



GSA Public Buildings Service

OFFICE OF REAL PROPERTY UTILIZATION AND DISPOSAL

FY 2015 PERFORMANCE OVERVIEW





Above: **Gay Head Light, Martha's Vineyard, MA.**

Cover image: **The Hawthorne Federal Building, Hawthorne, CA.**

Back cover image: **Saybrook Breakwater Light, Old Saybrook, CT.**

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Above: **Former SSA Building Montclair, Montclair, NJ.**

MISSION

To lead the Federal Government in optimizing its real property portfolio through effective disposition & utilization strategies

OVERVIEW

GSA was founded in 1949 with the enactment of the Federal Property and Administrative Services Act (Property Act). The Property Act authorizes GSA to provide realty services to all Federal land holding agencies (LHA). The Office of Real Property Utilization & Disposal (RPUD) provides these services through this authority or through authorities available to individual LHAs. Since GSA's inception the federal real estate landscape has dramatically changed. To adapt to these changes RPUD has evolved from being solely the Property Act disposal agent to a customer-centric government wide realty services provider.

The RPUD program offers LHAs a wide range of realty services, expert guidance and analytical tools. Services include: transaction support, due diligence analysis, targeted asset reviews, highest and best use studies, appraisals, marketing strategies, environmental assessments and historic evaluations. RPUD leverages its services, tools and expertise to drive optimal real estate outcomes that are tailored to an agency's unique mission requirements. These outcomes result in a more efficient operation of the federal real property portfolio.

RPUD also continued its strong advocacy tradition in promoting full utilization of federal property and exploring innovative solutions to reposition assets. In FY15, RPUD worked with all Chief Financial Officers (CFO) Act Executive Branch departments and agencies to review their Reduce the Footprint (RTF) plans. RTF plans are designed to identify ways to aggressively dispose of surplus properties held by the Federal Government, make more efficient use of the government's real property assets, and reduce the total square footage of their domestic office and warehouse inventory relative to an established baseline. RPUD participated in a variety of meetings and shared best practices with client agency partners to assist in this disposal effort.

FY2015 HIGHLIGHTS

In light of the frugal federal budget climate of the past few years, many LHAs looked at GSA to explore new strategies to transform the way they manage their real property portfolios. The Freeze the Footprint initiative has transformed into a Reduce the Footprint effort, where LHAs must identify ways to reduce their office and warehouse space. RPUD has provided assistance through the review of draft and final RTF plans. Additionally, RPUD has provided additional disposal guidance to agencies via the 3 Day Utilization and Disposal Training Course developed by RPUD. Participants in this course learn how best to reduce their agencies footprint and typically engage with RPUD following the training regarding specific service and disposal projects.

In FY15, GSA partnered with agencies to dispose of 173 assets government-wide and generated \$66 million in proceeds. To help agencies effectively perform their portfolio planning, RPUD offers a number of services at an at-cost business model via Reimbursable Work Authorizations (RWAs).

Summary of FY2015 Government-wide Disposals

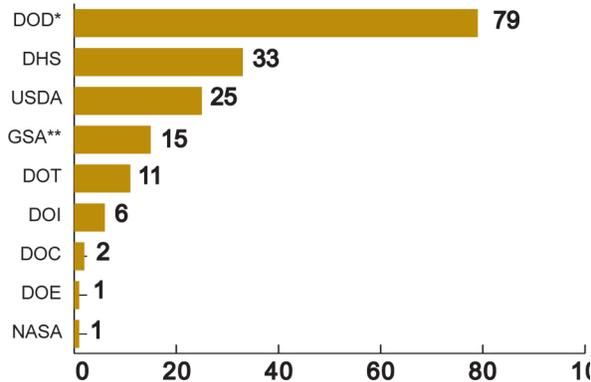
FY2015	# of Disposals	Estimated Fair Market Value	Proceeds
Public Sales	133	N/A	\$57.90
Negotiated Sales	14	N/A	\$8.00
Public Benefit Conveyance	17	\$10.90	\$0
Federal Transfers	9	\$0.70	\$0.10
TOTAL	173	\$11.60	\$66.00

Source Data: Rediforce data through September 30, 2015; dollars are in millions

CUSTOMER PROFILE

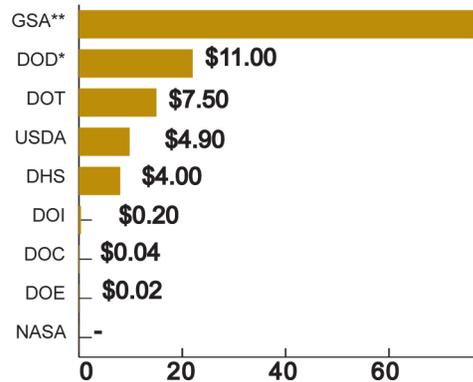
In recent years RPUD's top customers include: Department of Defense (DOD), Department of Agriculture (USDA), General Services Administration (GSA), Department of Interior (DOI), Department of Homeland Security (DHS) and Department of Transportation (DOT). These six agencies are consistently implementing the highest number of disposals and generating the most proceeds. Combined, they have a total of 885 disposals and \$271.93 million in proceeds over the past five

Customers by Number of Disposals FY2015



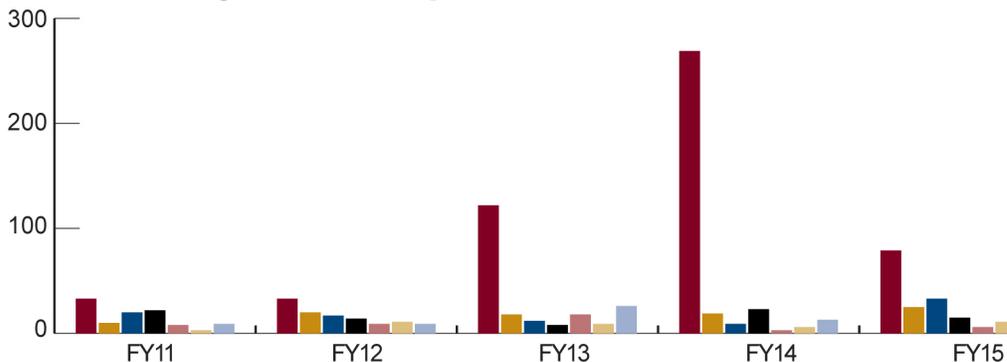
*DOD includes 59 reimbursable properties
 **GSA includes PBS and reverters

Customers by Proceeds FY2015 (\$ in millions)

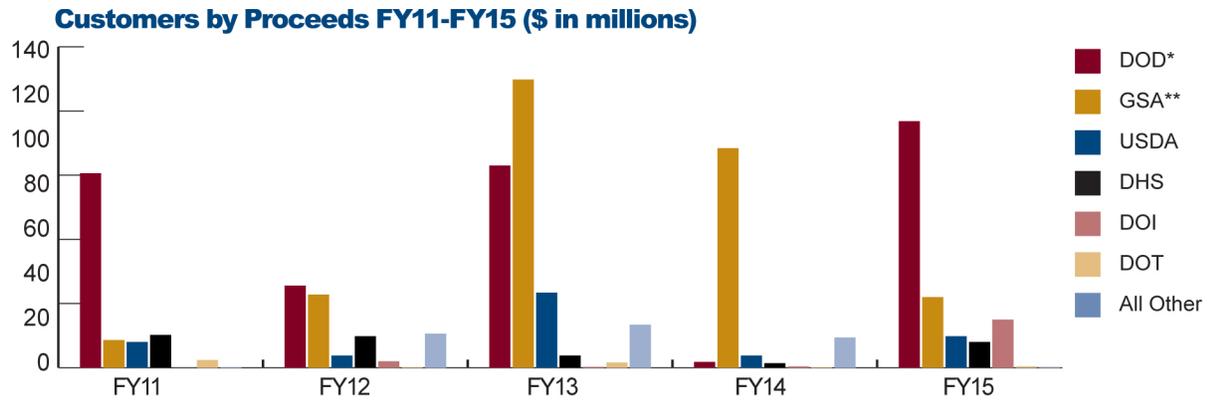


*DOD includes 59 reimbursable properties
 **GSA includes PBS and reverters

Customers by Number of Disposals FY11-FY15



*DOD includes reimbursable properties
 **GSA includes PBS and reverters



*DOD includes reimbursable properties

**GSA includes PBS and reverters

years.

RPUD is committed to helping agencies effectively perform their portfolio planning. RPUD's staff of skilled and experienced professionals, environmental specialists, legal counsel, real estate experts, creative and knowledgeable realty marketers, auctioneers, project managers, and contracting officers, consistently deliver the best results for our Federal customers. Additionally, RPUD has contracting vehicles in place to assist agencies with a wide array of analytical and transactional services designed to complement any LHA's utilization or disposal needs.

RPUD offers services to assist agencies including: real property valuation (appraisals, highest and best use analysis), due diligence (title survey, environmental characterization, condition assessments, targeted asset reviews), transactional services (brokerage services, comprehensive repositioning, community/stakeholder coordination, relocation, exchange, outlease, auction), marketing services (advertising, open houses, website, industry days), various environmental services, targeted portfolio and market reviews, and interactive realty workshops and training.

CUSTOMER OUTREACH

RESOURCE CENTER

The Resource Center (<http://propertydisposal.gsa.gov/>) is RPUD's external marketing and informational website. The website is used to post screening notices for excess properties, market properties that are currently for sale on our online auction site (realestatesales.gov), and contains all pertinent sales documents. In addition, our website allows the public to sign up to receive email updates on properties listed on the homepage. Federal agencies can use our homepage to report property excess to GSA, via the Report of Excess Portal. Some highlights of the website include an interactive mapping feature that is visible on the homepage that displays all properties for sale or with a current notice of availability, subscription services, and the Report of Excess Portal.

SOCIAL MEDIA

RPUD has dedicated Facebook and Twitter accounts. These accounts are linked from the Resource Center. The Facebook account is called GSA Office of Real Property Utilization & Disposal. The twitter account is @GSA_RPdisposal. These accounts are used to engage our potential bidders, customers and the general public about items of interest as they relate to GSA Real Property. Our regional realty specialists also use the accounts to promote upcoming open houses, sales and other regional events.

REALESTATESALES.GOV

In FY2011, PBS began a partnership with GSA's Federal Acquisition Service (FAS) to use the GSAAuctions website to sell surplus real property to the public via online auction. The auctions are completely web-based, allowing all registered participants to bid on property within specified timeframes. The online capabilities provide competitive bidding, on-line photos, videos, and facilitates the sale of properties located across the country to any interested buyer, regardless of location.

UTILIZATION & DISPOSAL TRAINING PROGRAM

This comprehensive program is intended to be an interactive resource for federal real property professionals. The format can be class room instruction or a workshop that encourages open discussions on real property utilization and disposal issues, as well as projects. The comprehensive 3-day class is an interactive resource for Federal real property professionals.

Course topics include:

- Effectively navigating real property laws, regulations, roles and responsibilities;
- Asset management and repositioning strategies;
- How to report real property excess;
- The real property disposal process and other transactional options; and
- Environmental and historic laws and applications as they relate to the utilization and disposal of Federal real property.

The class topics are routinely updated in response to new laws, regulations, and legislation, and illustrated using examples of real property transactions.

There are two training class options offered for our 3-Day Real Property Utilization Disposal Training Class, either multi-agency classes or sole agency classes that can be tailored to a specific agency's needs.

GSA maintains its relationships with its customers through training opportunities and constant communication. In FY 2015 RPUD offered eight classes to a total of 24 agencies and 165 attendees.

FY 2015 Conducted Classes				
Agency	Attendees	Location	Date	Setting
Commerce (4 agencies)	20	Washington, DC	March 24-26	3-Day Class
Multi-Agency (9 agencies)	25	Denver, CO	April 14-16	3-Day Class
Multi-Agency (14 agencies)	31	Washington, DC	May 5-7	3-Day Class
NASA (1 agency)	9	Washington, DC	May 12-14	3-Day Class
Forest Service (1 agency)	21	Sacramento, CA	June 2-4	3-Day Class
Indian Health Service (5 agencies)	20	Albuquerque, NM	June 23-25	3-Day Class
Multi-Agency (10 agencies)	28	Seattle, WA	August 4-6	3-Day Class
USACE-Huntington District (1 agency)	11	Huntington, WV	Sept. 15-17	3-Day Class
TOTALS: 24 Agencies	165 Attendees	8 Locations	8 Dates	8 Classes

Multi Agencies Attendees include:

Army, BLM, BOR, CBP, DOE, EDA, FS, FWS, GSA, IBWC, IHS, Navy, NOAA, NNSA/DOE, NPS, USACE, USAF, USAR, USCG, USGS, VA

Class Attendees Testimonials:

- I was impressed at the depth and breadth of this class. Really appreciate the tie in with learning throughout the course.
- The environmental was good info for me. The disposal modules greatly improved my understanding. Well-presented and laid out topics as well as training book.
- All presenters were extremely well informed and seemed very passionate about their jobs.
- I can't think of a better group of well-informed, knowledgeable instructors- great skills, knowledge, and personalities. Thank you!
- Session gave great insight into why we are required to perform and/or contract these services and reports with respect to real property.
- Excellent training. All information very applicable to job - management of real property. Made me aware of many issues that need to be considered and accounted for in disposal. Information also useful in property management and construction. All speakers were obviously subject matter experts - much appreciated! Glad GSA is available to work through these issues!

For more information on the training program, please contact Gary Jordon at 202.501.1219.

NATIONAL CUSTOMER DEVELOPMENT TEAM (NCDT)

In addition to the increased workload associated with RPUD's traditional customers, OMB's recent Reduce the Footprint initiative has created opportunities for new customer outreach efforts. The office has selected twelve agencies for concentrated follow up over the course of FY2016. These agencies include Department of Veterans Affairs, U.S. Postal Service, National Aeronautics and Space Administration (NASA), and Department of Transportation.

NCDT was established in 2007 to assist RPUD's federal agency outreach efforts. The team aims to educate and market RPUD services to client agencies, cultivate relationships with them to better assess their needs, and continuously evaluate RPUD's processes for enhanced efficiency and effectiveness.

NCDT is comprised of RPUD regional and central office staff with expertise in realty services, customer relations, training implementation, and marketing. NCDT's core functions include:

- Facilitate customer outreach efforts
- Educate agency customers on how to effectively work with RPUD to meet their real estate needs
- Share successful regional efforts (ex. Transaction Catalogue and marketing)
- Increase focus on utilization and pre-excess work
- Encourage all RPUD personnel to get involved in executing the NCDT marketing plan with their agency customers

In FY 2015, NCDT continued its efforts to interface with federal LHA through the following tasks:

- Distributed four Quarterly Updates to 3,200 agency customer contacts keeping them abreast of real estate news, RPUD services and RPUD accomplishments.
- Conducted three webinars to over 200 federal and military real estate professionals. Topics included:

- 1) Targeted Asset Reviews
- 2) GSA Appraisal Services
- 3) Real Property Disposal Project Management

- Produced and printed a new marketing brochure, Office of Utilization and Disposal brochure, which is available at our website <http://disposal.gsa.gov/FAA>.
- Updated federal agency real estate information monthly through the team's Agency of the Month initiative.
- Updated and produced the NCDT FY2016 Marketing Plan which provides all RPUD regions with a template for an aggressive marketing effort throughout the year.



MARKET OFFERINGS

DISPOSALS

RPUD is responsible for reducing the number of underutilized federal assets to better invest federal taxpayer money. Although many agencies have their own real estate authorities, many still choose GSA due to our program efficiency and expertise in developing strategies to address underutilized real property. RPUD provides realty services to other agencies that include examining asset utilization, performing site inspections, analyzing relocation efficiencies, checking for exchange opportunities, obtaining asset valuation and assisting in the disposal of truly unneeded real property.

RPUD develops strategies for a wide range of property types including land, office buildings, warehouses, former post offices, farms, family residences, commercial facilities, lighthouses, prisons, airfields and more. These properties can be located in the United States, Puerto Rico, the U.S. Virgin Islands, or the U.S. Pacific Territories. When disposing of federal real estate, RPUD follows a process mandated by federal law and Executive Orders.

The chart below illustrates the various disposal methods (in order of progression) that may be utilized when finding the best possible use for excess federal property. However, not every property goes through every step of the process.

Excess	Federal Transfer	Surplus Property	Negotiated Sale	Public Sale
If a Federal agency no longer needs a property to carry out its program responsibilities, it reports this property as 'excess' to its needs.	GSA first offers excess property to other Federal agencies that may have a program need for it. If another Federal agency identifies a need, the property can be transferred to that agency.	If there is no further need for the property within the Federal Government, the property is determined "surplus" and may be made available for other uses through public benefit conveyances (PBCs), negotiated sales, or public sales.	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.	If state and local governments or other eligible non-profits do not wish to acquire the property, GSA disposes of surplus property via a competitive sale to the public.

FEDERAL TRANSFERS

Once a federal agency reports a property as excess to its needs GSA first offers the excess property to other federal agencies. If another federal agency identifies a need, the property can

FY2015 Federal Transfers

# of Properties	Estimated Fair Market Value
9	\$0.7M

The federal agency requesting the property must pay Fair Market Value (FMV) to acquire the property. Agencies may ask for a waiver of FMV, which must be supported by GSA. The Office of Management and Budget (OMB) is the final approval authority.

GSA facilitates any agreements between the landholding agency and the acquiring agency, and custody of the property via a transfer letter. The title of the property will remain within the United States government.

PUBLIC BENEFIT CONVEYANCE

If no federal agency expresses interest in a property, GSA determines it “surplus” and screens the property for public benefit conveyance (PBC) purposes to state and local governments and in some cases nonprofits. Under existing federal law, these institutions may acquire surplus federal real property at discounts of up to 100% for various types of public use. These uses include: homeless assistance, education, public health, park and recreation, self-help housing, historic monument, correctional, law enforcement, emergency management, port, wildlife conservation,

FY15 DISPOSALS



Albuquerque Old Post Office Albuquerque, NM

The Albuquerque Old Post Office, constructed in 1908, includes 0.60 acres improved with a three-story 53,639 square feet office building with a basement, covered loading deck and 12 surface parking spaces. The property is located in downtown Albuquerque, New Mexico. The surrounding land use includes office buildings, mixed-use retail and the former 517 Gold Federal Building. In May 2015, the property was conveyed pursuant to

Public Law 113-190, Albuquerque, New Mexico, Federal Land Conveyance Act of 2013. This Act authorized GSA to convey the property to the Amy Biehl High School Foundation. The disposal generated \$29,940.00 in sales proceeds. Originally, the property served as a Post Office and District Courthouse in the early 1900's. Since 2005, the property was leased to the Amy Biehl High School Foundation who used the site as a school. The school invested \$4.2M to renovate the property to be suitable for use as a public school.

public airport, highway, public road widening and power transmission lines. The intent of a PBC is to support property uses that benefit the community as a whole.

It is important to note that when there is no federal need of an excess property and it is determined surplus, homeless needs/uses under Title V of the McKinney-Vento Homeless Assistance Act have priority over all other public benefit uses of surplus real property. Title V of Public Law 100-77, as amended by Public Law 100-628, as well as court orders issued by the U.S. District Court for the District of Columbia requires landholding agencies to review their real property holdings to identify those that are unutilized or underutilized. They submit this information to the Department of Housing and Urban Development (HUD). HUD then determines if the properties are suitable for homeless use.

FY2015 Public Benefit Conveyances

# of Properties	Estimated Fair Market Value
17	\$10.9M

For each of the public uses listed above, a designated federal “sponsoring agency” serves as the subject matter expert, screens applications from local governments and eligible non-profit organizations and recommends to GSA whether the property should be used for the applicable public benefit use. Upon approval by GSA, the property is conveyed to the recipient and monitored for compliance, either by GSA or the sponsoring agency, depending on the authorizing statutes of each program. The terms of public benefit conveyances may restrict the use of the property anywhere from 20 years to perpetuity, depending on the program.

FY15 DISPOSALS



Crested Butte Forest Service Live Auction Crested Butte, CO

The property includes the West Lot consisting of 7,885 +/- sq. ft. of fee land, improved with a 2 bed, 1 bath, 1,246 +/- sq. ft. one-story residence, plus a 1,083 +/- sq. ft. basement and an attic, and the East Lot consisting of 7,760 +/- sq. ft. of fee land and is improved with a 1,049 +/- sq. ft. one-story office with a basement and attached two car garage; as well as a 1,603 +/- sq. ft. two-story shop/garage, constructed in 1940. It is located within the Historic

core of the Town of Crested Butte, Colorado, at the corner of 1st Street and Gothic Avenue. The property was sold at a live public auction for a total of \$583,584, above the holding agency’s expectations.

For more information on the PBC program, please contact David Stinson at 202.208.0324 and see the list of sponsoring agency contacts in the Appendix.

NEGOTIATED SALE

A negotiated sale is a transaction in which the Federal Government offers state and local governments the right to purchase property at appraised fair market value before it is offered to the general public. Property acquired via negotiated sale must be for a public purpose, although they are not restricted to a particular use. Local agencies may elect to acquire a property through a negotiated sale instead of acquiring the property by a specific public benefit conveyance.

FY2015 Negotiated Sales

# of Properties	Proceeds
14	\$8.0M

Much like a public benefit conveyance, a negotiated sale can bring about substantial benefits for the local community and municipality. State or local governments can purchase a property before it is listed on the open market.

In most instances, localities save money by reusing federal facilities and avoiding unnecessary expenses associated with building new structures. Federal facilities can often be adapted to another public use without substantial rehabilitation costs. For example, a federal courthouse may be easily retrofitted as a local courthouse facility.

FY15 DISPOSALS



Texas Avenue Norfolk, VA

This residential single family house is located approximately 30 miles from Virginia Beach. This property was a small older property in generally poor condition. In addition, the siting of the property presented considerable challenges as well. The properties immediately adjacent to this property were in a blighted condition. Additionally, the Interstate 64 sound wall was within ¼ mile of the property, which resulted in significant traffic noise at the property. This property was sold after 90 days of marketing on realestatesales.gov. Finding bidders was challenging due to the poor condition of the site, but ultimately 3 bidders participated in the sale, resulting in a final price of \$95,000.

PUBLIC SALES

If no interest from eligible public or non-profit entities is received within the excess and surplus screening periods, or received applications are not acceptable to the sponsoring agency, GSA concludes that there is no public benefit use for the property and proceeds to market the property for competitive public sale. GSA can sell properties via online auction, sealed bid auction and live outcry auction.

FY2015 Public Sales

# of Properties	Proceeds
133	\$57.9M

UTILIZATION

The asset utilization programs help federal agencies more effectively use the properties in their inventories by finding the best and most efficient use of an asset. RPUD helps to promote the effective utilization of federal real property assets as well as the repositioning of real property that is no longer mission critical to federal agencies.

This section highlights utilization services offered by RPUD, including Targeted Asset Reviews (TARs), compliance inspections, relocations, appraisals, acquisitions, abrogations, and the utilization and disposal training program.

FY15 DISPOSALS



Alabama Avenue, SE Washington, DC

This property is a 4 bedroom residential unit with a small kitchen, dining area, living room and 2 full bathrooms. The unit was in poor condition and required significant updating of fixtures, trim, paint, etc. It is located in Southeast, Washington, DC, near the Suitland Parkway, approximately 4 miles from downtown Washington, DC. The property was originally offered for sale on our online auction site. It was awarded to the high bidder, but, despite extensive efforts to work with the purchaser, the awardee defaulted, and the property was re-advertised for sale. Also, the property had a restriction via HOA covenants which allowed no more than 10% of units in the complex to be used for rental, therefore this unit would not have been allowed to be used for rental. GSA negotiated with the Condo Association to amend the covenants and allow more rental units, which allowed GSA to pursue the sale, via negotiation with another party for \$85,000.

TARGETED ASSET REVIEWS

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

- Increasing their knowledge of individual assets
- Understanding the role of each asset in supporting agency mission objectives
- Examining current and future utilization alternatives
- Due diligence review which includes collecting and organizing title, environmental, historic and cultural information
- Identifying real estate and community issues affecting the property

RPUD introduced the TAR concept in 2002 as an approach to help agencies develop and implement sound asset management and redeployment strategies. GSA has completed over 270 TARs for 20 agencies; including 10 TARs in FY2015. Some of the items in a TAR report include: basic property information such as size, description, buildings, title history; easements, permits and licenses; environmental concerns; historic and cultural information; community and stakeholder interests; and most important formal asset recommendations.

FY15 DISPOSALS



Former Federal Reserve Branch Bank Building Seattle, WA

This property is a 25,920 SF lot, improved with a 65 year old, four-story building, with 23 underground parking spaces and a two-story vault in the basement totaling 119,450 GSF. The building was listed on the historical register and will require extensive renovations prior to reuse. It is likely that the building will be renovated and a 30 story office tower will be constructed over the historic building using available air rights. The building is located on a block that City code allows high rise construction. The property was successfully sold through a public online auction for \$16,000,000.

Generally, TARs are performed at no-cost to agencies. If agencies would like additional work performed above the scope of a TAR, RPUD can contract and manage this work on a reimbursable basis. RPUD can provide sample TAR reports if requested.

COMPLIANCE INSPECTIONS

RPUD performs compliance monitoring for four of the public benefit conveyance (PBC) programs through which surplus federal real property is conveyed for a specific public purpose. The four programs for which GSA has compliance monitoring responsibility are emergency management, law enforcement, correctional and wildlife. The purpose of compliance monitoring is to ensure and verify that the grantee is using the property in accordance with the deed, for the purpose for which it was conveyed. Properties for these public benefit uses are conveyed to the grantee at 100 percent discount and require compliance in perpetuity.

RPUD typically performs site visits to 20 percent of the inventory each year, resulting in each property being inspected on average every five years. During the site visits, GSA tours the property with representatives of the grantee to verify use of facility/property and reviews the current use against the original application and deed covenants. Upon completion of the inspection, GSA documents the findings. If the property is being used in accordance with the instrument of conveyance, a recommendation is made that the grantee remains in possession of

FY15 DISPOSALS



Boulder City Housing Boulder City, NV

The Coast Guard (CG) provides housing to its active duty personnel and their families in areas where there is a challenging housing market. Congress granted CG the authority to sell CG housing properties to the public for fair market value. GSA, as CG's agent, sold four single family residences in the same neighborhood via online auction in Fall 2014. The property condition ranged from fair to good. GSA successfully coordinated

the closing of the properties in January/February 2015. Sales proceeds totaling \$698,351 will be retained by CG to support their military housing fund.

the property. If compliance issues are discovered, they are documented and plans for corrective action are established. GSA completed 53 compliance inspections in FY2015.

GSA's delegation to DOD of Authority for Base Realignment and Closure (BRAC) reserved for GSA the post-conveyance responsibilities for PBCs issued by DOD under that authority. GSA's reservation of post-conveyance authorities enables DOD to focus its resources on closing out BRAC actions, including real property disposal. Since the FY14 delegation, RPUD has initiated monitoring and compliance actions for correctional, law enforcement, emergency management (including fire protection) and wildlife conservation PBCs issued by DOD. In addition, RPUD is actively managing, with the affected sponsoring agencies and community stakeholders, post-conveyance issues on five DOD-issued PBCs that will require a change of program use or abrogation. RPUD anticipates that an ongoing, regular number of PBCs will emerge as needing some form of post-conveyance management in the long term. There are over 500 PBCs that DOD has issued since the inception of BRAC in 1988. The delegation of authority for BRAC will be renewed with DOD in FY19.

RELOCATION PROGRAM

RPUD's relocation program, authorized through a series of statutory provisions, initiated by Public Law 100-202 provides a unique authority that may be applied when a federal landholding agency has a mission need for real property, but its current property may not be optimal for accomplishing its mission. The relocation program specifically enables RPUD to front the costs to relocate a federal landholding agency from such suboptimal space to a new location and provides authority to proceed directly to sell the vacated property. RPUD provides this service only in conjunction with a GSA-directed disposal, and any relocation and disposal costs incurred by GSA must be reimbursed through the sale.

FY15 DISPOSALS



Pālehua Solar Observatory Southwest Oahu, HI

Located in Southwest Oahu, 30 miles west of Honolulu, Hawaii, at an elevation of 1,680 ft above sea level in the southern ridge of the Waianae Mountain Range, the former “Middle Site” of the Nike-Hercules Missile Radar Facility was constructed in 1961 by the Army. It was subsequently transferred to the Air Force in 1974 for support of high priority national space and military programs. The

site contains 4.2 acres of land improved with 7 administrative and special-use buildings and has no legal right of access or water rights. The Pālehua facility’s former mission was to provide weather data, solar alerts, forecasting, and other communications products and analyses in support of Air Force Space Command. In January 2015 RPUD conveyed the property to Gill-Ewa Lands, which owns the private land completely surrounding the facility, via negotiated sale in the amount of \$220,000. 10 U.S.C. 9781 authorizes GSA to dispose of surplus property previously used to support missile launch operations to the surrounding landowner at fair market value. The new owner now utilizes the property to headquarter its conservation and agricultural projects, consistent with surrounding area uses including mountain preservation, re-forestation, agriculture, cow ranching, cabin campsites and residences.

PROFESSIONAL REAL PROPERTY SERVICES

APPRAISALS

RPUD offers cost effective, timely, and professional appraisal and related services to other federal agencies on a reimbursable basis. Services include appraisals in support of all types of real estate transactions, including reviews of third party appraisal reports, consultations, feasibility studies, highest and best use analyses, marketability studies and asset and utilization evaluations.

ACQUISITIONS

RPUD provides expertise, resources and information to federal agencies for fulfilling their land acquisition and relocation needs.

On a reimbursable basis RPUD can provide assistance to federal agencies for the following site acquisition services:

- Consultation with agency representatives on site selection activities, and facilitation of necessary due diligence including feasibility studies, site searches and evaluations.
- Preparation and execution of contracts necessary for site due diligence and acquisition activities.

FY15 DISPOSALS



San Ysidro Acquisition San Diego, CA

The San Ysidro Land Port of Entry is located just south of San Diego and is the largest border crossing, in both size and number crossings, in the country. GSA acquired 10+ acres from a private landowner to be used primarily for the realignment of a portion of Interstate 5 in order for southbound vehicular traffic to connect with a newly constructed Mexican facility known as El Chaparral. GSA worked tirelessly with the landowner, a major national

retailer, to negotiate a fair price and rectify title issues. Once a purchase agreement was signed, GSA worked with the seller, as required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. §4601), to manage the complexities associated with relocating its displaced business.

- Conduct formal negotiations with property owners to acquire land and/or other real property interests and document negotiation sessions with property owners.
- Initiation of eminent domain proceedings with agency counsel and DOJ if condemnation is determined to be necessary.
- Preparation of transaction documents; obtain legal review and arrange for transaction closing. Establish a case file and accounting records, and turn over such records of work undertaken for each site acquisition project.

ABROGATIONS

RPUD performs abrogation services, which are negotiated removal or replacement of all or certain restrictions included in the deed conveying property for a public benefit conveyance purpose. Depending on the PBC program the grantee may have the option of buying out the restrictions, placing the restrictions on another comparable property, retransferring the property to another PBC program or substituting another grantee.

CONTRACTING STRATEGIES

To complement its expertise and to enhance service offerings, RPUD provides a variety of contractual vehicles that offer federal clients access to realty and environmental firms. In FY 2014, RPUD established a new broad and flexible contracting vehicle, through which GSA and federal landholding agencies can have access to comprehensive, individual and specialized real estate related services. This vehicle, called the Real Property Sales and Support Services (RPSSS) Blanket Purchase agreement (BPA), allows GSA to leverage its considerable real estate expertise, by utilizing that of some of the real estate industry's most experienced and successful real estate services providers.

Currently, the BPA has an annual cost ceiling of \$12.8 million and consists of eight contractor teams providing an array of services including:

- Analysis of national and local markets
- Due diligence services
- Sales-related services
- Marketing

FY15 DISPOSALS



Hawthorne Federal Building Road Widening Project Hawthorne, CA

The Hawthorne Federal Building is located in the northwest section of the City of Hawthorne near Los Angeles International Airport, and considered the “hub” of LA’s South Bay area due to quick freeway access to the entire Southern California region. In February 2015 RPUD granted permanent roadway and aerial easements totaling 0.31 acres to the City of Hawthorne pursuant to GSA easement authority under 40 USC

§ 1314. The City of Hawthorne will widen and improve the north side of the existing roadway, located on a portion of the Federal facility, to add needed lane capacity on Marine Avenue at Aviation Boulevard. This effort will also provide a dedicated receiving westbound lane from the Federal building driveway and a right-turn pocket to facilitate ingress to the FAA parking lot areas. In exchange for the required property, the City will perform construction services including landscaping, tree planting, irrigation, drainage, bollard and other architectural and security-related work on a portion of the Federal site. The City project will also facilitate installation by SOCAL Edison of new/ upgraded power poles within the expanded sidewalk and roadway. As a result of the transaction GSA has accrued direct, tangible real property improvements in the amount of \$460,245.

- Advertising
- Property utilization studies
- Evaluation and disposal of leasehold interests
- Asset management
- Environmental consulting and analysis
- Demolition consulting and analysis
- Financial performance analysis

Through the use of the BPA, Federal landholding agencies can obtain contractor support to assist with managing, utilizing, disposing or otherwise repositioning their real property assets. Agencies will be better positioned to meet sales proceeds and cost savings targets; accelerate real property sales and maximize sales proceeds; decrease expenses on fully-utilized real property; identify appropriate properties to divest or retain; and develop appropriate metrics to measure performance and report compliance with various policy mandates.

The RPSSS BPA concluded its first Option Year on October 31, 2015 with 31 BPA calls in almost every service category with an aggregate value of \$1,155,036.20. These projects were performed by the RPSSS BPA contractors, through GSA on behalf of several landholding agencies; Army Corps of Engineers, United States Coast Guard, United States Air Force, Bureau of Reclamation, National Park Service and GSA's Office of Portfolio Management to name a few.

OTHER PROGRAMS

LIGHTHOUSE PROGRAM

The National Historic Lighthouse Preservation Act of 2000 (NHLPA), gives priority to public bodies and nonprofit organizations to acquire a historic light station at no-cost (i.e. conveyed without monetary consideration) through a competitive application process administered by the National Park Service (NPS). If no steward is identified through this process, the NHLPA authorizes GSA to conduct a public sale of the light station.

The USCG, NPS, and GSA implement the NHLPA program through a unique federal partnership aimed at preserving the historic and cultural significance of America's historic light stations.

Roles of Agencies

- USCG – Identifies and reports excess light stations to GSA.
- NPS – Issues application to interested parties. Review and evaluates applicants. Selects no-cost grantee.
- GSA – Issues Notice of Availability to interested parties. Develops and executes conveyance documents.

Since the NHLPA program's inception in 2000, 122 light stations have been transferred to new stewards. In FY15, GSA issued six Notices of Availability (NOAs) for public bodies to apply for a light through the NHLPA Program. In addition, eight historic light stations were conveyed through the program. Two light stations were conveyed through no-cost stewardship transfers to government or not-for-profit organizations and six were conveyed through public sales, generating \$876,250 which will be reinvested in the USCG's Aids to Navigation (ATON) program. GSA also held its inaugural NHLPA Regional Coordinators meeting in Boston, MA which included a site visit to the Baker's Island Light.

ENVIRONMENTAL PROGRAM

RPUD continues to lead the Federal Government in repositioning both historically significant and environmentally challenged real property. RPUD's national environmental team bolsters RPUD's ability to provide innovative environmental solutions to its customer agencies. Comprised of realty specialists, environmental specialists, and legal counsel, RPUD's environmental team provides environmental guidance and training to RPUD's zonal offices and customer agencies. In FY2015, the environmental team continued to support all of RPUD's national customer training initiatives, and served as a necessary forum for critical cross-regional transaction collaboration on complex properties. The environmental team met in September 2015 to share best practices among the team members, as well as the regional review appraisers regarding how environmental and historic challenges may impact the value of real property. The environmental team also addressed complex regulatory issues, identified stakeholder outreach needs, and developed customer solutions. During the meeting, the environmental team reviewed several guidance documents, including those for the Coastal Barriers Resource Act and vapor intrusion, which

require updating. The team also committed to updating the Environmental Framework and Excess Real Property Checklist. In addition, the environmental team exercised the second option year for the national environmental support contract with AMEC and Tetra Tech. This Blanket Purchase Agreement (BPA) offers comprehensive environmental due diligence to customer agencies.

BASE REALIGNMENT AND CLOSURE (BRAC)

RPUD provides the Department of Defense (DOD) with comprehensive assistance with BRAC. The GSA Administrator is statutorily required to delegate GSA's "Property Act" disposal authority to the Secretary of Defense (SECDEF). Through this delegation of authority (DOA) DOD is able to execute real property transactions recommended by the BRAC Commission. RPUD maintains oversight of DOD's use of the authority via its analysis included in the BRAC Oversight Report, a recurring report that captures data on all BRAC disposals. The report tracks all dispositions since the first BRAC round in 1988.

While GSA has delegated its authority to DOD for its use to execute BRAC actions, RPUD continues to provide DOD with comprehensive assistance with BRAC when requested and funded. Support includes realty services provided on a reimbursable basis (e.g., appraisals, marketing, online auctions, etc.) as well as informal consulting, briefings and recommendations. Examples of BRAC work during FY2015 are RPUD's marketing and sales of two U.S. Army Reserve Centers (USARCs) located in Amarillo, TX, and Spokane, WA. These USARCs were closed as a result of BRAC 2005; the sales generated approximately \$2.17 million in proceeds for the Army to reinvest in the BRAC program. The disposals also relieved the Army of approximately \$100,000 in annual protection and maintenance costs for the properties.

ADDITIONAL ACTIONS PLANNED FOR FY2016

Refer to our website at <http://propertydisposal.gsa.gov> for upcoming opportunities.

APPENDIX

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APPENDIX A: SUMMARY OF FY2011, FY2012, FY2013, FY2014 GOVERNMENT-WIDE DISPOSALS

Summary of FY2011 Government-wide Disposals

FY2011	# of Disposals	Estimated Fair Market Value	Proceeds
Federal Transfers	7	\$5,939,024.00	N/A
Public Benefit Conveyances	19	\$50,912,324.00	\$6,529,252.00
Negotiated Sales	21	N/A	\$13,288,070.00
Public Sales	58	N/A	\$25,216,505.00
TOTAL	105	\$56,851,348.00	\$45,033,827.00

Summary of FY2012 Government-wide Disposals

FY2012	# of Disposals	Estimated Fair Market Value	Proceeds
Federal Transfers	13	\$2,572,002.00	N/A
Public Benefit Conveyances	22	\$7,204,900.00	N/A
Negotiated Sales	8	N/A	\$3,194,965.00
Public Sales	71	N/A	\$34,301,382.53
TOTAL	114	\$9,776,902.00	\$37,496,347.53

Summary of FY2013 Government-wide Disposals

FY2013	# of Disposals	Estimated Fair Market Value	Proceeds
Federal Transfers	10	\$1,866,155.00	\$580,000.00
Public Benefit Conveyances	40	\$18,599,922.00	N/A
Negotiated Sales	10	N/A	\$29,726,502.00
Public Sales	153	N/A	\$67,489,995.15
TOTAL	213	\$20,466,077.00	\$97,796,497.15

Summary of FY2014 Government-wide Disposals

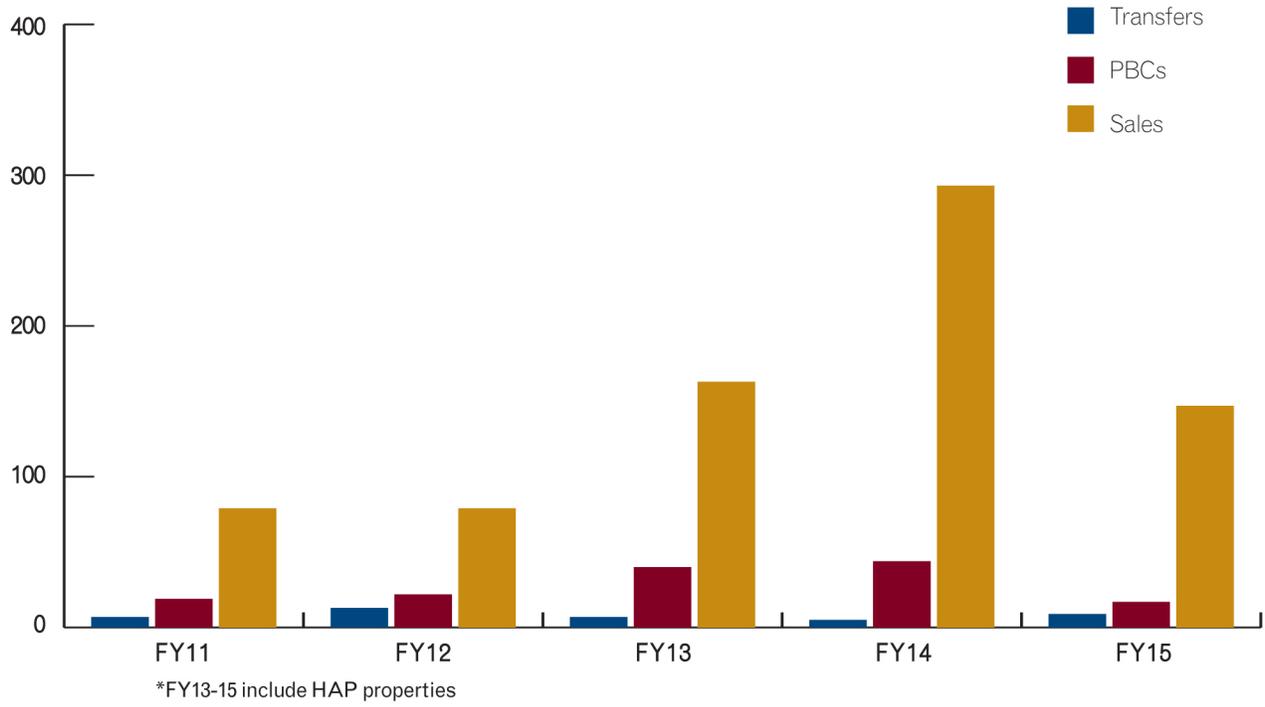
FY2014	# of Disposals	Estimated Fair Market Value	Proceeds
Federal Transfers	5	\$613,250.00	N/A
Public Benefit Conveyances	44	\$23,569,579.41	\$35,000.00
Negotiated Sales	13	N/A	\$915,843.00
Public Sales	280	N/A	\$41,824,302.38
TOTAL	342	\$24,182,829.41	\$42,775,145.38

APPENDIX B: FY2011-2015 FIVE-YEAR TRENDS

Customer Agency	FY11		FY12		FY13		FY14		FY15	
	# Disposals	\$ Proceeds (in millions)								
DOD	33	4.3	33	11.4	122	44.9	269	34.2	79	11
GSA*	22	30.3	14	12.8	8	31.5	23	0.9	15	38.4
USDA	10	4	20	1.9	18	11.7	19	1.9	25	4.9
DHS	20	5.1	17	4.9	12	1.9	9	0.7	33	4
DOI	8	1.2	9	0.1	18	0.8	3	0.1	6	0.2
DOT	3	0.01	11	1	9	0.12	6	0.2	11	7.5
DOE	1	0.1	0	0	10	0.4	1	0	1	0.02
DOC	1	0.04	0	0	0	0	0	0	2	0.04
DOL	0	0	0	0	0	0	0	0	0	0
DOJ	6	0	0	0	1	0.02	0	0	0	0
EPA	0	0	0	0	0	0	0	0	0	0
HHS	0	0	0	0	1	0.2	0	0	0	0
VA	0	0	0	0	0	0	0	0	0	0
ERDA	0	0	0	0	0	0	0	0	0	0
USPS	0	0	2	1.8	10	4.9	7	4.7	0	0
NASA	0	0	0	0	4	1.2	2	0	1	0
ED	0	0	0	0	0	0	0	0	0	0
U.S. Information Agency	1	0.002	0	0	0	0	0	0	0	0
BBG	0	0	0	0	0	0	1	0	0	0
FCC	0	0	0	0	0	0	1	0	0	0
Peace Corps	0	0	0	0	0	0	1	0	0	0

*GSA includes PBS, Special Legislation, and Reverters

5 Year Comparison Of Disposal Method By Number Of Disposals



Government-wide Summary

Public Benefit Conveyances (PBCs)	FY2011	FY2012	FY2013	FY2014	FY2015	FY2011-2015
Total PBCs	19	22	40	44	17	142
Airport	0	0	0	1	0	1
Education	1	3	4	4	2	14
Emergency Management	2	1	3	3	5	14
Historical Monument	5	6	6	5	1	23
Highway	1	1	1	0	0	3
Homeless Assistance	0	0	0	0	1	1
Law Enforcement	1	1	0	1	2	5
Parks and Recreation	3	2	5	6	3	19
Public Health	1	6	0	3	0	10
Wildlife	0	0	17	16	0	33
Other PBCs	5	2	4	5	3	19

Summary Of Government-wide Disposals By Disposal Method And Fiscal Year

	FY2011	FY2012	FY2013	FY2014	FY2015
Transfers	7	13	10	5	9
PBCs	19	22	40	44	17
Sales	79	79	163	293	147
Total # of Assets Disposed	105	114	213	342	173
Total Acreage	1684	4808	17683	39533	1610
Total EFMV of PBC Properties	\$50,912,324	\$7,204,900	\$18,599,922	\$23,569,579	\$10,940,687
"Total Public and Negotiated Sales Proceeds "	\$38,504,575	\$37,496,348	\$97,216,497	\$42,740,145	\$65,845,268

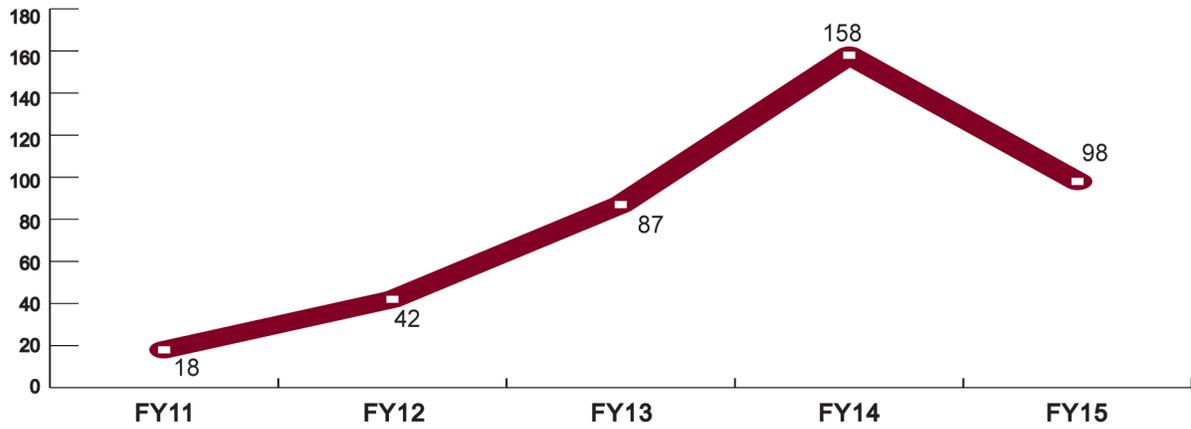
Government-wide 5 Years

FY2011-2015	# Disposals	\$ EFMV (in millions)	\$ Actual Proceeds (in millions)
Public Sales	695	N/A	226.6
Negotiated Sales	66	N/A	55.1
PBCs	142	111.2	6.56
Federal Transfers	44	11.7	0.69
TOTAL	947	\$122.9	\$289.0

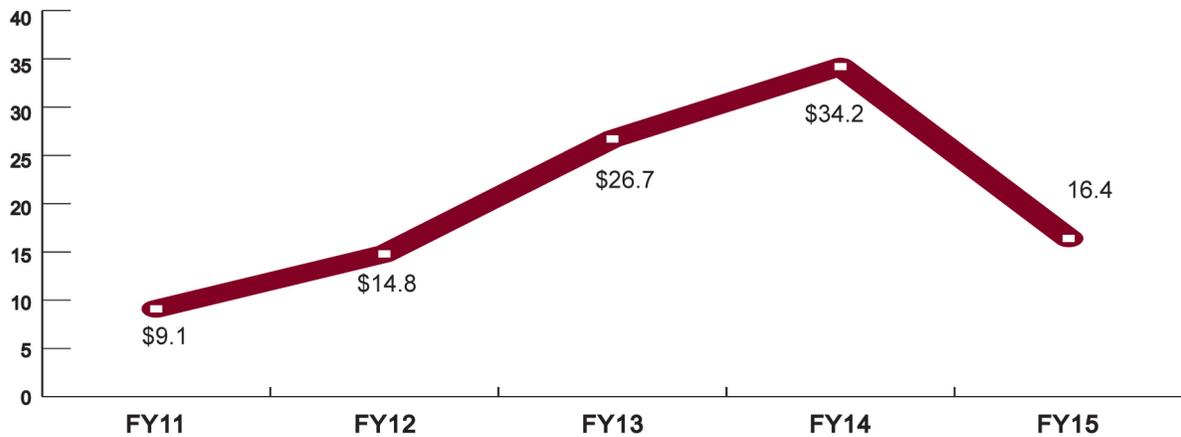
GSA 5 Years

FY2011-2015	# Disposals	\$ EFMV (in millions)	\$ Actual Proceeds (in millions)
Public Sales	34	N/A	93.9
Negotiated Sales	13	N/A	13.44
PBCs	13	45.1	5.7
Federal Transfers	2	0	0
TOTAL	62	\$45.1	\$113.0

Number Of Reimbursable Sales Fy11-15



Value Of Proceeds Of Reimbursable Sales Fy11-15 (\$ In Millions)



APPENDIX C: GLOSSARY

ABROGATION: A negotiated removal or replacement of all or certain restrictions included in the deed conveying property for a Public Benefit Conveyance purpose. Depending on the PBC program, the grantee may have the option of buying out the restrictions, placing the restrictions on another comparable property, retransferring the property to another PBC program or substituting another grantee.

ASSIGNMENT: Term used to describe GSA action in support of a request by a Sponsoring Agency for surplus real property on behalf of an approved applicant. If the request is approved by GSA, then GSA “assigns” the property to the Sponsoring Agency, who in turn would complete the conveyance action with the approved grantee.

BASE REALIGNMENT AND CLOSURE: A variety of actions taken to close or realign military installations in the United States. These actions include the selecting bases for closure or realignment and carrying out the associated closure or realignment activities such as relocating military units and disposing of excess property.

CLASS: Real estate term for the general quality of a building. Class A is the highest quality and Class C is the lowest.

COMPLIANCE PROGRAM: Actions taken by GSA or a Sponsoring Agency to confirm or ensure a property conveyed under a Public Benefit Conveyance program is still being utilized as intended.

CONVEYANCE: The last phase in the disposition of surplus property, when the title is conveyed from the Government in conformance with local practices, typically through a quitclaim deed.

DIRECT SERVICES: GSA activities that are authorized and funded through a budget appropriation.

ESTIMATED FAIR MARKET VALUE: An assumption of value based on an analysis of market condition, comparable properties, and other construction/realty data.

EXCESS REAL PROPERTY: If a federal agency no longer needs a property to carry out its program responsibilities, the property is determined “excess” to its needs.

EXCHANGE: A form of negotiation in which real property or interests therein of equal value are traded. In the event there is a difference in value, a cash equalization payment may be required.

HOLDING AGENCY AUTHORITY: Authority other than the Property Act that authorizes a specific federal land holding agency to undertake activities to better utilize, reposition, convey, exchange or sell its real property. This authority may be limited to a specific property, class of property or apply portfolio-wide.

LIGHTHOUSE ACT: The National Historic Lighthouse Preservation Act of 2000 allows for the conveyance of federally owned historic light stations to qualified new stewards.

NEGOTIATED SALE: A sale of property that affords a selected entity, typically a public body, the sole source option to purchase property for a public purpose use without competing in a public offering. Fair market value is required.

PROPERTY ACT: GSA was officially created in June 1949 with the enactment of the Federal Property and Administrative Services Act of 1949 (Property Act). The act was designed to increase the efficiency and economy of Federal Government operations with regard to the procurement, utilization and disposal of property.

PUBLIC BENEFIT CONVEYANCES and their sponsors:

Correctional use: Department of Justice

Education: Department of Education

Historic Monument: Department of the Interior

Parks and Recreation: Department of the Interior

Public Health: Department of Health and Human Services

Homeless Assistance: Department of Health and Human Services

Law Enforcement or Emergency Response: Department of Homeland Security

Other PBCs

PUBLIC SALES: Competitive in-person or online sales.

REIMBURSABLE OTHER: This occurs when GSA provides Reimbursable Services under a Holding Agency Authority. Unlike the Property Act, the Holding Agency would execute the closing documents and GSA would be reimbursed for its time, travel and contractual costs.

REIMBURSABLE PROPERTY ACT: If an agency, Department of Defense for example, is authorized to retain proceeds under the Property Act, GSA can recoup contractual costs from proceeds if any are incurred in the disposition.

REIMBURSABLE SERVICES: Certain federal landholding agencies have their own realty authority but utilize RPUD to perform realty services on their behalf. RPUD provides these services through inter-agency agreements, on a reimbursable basis. Services range from the management and execution of all aspects of a disposition project to specific tasks to inform a utilization decision or implement a disposition strategy.

REVERTED: For this disposal method, the legal title of the property returns to the grantor after the grant expires.

SPECIAL LEGISLATION: A law that directs a specific action with a parcel of property or group of properties.

SPONSORING AGENCY: This is the lead federal agency that manages a specific Public Benefit Conveyance program, including the outreach to and sponsorship of eligible applicants for surplus real property.

SURPLUS REAL PROPERTY: If there is no further need for the property within the Federal Government, the property is determined “surplus” and may be made available for other uses through public benefit conveyances (PBCs), negotiated sales, or public sales.

TRANSFER: The term used to describe the shift of custody and accountability for an excess property from one federal agency to another. These are usually at Fair Market Value (FMV), but may be at no cost, with the approval of the Administrator of the General Services Administration (GSA) and the Office of Management and Budget (OMB).

APPENDIX D: ACRONYMS

AGENCY ACRONYMS

ATF	Bureau of Alcohol, Tobacco, Firearms and Explosives
AFRPA	Air Force Real Property Agency
BIA	Bureau of Indian Affairs
COE	Corps of Engineers
DEA	Drug Enforcement Administration
DHS/CBP	Department of Homeland Security/Customs and Border Patrol
DOC	Department of Commerce
DOD	Department of Defense
DOE	Department of Energy
DOI	Department of Interior
DOJ	Department of Justice
DOL	Department of Labor
DOT	Department of Transportation
ED	Department of Education
EPA	Environmental Protection Agency
FAA	Federal Aviation Administration
FBI	Federal Bureau of Investigation
FDA	Food and Drug Administration
FEMA	Federal Emergency Management Agency
GSA	General Services Administration
HHS	Department of Health and Human Services
IBB	International Broadcasting Bureau
ICE	Immigration and Customs Enforcement
INS	Immigration and Naturalization Service
IRS	Internal Revenue Service
NASA	National Aeronautics and Space Administration
NOAA	National Oceanographic and Atmospheric Administration
PBS	Public Buildings Service
SSA	Social Security Administration

USACE	United States Army Corps of Engineers
USCG	United States Coast Guard
USDA	United States Department of Agriculture
USPS	United States Postal Service
VA	Department of Veteran Affairs

TECHNICAL ACRONYMS

BRAC	Base Realignment and Closure
FB	Federal Building
FFO	Funds from Operation
FMV	Fair Market Value
FY	Fiscal Year
G&A	General and Administrative
HVAC	Heating, Ventilation and Air Conditioning
LLC	Limited Liability Corporation
NHLPA	National Historic Lighthouse Preservation Act
NOI	Net Operating Income
OA	Operating Agreement
PBC	Public Benefit Conveyance
R&A	Repair and Alteration
ROE	Report of Excess
RSF	Rentable Square Feet
RWA	Reimbursable Work Agreement

APPENDIX E: SPONSORING AGENCY CONTACTS

Homeless and Public Health PBCs – Health and Human Services

Theresa Ritta
Program Manager, Federal Real Property Assistance Program
Real Property Management Services
Program Support Center
U.S. Department of Health and Human Services
5600 Fishers Lane, Suite 7W01
Rockville, MD 20857
(301) 443-6672 Phone
(301) 443-0084 Fax
Theresa.Ritta@psc.hhs.gov

Telesforo Ramirez III
Realty Specialist
Real Property Management Services
Program Support Center
U.S. Department of Health and Human Services
5600 Fishers Lane, Suite 7W01
Rockville, MD 20857
(301) 443-2603 Phone
(301) 443-0084 Fax
telesforo.ramirez@psc.hhs.gov

Homeless Assistance and Public Health program information web link:
<http://www.psc.gov/property-management/real-property-disposal.html>.

Homeless Suitability Determinations – Housing and Urban Development
Juanita N. Perry, Senior SNAPS Specialist/Title V Program Lead
Office of Special Needs Assistance Programs

U.S. Department of Housing and Urban Development
451 7th Street, SW, Room 7262
Washington, DC 20410
(202) 402-3970 Phone
(202) 401-0053 Fax

All McKinney-Vento Title 5 related correspondence: Title5@hud.gov
Other correspondence: Juanita.A.Perry@hud.gov

HUD program information web link:
<https://www.hudexchange.info/homelessness-assistance/>

Non-Routine Title V Matters – Housing and Urban Development
Brian P. Fitzmaurice
Director, Community Assistance Division
Office of Special Needs Assistance Programs
U.S. Department of Housing and Urban Development
451 7th Street SW, Room 7262
Washington, DC 20410

Homeless Assistance Review for BRAC Property –
Housing and Urban Development
Linda R. Charest
Base Realignment and Closure Coordinator
U.S. Department of Housing and Urban Development
Office of Special Needs Assistance Programs
451 7th Street, SW, Room 7266
Washington, DC 20410
(202) 402-2595 Phone
(202) 401-0053 Fax
Linda.R.Charest@hud.gov

HUD/BRAC program information web link:
<https://www.hudexchange.info/programs/brac>

Self Help Housing PBCs – Housing and Urban Development

Janet Golrick
Office of Housing
U.S. Department of Housing and Urban Development
Office of Affordable Housing Preservation
451 7th Street SW, Room 9106
(202) 402-3998 Phone
Janet_M._Golrick@hud.gov

Educational PBCs - Department of Education

Contacts:

Grace Brown, Grace.Brown@ed.gov, 202-205-8839
States of: CT, IN, MA, ME, MI, NH, NJ, NY, OH, PA, RI, VT

LaToya Cannon, LaToya.Cannon@ed.gov, 202-401-9506
States of: AL, DC, DE, FL, GA, KY, MD, MS, NC, SC, TN, VA, WV

Barbara Shawyer, Barbara.Shawyer@ed.gov, 202-401-0044
States and Territories of: AK, AZ, CA, CO, GU, HI, PR, VI

Yolanda Stroud, Yolanda.Stroud@ed.gov, 202-401-3587
States of: IA, ID, KS, MN, MT, ND, NE, NV, OR, SD, UT, WA, WI, WY

John Tillery, John.Tillery@ed.gov, 202-401-2349
States of: AR, IL, LA, MO, NM, OK, TX

Address:

U.S. Department of Education
Federal Real Property Assistance Program
Mail Stop L-OM-2-2C115
400 Maryland Avenue, SW
Washington, DC 20202-4553

Fax Number: 202-401-0828

Education program information web link:

<http://www2.ed.gov/programs/fedrealproperty/realpropbrochure.html>

Correctional and Law Enforcement PBCs – Department of Justice

Orbin Terry
Project Manager
U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance
810 7th Street, NW, Room 4423
Washington, DC 20531
(202) 307-3134 Phone
(202) 305-1367 Fax
Orbin.Terry@usdoj.gov

Program information web link:

https://www.bja.gov/ProgramDetails.aspx?Program_ID=61

Emergency Management PBCs – Federal Emergency Management Agency

Adrian Austin
Building Management Specialist
Support Services and Facilities Management Division
U.S. Department of Homeland Security
Federal Emergency Management Agency

400 C Street SW, Suite 100
Washington, DC 20472
(202) 212-2099 Phone
(202) 646-4668 Fax
adrian.austin@fema.dhs.gov

Federal Lands to Parks PBCs – National Park Service

National Office:

Wendy Ormont
State and Local Programs Division
National Park Service
1201 I Street , NW, M.S. 2225
Washington, DC 20005
202-354-6915
Fax: 202-371-5179
Email: nps_flpnational@nps.gov

Program information web link:

<http://www.nps.gov/flp/>

Federal Lands to Parks Regional Contacts

Northeast/Midwest Region

Elyse LaForest
National Park Service
15 State Street
Boston, MA 02109
617-223-5190
Fax: 617-223-5164
Email: nps_flpnorth@nps.gov
States: CT, IA, IN, KS, ME, MI, MN, MO, MA, ND, NE, NH,
NJ, NY, OH, RI, SD, VT, WI

Pacific West Region

David Siegenthaler
Pacific West Region
National Park Service
333 Bush Street, Suite 500
San Francisco, CA 94104-2828
415-623-2334
Fax: 415-623-2387
Email: nps_flpwest@nps.gov

States: AK, AZ, CA, ID, CO, MT, NM, NV, OR, UT, WA, WI

Also includes: American Samoa, Guam, Hawaii, Northern Mariana Islands

Southeast Region

John Barrett
National Park Service
100 Alabama Street, SW
Atlanta, GA 30303
404-507-5689
Fax: 404-562-3283
Email: nps_flpsouth@nps.gov

States: AL, AR, DE, FL, GA, KY, LA, MD, MS, OK, PA, NC, SC, TN, TX, VA, WV

Also includes: Puerto Rico, U.S. Virgin Island

Historic Surplus Property PBCs – National Park Service

Gary Sachau
Architectural Historian
Technical Preservation Services
U.S. Department of the Interior
National Park Service
1201 Eye Street NW, 6th Floor
Washington, DC 20005
(202) 354-2044 Phone
(202) 371-1616 Fax
Gary_sachau@nps.gov

Historic Surplus Property Regional Contacts:

<http://www.nps.gov/tps/historic-surplus/regional-contacts.htm>

Historic Surplus Property Program Information:

<http://www.nps.gov/tps/historic-surplus.htm>

Wildlife Conservation PBCs – Fish and Wildlife Service

Ken Fowler

Realty Specialist

U.S. Department of the Interior

Fish and Wildlife Service

NWRS Division of Realty

5275 Leesburg Pike, MS: 3N038D

Falls Church, VA 22041-3808

(703) 358-1876 Phone

Ken_fowler@fws.gov

Port Facility PBCs – DOT – Maritime Administration

Linden Houston

Program Manager

U.S. Department of Transportation

Maritime Administration

Office of Deepwater Ports and Offshore Activities (MAR-530)

1200 New Jersey Avenue, SE

Washington, DC 20590

(202) 366-4839 Phone

(202) 366-6988 Fax

Linden.houston@dot.gov

Yvette M. Fields
Director, Office of Deepwater Ports and Offshore Activities
U.S. Department of Transportation
Maritime Administration
1200 New Jersey Avenue, SE, W21-309
Washington, DC 20590
(202) 366-0926 Phone
(202) 366-5123 Fax
Yvette.fields@dot.gov

Port conveyance program information:

<http://www.marad.dot.gov/ports/public-benefit-conveyance-program/>

Public Airport PBCs – Federal Aviation Administration

Kendall Ball, P.E.
Management and Program Analyst
U.S. Department of Transportation
Federal Aviation Administration
800 Independence Avenue, SW
Orville Wright Building, Room 619
Washington, DC 20591
(202) 267-5302 Phone
(202) 498-8772 Mobil
Kendall.ball@faa.gov

Highway PBCs – Federal Highway Administration

Clifford Pearson
Realty Specialist
Office of Planning, Environment and Realty
Office of Real Estate Services
U.S. Federal Highway Administration
HEPR-10, Room E74-412
1200 New Jersey Avenue SE

Washington, DC 20590
(202) 366-9488
Clifford.pearson@dot.gov

FHWA local contacts:

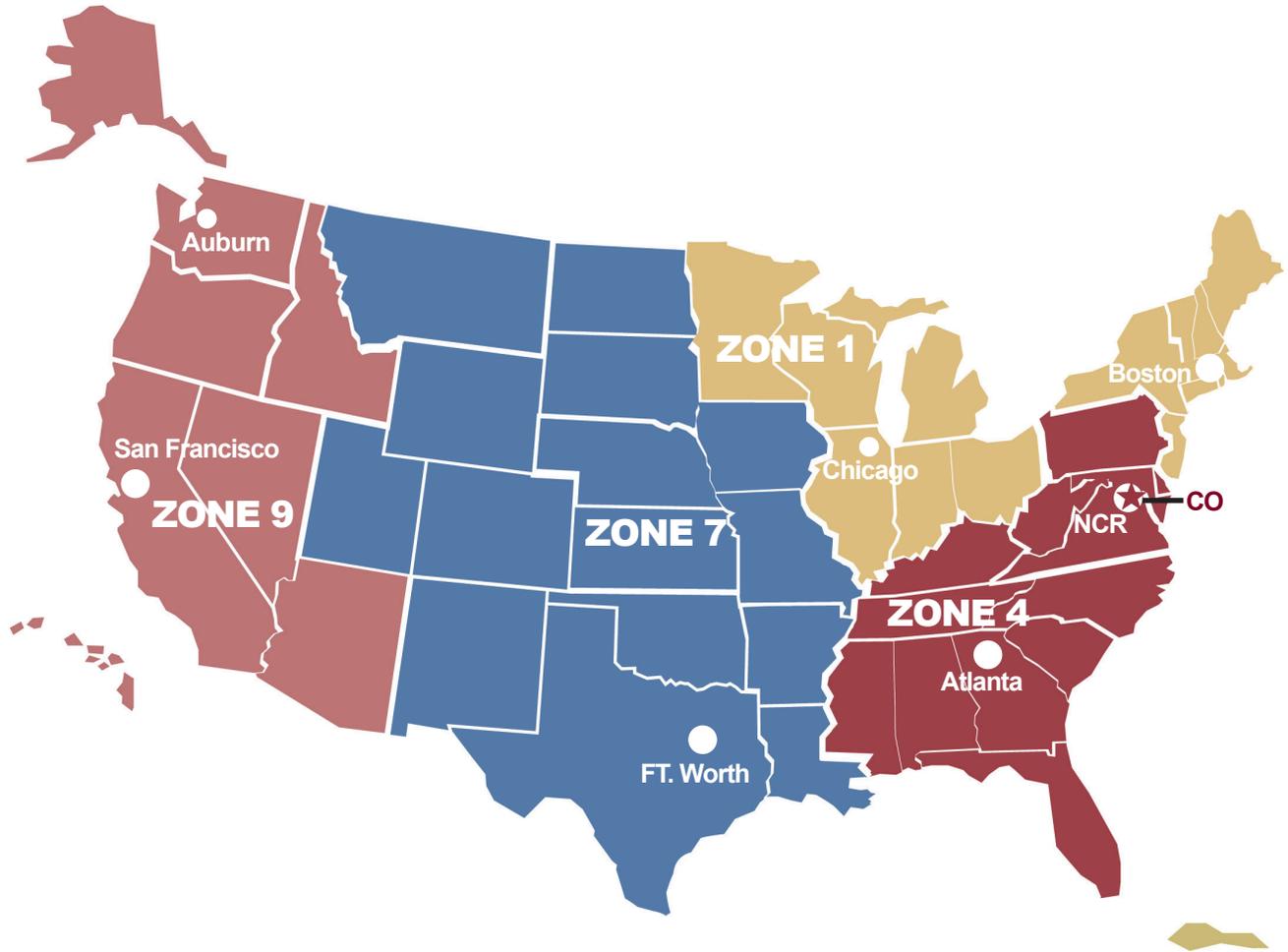
http://www.fhwa.dot.gov/real_estate/divroster.cfm

Highway Land Transfer program information:

http://www.fhwa.dot.gov/real_estate/uniform_act/acquisition/fit_manual/index.cfm

APPENDIX F: CONTACT US

GSA DISPOSAL ZONES



GSA REAL PROPERTY DISPOSAL ZONES

ZONE 1

New England Region

General Services Administration
Office of Real Property Disposal (1PZ)
10 Causeway Street
Boston, MA 02222
Telephone: 617-565-5700 • Fax: 617-565-5720

Great Lakes Region

General Services Administration
Office of Real Property Disposal (1PZC)
230 South Dearborn Street
Chicago, IL 60604
Telephone: 312-353-6045 • Fax: 312-886-9480

ZONE 4

Southeast Sunbelt Region

General Services Administration
Office of Real Property Disposal (4PZ)
77 Forsyth Street, Suite 130
Atlanta, GA 30303
Telephone: 404-331-5133 • Fax: 404-331-2727

ZONE 7

Greater Southwest Region

General Services Administration
Office of Real Property Disposal (7PZ)
819 Taylor Street
Fort Worth, TX 76102
Telephone: 817-978-2331 • Fax: 817-978-2063

ZONE 9

Pacific Rim Region

General Services Administration
 Office of Real Property Disposal (9PZ)
 450 Golden Gate Avenue
 San Francisco, CA 94102
 Telephone: 888-472-5263 • Fax: 415-522-3213

Northwest Artic Region

General Services Administration
 Office of Real Property Disposal (9PZF)
 400 15th Street, SW
 Auburn, WA 98001
 Telephone: 253-931-7547 • Fax: 253-931-7554

NATIONAL CAPITAL REGION

General Services Administration

Office of Real Property Disposal
 7th & D Street, SW
 Washington, DC 20407
 Telephone: 202-205-2127 • Fax: 202-205-5295

CENTRAL OFFICE

General Services Administration

Office of Real Property Disposal
 1800 F Street, NW
 Washington, DC 20405
 Telephone: 202-501-0084 • Fax: 202-501-2520



Above: Appraisers Store, Baltimore, MD.



Public Buildings Service
Office of Real Property Utilization and Disposal

U.S. General Services Administration
1800 F Street, NW
Washington, DC 20405
www.gsa.gov

