, New Mexico, and Utah. Together, these five states comprise more than 46 percent of the FY 2007 total Federal land portfolio, measured by acreage.



State	FY 2006 Acres (mil)	FY 2007 Acres (mil)
California	6.8	4.7
Nevada	5.2	4.4
Arizona	5.8	4.2
New Mexico	5.2	3.7
Utah	2.5	2.5

## FY 2007 State Profile: Total Land Acreage by Legal Interest

<b>State</b>	<b>Owned Acres</b>	<b>Leased Acres</b>	<b>Otherwise Managed Acres</b>	<b>Total Acres</b>
Alabama	408,217	5,432	1,223	414,872
Alaska	1,857,307	15,357	45,949	1,918,614
Arizona	4,149,168	20,832	5,072	4,175,072
Arkansas	620,504	4,117	33,171	657,792
California	4,587,308	139,955	7,291	4,734,554
Colorado	807,146	37,687	735	845,568
Connecticut	9,245	853	2,251	12,349
Delaware	9,761	21	3,373	13,155
District of Columbia	4,824	78	10	4,912
Florida	799,160	6,186	79,044	884,390
Georgia	977,802	3,657	2,524	983,983
Hawaii	178,286	7,340	7,824	193,450
Idaho	924,118	611,341	75,510	1,610,969
Illinois	295,925	2,626	5,682	304,233
Indiana	293,656	1,673	686	296,015
Iowa	196,705	1,488	2,689	200,882
Kansas	593,871	963	281	595,115
Kentucky	599,670	1,378	13,503	614,551
Louisiana	250,818	12,826	31,606	295,250
Maine	25,442	4,695	11,157	41,294
Maryland	126,388	795	2,269	129,452
Massachusetts	49,511	3,569	831	53,911
Michigan	21,843	3,092	147,367	172,302
Minnesota	35,839	2,432	53,064	91,335
Mississippi	533,290	4,328	8,383	546,001
Missouri	555,753	1,925	6,947	564,625
Montana	458,349	20,009	145	478,503
Nebraska	178,135	964	234	179,333
Nevada	4,386,493	817	4,179	4,391,489
New Hampshire	22,213	540	303	23,056
New Jersey	86,785	1,430	610	88,825
New Mexico	3,660,298	5,047	1,118	3,666,463
New York	163,343	3,197	2,519	169,059
North Carolina	512,168	2,201	723	515,092
North Dakota	611,539	5,440	11,919	628,898

State	Owned Acres	Leased Acres	Otherwise Managed Acres	Total Acres
Ohio	147,918	2,068	1,198	151,184
Oklahoma	1,079,645	4,856	1,534	1,086,036
Oregon	329,876	1,668	2,366	333,910
Pennsylvania	157,401	3,011	1,248	161,660
Rhode Island	2,646	468	68	3,182
South Carolina	458,342	2,962	751	462,055
South Dakota	612,672	6,079	3,313	622,064
Tennessee	810,722	2,485	1,582	814,789
Texas	1,525,003	20,404	13,726	1,559,133
Utah	2,441,374	16,222	2,773	2,460,369
Vermont	18,063	149	1,592	19,804
Virginia	412,905	2,364	609	415,878
Washington	1,337,735	196,114	540	1,534,389
West Virginia	149,906	3,690	2,667	156,263
Wisconsin	94,844	15,182	3,869	113,895
Wyoming	984,576	4,378	40,956	1,029,910
Foreign and U.S. territory acreage <sup>14</sup>	85,902	520,800	5,310	612,012
<b>Total Acreage</b>	<b>39,640,410</b>	<b>1,737,191</b>	<b>654,294</b>	<b>42,031,897</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.



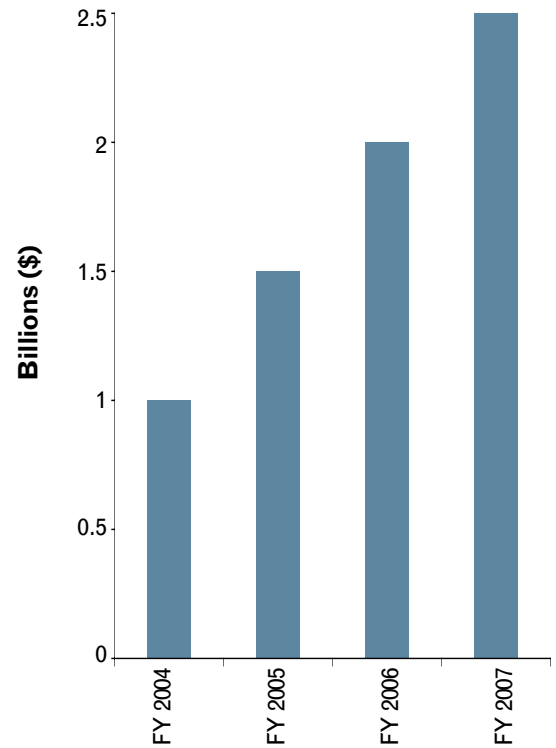


# Disposition

## Total Disposition Value by Fiscal Year

The Federal Government disposed of more than \$2.5 billion in excess real property in FY 2007 and has cumulatively disposed of more than \$7 billion in real property since FY 2004. With these results, and a consistent percentage of increase in disposition dollars each year, the Federal Government is well positioned to achieve its FY 2015 target to dispose of a cumulative \$15 billion in excess real property since the February 2004 signing of EO 13327. The FY 2015 target is part of the strategic goal to right-size the Federal real property inventory, an effort that supports the requirements of EO 13327.

The disposition values on this page do not include Department of Defense disposition data.





# Total Disposition Value of FY 2007 Worldwide Disposed Assets: 1) Civilian Agencies and 2) Department of Defense

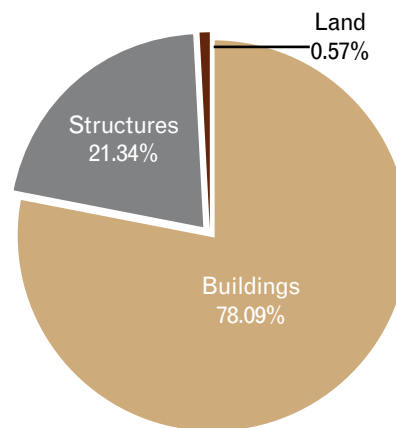
Agencies are required to report to the FRPP all assets that have exited the Federal portfolio during the reporting fiscal year. Agencies can dispose of assets using the following disposition methods: Sale, Federal Transfer, Public Benefit Conveyance, Demolition, Lease Termination, and Other.

The reported disposition value of each asset is dependent upon that asset's disposition method. When an asset is disposed of by either Public Benefit Conveyance, Federal Transfer, Demolition, or Other method, the agency reports that asset's disposition value in the form of its plant replacement value. When an asset is disposed of by Sale, the agency reports that asset's disposition value in the form of its sales price. Finally, when an asset is disposed of by Lease Termination, the agency reports that asset's disposition value in the form of the Government's cost avoidance.

Disposition data is reported only in the year the asset has exited the Federal portfolio of assets.

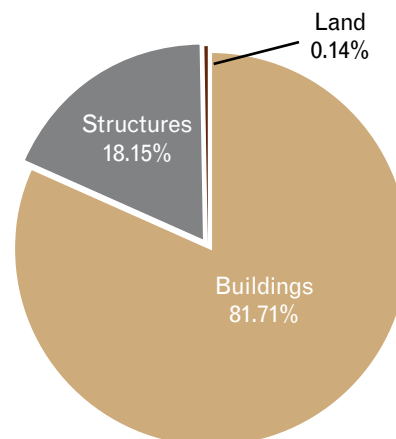
In FY 2007, civilian agencies disposed of assets valued at more than \$2.5 billion, while the Department of Defense disposed of assets valued at nearly \$5.2 billion. The Department of Defense includes the Army (which includes the U.S. Army Corps of Engineers military assets; the U.S. Army Corps of Engineers civil work assets are listed separately), Navy (which includes the Marine Corps), and Air Force.

## Civilian Agencies



Asset Type	Disposition Value (\$mil)
Building Assets	\$1,971.1
Structures	\$538.5
Land Records	\$14.4
<b>Total Disposition Value</b>	<b>\$2,524.0</b>

## Department of Defense

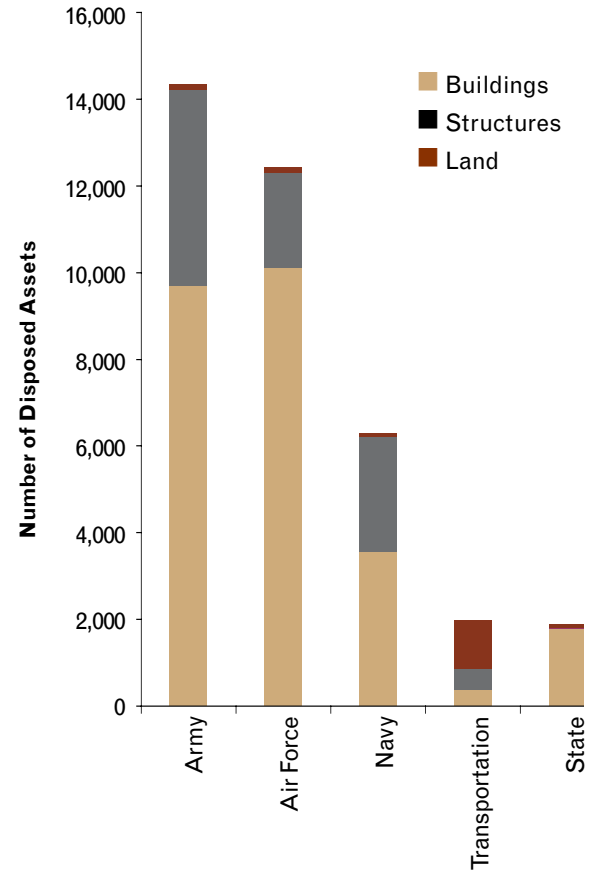
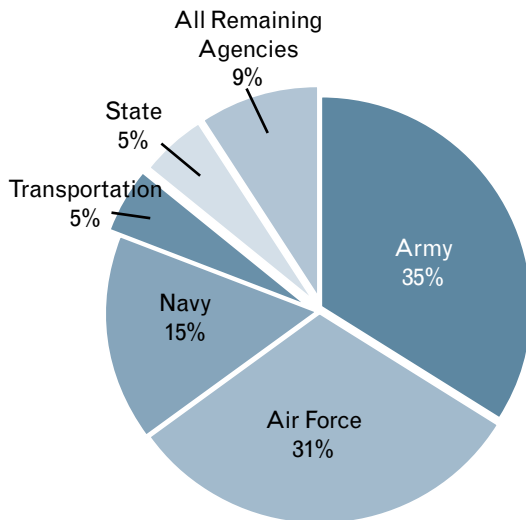


Asset Type	Disposition Value (\$mil)
Building Assets	\$4,230.7
Structures	\$939.4
Land Records	\$7.3
<b>Total Disposition Value</b>	<b>\$5,177.4</b>

## Total Number of Disposed Assets FY 2007 Top Five Agencies

The top five agencies that disposed of the greatest number of assets in FY 2007 include Army, Air Force, Navy, Department of Transportation, and Department of State.

Together, these five agencies disposed of 91 percent of the total number of assets (40,636) disposed by reporting agencies during FY 2007.



Agency	Number of Disposed Building Assets	Number of Disposed Structures	Number of Disposed Land Records	Total Number of Disposed Assets
Army	9,697	4,529	107	14,333
Air Force	10,115	2,193	115	12,423
Navy	3,562	2,657	81	6,300
Transportation	387	461	1,119	1,967
State	1,787	21	76	1,884

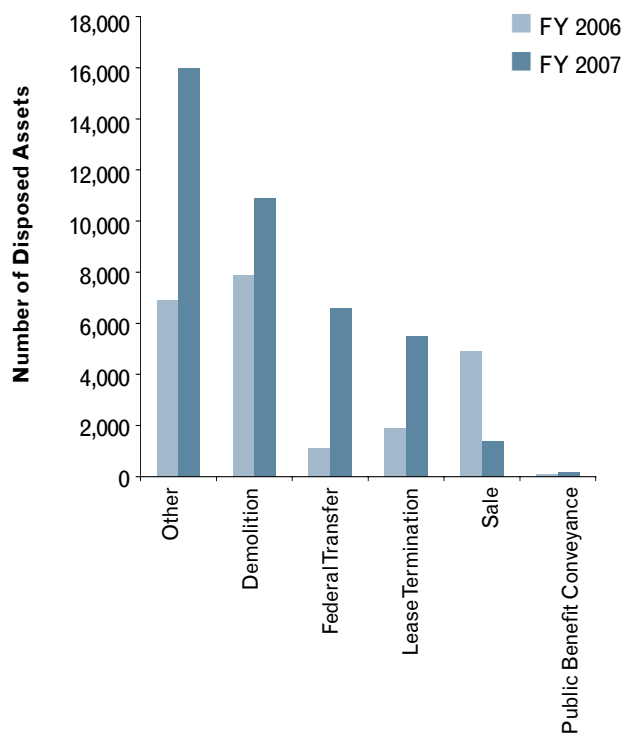
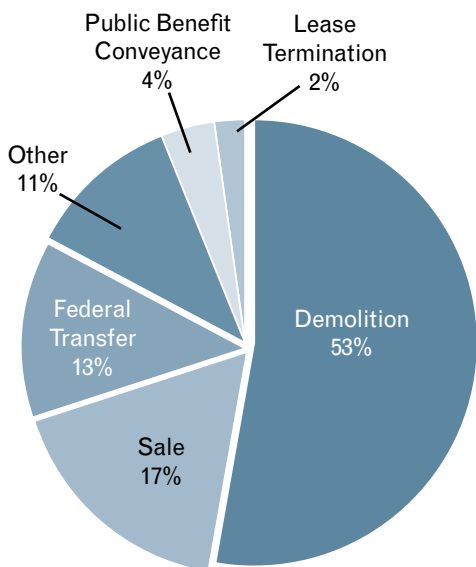
# Disposition Method by Disposition Value and Number of Disposed Assets: FY 2006 and FY 2007

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, Lease Termination, and Other.

In FY 2007, the three most frequently used disposal methods—Demolition, Sale, and Federal Transfer—together account for approximately 83 percent of the

total disposition value, while the three remaining disposal methods—Other, Public Benefit Conveyance, and Lease Termination—together account for 17 percent of the FY 2007 total disposition value. Demolition, which was reported as the most frequently used disposal method in FY 2007, accounts for more than \$4 billion in the FY 2007 total disposition value of disposed assets.

**FY 2007 Disposal Method by Disposition Value**



Disposal Method	FY 2006 Number of Disposed Assets	FY 2006 Disposition Value (\$mil)	FY 2007 Number of Disposed Assets	FY 2007 Disposition Value (\$mil)
Other <sup>15</sup>	6,902	\$6,635.3	16,028	\$872.4
Demolition	7,886	\$5,926.9	10,919	\$4,050.9
Federal Transfer	1,065	\$571.6	6,594	\$1,025.4
Lease Termination	1,927	\$145.1	5,505	\$123.0
Sale	4,916	\$1,235.2	1,375	\$1,314.9
Public Benefit Conveyance	120	\$41.7	215	\$314.8
<b>Totals</b>	<b>22,816</b>	<b>\$14,555.8</b>	<b>40,636</b>	<b>\$7,701.4</b>

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



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.

# Performance Measures

## Condition Index of Common Building Predominant Use Codes: FY 2006 and FY 2007

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:

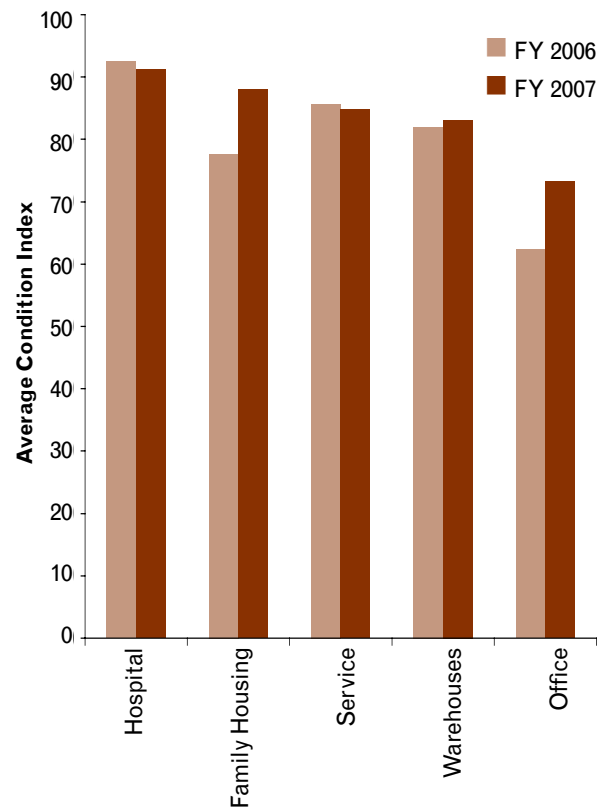
$$CI = (1 - \text{\$repair needs} / \text{\$PRV}) \times 100$$

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% to 100%. The higher the CI, the better the condition of that asset.

Agencies submit CI data for only buildings and structures, not for land. The following chart details the FY 2006 and FY 2007 average CI and number of assets reported to the FRPP for the following five common building predominant use categories: Hospital, Family Housing, Service, Warehouses, and Office.

The FY 2007 CI of both Family Housing and Office show significant increases as compared to FY 2006 data; both the Family Housing CI and Office CI increased by more than 10 percent. The increase in the Family Housing CI and Office CI may be the result of the disposal of assets in poor condition, completed asset repairs, or improved data reporting. The Hospital building predominant use category was reported to have the highest CI in both FY 2006 and FY 2007.



Predominant Use	FY 2006 Average Condition Index	FY 2006 Number of Assets (thousands)	FY 2007 Average Condition Index	FY 2007 Number of Assets (thousands)
Hospital	92.54	1.3	91.19	1.1
Family Housing	77.59	116.3	88.00	111.2
Service	85.63	44.7	84.71	40.2
Warehouses	81.97	83.7	83.06	92.7
Office	62.27	41.7	73.17	41.1

## Utilization by Number of Building Assets: FY 2007

According to FRPC guidance, Utilization means the extent to which a property is used to its fullest capacity. 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
- **Warehouse:** ratio of gross square feet occupied to current design capacity
- **Laboratory:** ratio of active units to current design capacity
- **Family Housing:** percent of individual units that are occupied

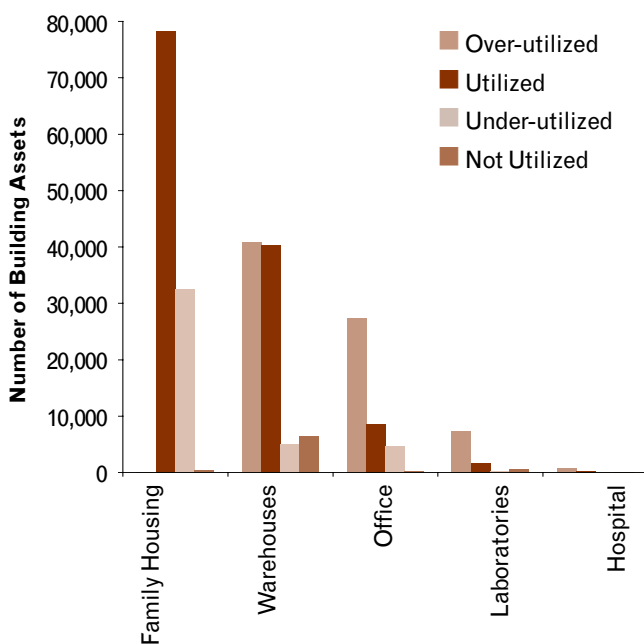
Current design capacity is defined as the maximum capacity at which an asset, facility, or system can operate, regardless of statutory, regulatory, contractual, or other conditions or restrictions.

When reporting Utilization, agencies rank each asset among the following four rates of Utilization: Over-utilized, Utilized, Under-utilized, and Not utilized. 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>Warehouse</b>	>85%	50-85 %	10-50 %	<10 %
<b>Laboratory</b>	>85%	60-85 %	30-60 %	<30%
<b>Housing</b>	N/A	85-100 %	<85%	N/A

Agencies may choose to report Utilization for other predominant use categories, and may do so based on agency-specific definitions, but reporting Utilization for any other predominant use categories is optional.

In FY 2007, Over-utilized and Utilized building assets account for more than 80 percent of the total number of reported building assets associated with the five required building predominant use categories. Under-utilized and Not utilized building assets account for the remaining 20 percent of the total number of reported building assets associated with Office, Hospital, Warehouse, Laboratory, and Housing.



Predominant Use	Over-utilized	Utilized	Under-utilized	Not Utilized	Total Number of Assets
Family Housing	30	78,290	32,490	430	111,240
Warehouses	40,830	40,250	5,060	6,530	92,670
Office	27,380	8,670	4,800	230	41,080
Laboratories	7,340	1,670	260	720	9,990
Hospital	760	230	100	60	1,150
<b>Totals</b>	<b>76,340</b>	<b>129,110</b>	<b>42,710</b>	<b>7,970</b>	<b>256,130</b>

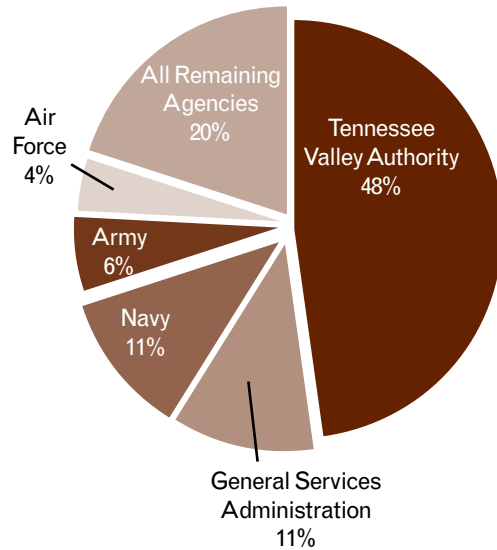
## Annual Operating Costs by Agency and Asset Type: FY 2007

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

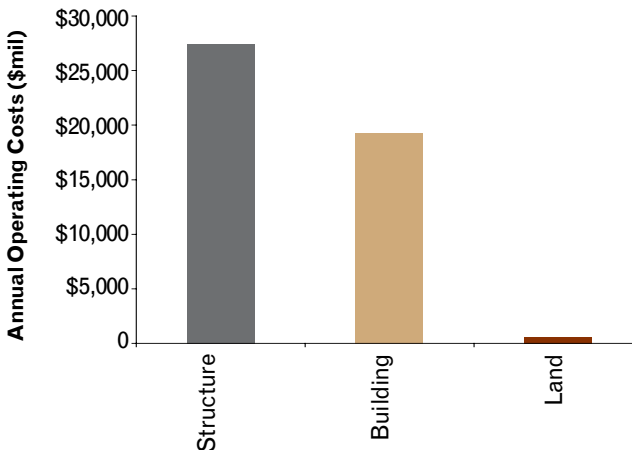
- Recurring maintenance and repair costs
- Utilities (includes plant operation and purchase of energy)
- Cleaning and/or janitorial costs (includes pest control, refuse collection, and disposal to include recycling operations)
- Roads/grounds expenses (includes grounds maintenance, landscaping, and snow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

The five agencies that reported the largest Annual Operating Costs for FY 2007 include the Tennessee Valley Authority, General Services Administration, Navy, Army, and Air Force. Together, these five agencies' Annual Operating Costs account for 80 percent of the total FY 2007 Annual Operating Costs.

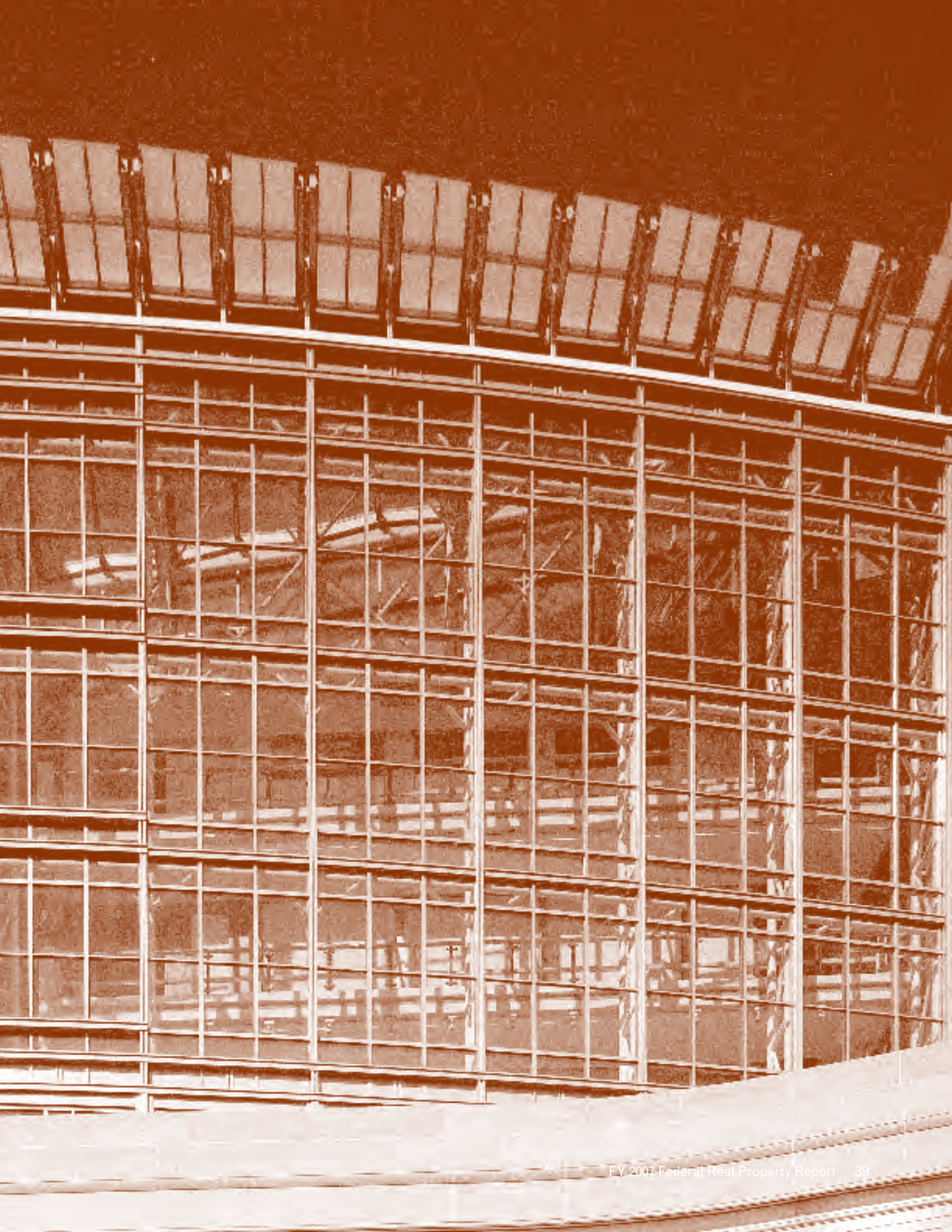


Agency	FY 2007 Annual Operating Costs
Tennessee Valley Authority	\$22,902,500,300
General Services Administration	\$5,101,487,000
Navy	\$4,996,743,300
Army	\$2,915,271,900
Air Force	\$1,971,570,800
All Remaining Agencies	\$9,454,691,300
<b>Total</b>	<b>\$47,343,264,600</b>



Asset Type	FY 2007 Annual Operating Costs
Structure	\$27,441,761,000
Building	\$19,308,646,300
Land	\$592,857,300
<b>Total</b>	<b>\$47,343,264,600</b>







# Appendix



## 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.
- **Other Institutional Uses:** Buildings used for institutional purposes other than schools, hospitals, and prisons, such as libraries, chapels, museums, 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.
- **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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