



GSA Office of Governmentwide Policy

Overview of the United States Government's Owned and Leased Real Property



FEDERAL REAL PROPERTY PROFILE

AS OF SEPTEMBER 30, 2004



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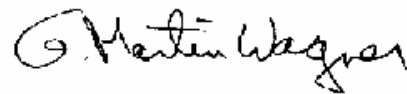


Foreword

The Office of Governmentwide Policy is pleased to provide the 2004 Federal Real Property Profile (FRPP) summary report of Federally owned and leased real property. The Profile reflects the data reported by steward agencies at the end of FY2004. You will find the Federal Real Property Profile for FY2004 on the GSA web site at <http://www.gsa.gov/realpropertyprofile>. There you will be able to read, print, or download this report.

GSA thanks the contributing Federal Agencies for their continuing efforts to refine the accuracy of data. We also express special thanks to the members of the System Design Focus Group for their continuing contributions to improving the system.

This will be the final issue of the Federal Real Property Profile, a demarcation point for the Office of Governmentwide Policy in support of the Federal Real Property Council established by Executive Order 13327, Federal Real Property Asset Management (see Introduction.) The Executive Order is included as an Appendix.



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Associate Administrator
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On February 4, 2004, the President issued Executive Order (EO) 13327, Federal Real Property Asset Management (see Appendix). The EO established the Federal Real Property Council which is composed of agency Senior Real Property Officers, the Deputy Director of the Office of Management and Budget and the Administrator of General Services; the EO also specified that “the Administrator of General Services, in consultation with the Federal Real Property Council, shall establish and maintain a single, comprehensive, and descriptive database of all real property under the control of all executive branch agencies, except when otherwise required for reasons of national security.”

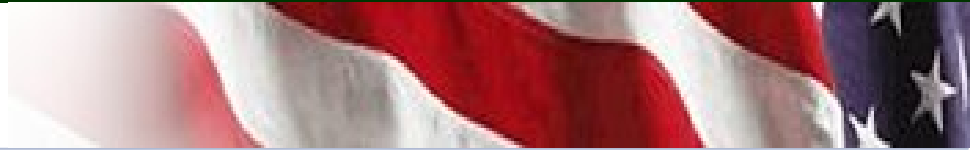
With the issuance of Executive Order 13327, the resources dedicated to the maintenance of the Federal Real Property Profile reporting system and the development and publication of this report will now be dedicated to supporting the inventory and asset management objectives as established by the Federal Real Property Council (FRPC).

This report provides an overview of Federal real property assets categorized in three major areas – buildings, land, and structures. Descriptions of specific use classifications are located in the Appendix. The detailed information used to generate this summary report is held in a password-protected Web-based database that allows authorized agency representatives to update their data on-line and to produce ad hoc reports. Any future publication of this type of information will be dependent on the direction of the FRPC.

Agencies confirmed their FY2004 data summary figures prior to publication of the FRPP report. Most agencies provided data based on their real property holdings as of September 30, 2004. In rare instances, data provided in FY2003 has been used, where updated information was unavailable. Continuing anomalies exist in the year to year reporting summaries. Beginning in FY2005, additional data collection as directed by the FRPC, combined with data improvements will provide greater assurance regarding the accuracy of the system.

The goal of capturing relevant real property data in order to measure the efficient management of real property assets led the FRPC to agree on an initial list of 23 data elements, and related performance measures. Also, the FRPC decided that the relevant data elements, ideally, should be collected at the individual constructed asset and individual land parcel level. It is understood that most Federal Agencies do not now collect all the required 23 data elements, nor do the agencies collect them at the constructed asset level. However, it is the intent of the FRPC that agencies should develop the ability to do so over a period of time.

Introduction cont.



Ideally, the reporting of asset data should be on a basis that is more frequent than an annual submission. It is understood that this may not be immediately possible for all agencies. However, it is the intent of the Federal Real Property Council (FRPC) that agencies move toward reporting on a more frequent basis in an expeditious manner, with the outcome of developing increasingly accurate data for decision making.

The FRPC decided that to meet the objective of including all of the 23 data elements in FY2005, the most effective solution would be to modify the existing Federal Real Property Profile. The FRPC directed that the reporting of agency data to the Federal Real Property Profile be possible at a low cost to agencies and a web interface for transmitting the data should be possible using either an XML schema or data entry through a web-enabled portal.

An enhanced reporting system should also provide baseline reports related to the performance measures established by the FRPC. Additionally, this database will be designed to maintain historical data, beginning in FY2006.

As a result of these changes, this issue of the Federal Real Property Profile (FRPP) report is the last publication of the summary report from the Federal Real Property Profile (FRPP) reporting system. Future reports related to Federal real property will be based on direction from the Federal Real Property Council.



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Purpose

This report, compiled by the General Services Administration (GSA), summarizes real property data submitted by holding agencies as of September 30, 2004. The Federal Real Property Profile, managed by the GSA, constitutes a centralized source of information for the Congress, Office of Management and Budget, Government Accountability Office, General Services Administration, and other Federal Agencies, as well as universities, libraries, trade associations, the press, the private sector and the general public.

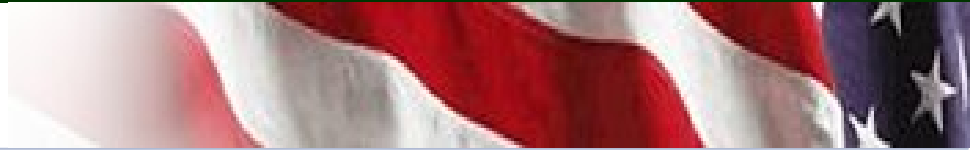
The real property profile, in combination with other available data, is used in: planning space needs, promoting fuller utilization of available properties, conducting property management and property accounting surveys, evaluating funding requests for acquisition of real property, and facilitating on-site inspection activities.

Federal Real Property Reports

Real property reports, arranged both geographically and by agency, are available online at <http://www.gsa.gov/realpropertyprofile>. Copies available for public inspection can be found in the Central Office of the General Services Administration in Washington, D.C.

Federal Agency representatives may contact GSA at 1-866-509-1800 for a user ID and password.

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Portfolio Summary

Portfolio Summary Overview

The United States Federal Government owns and leases vast amounts of real property in the United States and throughout the world. The real property is grouped into three categories: buildings, land, and structures. Over 98% of the real property is located in the United States. The Federal Government owns over 88% and leases about 12% of its portfolio's total building area. Over 98% of the Federal Government's land is owned and over 99% of the acreage is located in the United States. Owned real property comprises over 93% of the portfolio, with a reported acquisition cost of approximately \$331 billion. Leased real property comprises approximately 7% of the holdings, with annual rental costs of approximately \$7 billion.

Statistics in Brief

Table 1: Highlight Summary of the Federal Government's Owned and Leased Real Property

Table 1 includes summary data for owned real property and leased real property, as well as totals for acreage, number of buildings, and building area for the entire portfolio of owned and leased real property.

Owned Real Property	Number of Installations	Total Acreage	% Total Acreage	Number of Buildings	Building Area (Sq.Ft.)	% Building Area	Total Acq. Cost	% Total Acq. Cost
In United States	30,185	653,299,090.2	99.78%	411,415	2,839,932,744	98.77%	\$326,907,796,000	98.63%
Outside United States	518	1,420,073.6	0.22%	4,437	35,477,767	1.23%	\$4,543,458,000	1.37%
Owned Real Property Total	30,703	654,719,163.8	100.00%	415,852	2,875,410,511	100.00%	\$331,451,254,000	100.00%

Leased Real Property	Number of Leases	Total Acreage	% Total Acreage	Number of Buildings	Building Area (Sq.Ft.)	% Building Area	Annual Rental Cost	% Annual Rental Cost
In United States	59,036	2,390,812.1	97.48%	45,261	343,746,743	90.16%	\$6,178,517,218	92.19%
Outside United States	12,738	61,805.3	2.52%	12,446	37,523,852	9.84%	\$523,222,502	7.81%
Leased Real Property Total	71,774	2,452,617.4	100.00%	57,707	381,270,595	100.00%	\$6,701,739,720	100.00%

Portfolio Grand Total		657,171,781.2		473,559	3,256,681,106			
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Notes: "Outside United States" means foreign countries and outlying areas of the United States. Total Acquisition Cost includes acquisition costs for structures as well as buildings and land.

Portfolio Summary

Cost of Federal Real Property

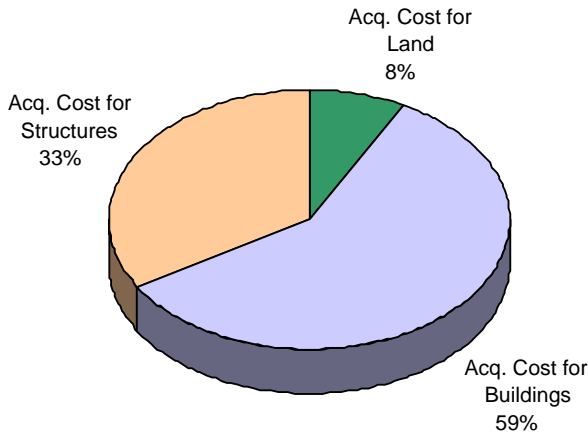


Figure 1: Acquisition Cost for Owned Real Property

In 2004, the total acquisition cost for owned buildings, land and structures was approximately \$331 billion, with the acquisition cost of buildings comprising 59% of the total, the acquisition cost of structures comprising 33% of the total, and acquisition cost of land comprising 8% of the total.

The chart is generated from data in Table 2.

Acquisition Cost of Owned Real Property – United States vs. Outside of the United States

Table 2: Acquisition Cost of Owned Real Property in the United States and Outside the United States

Although the acquisition costs for buildings, land and structures owned outside the United States is substantial (over \$4 billion), it amounts to only 1.37% of the Federal Government's total acquisition costs for real property, as shown in Table 2.

Owned Real Property	Acq. Cost for Land	Acq. Cost for Buildings	Acq. Cost for Structures	Total Acq. Cost	% Total Acq. Cost (Owned)
In United States	\$24,490,019,000	\$192,010,302,000	\$110,407,475,000	\$326,907,796,000	98.63%
Outside United States	\$915,722,000	\$3,275,829,000	\$351,907,000	\$4,543,458,000	1.37%
Total	\$25,405,741,000	\$195,286,131,000	\$110,759,382,000	\$331,451,254,000	100.00%

Rental Cost of Leased Real Property - United States vs. Outside of the United States

Table 3: Rental Cost of Leased Property in the United States and Outside the United States

The Federal Government leases almost 12% of its portfolio's total building area, yet the annual rental cost for leasing this space totals approximately \$7 billion, as shown in Table 3. Approximately ninety percent (90%) of leased building area is located in the United States. Rental costs include rent for land and structures in addition to buildings. Most land and structure rental amounts are combined with building rental amounts in leases, making it difficult to determine the true cost per square foot of Federally leased real property.

Leased Real Property	Total Acreage	Building Area (Sq.Ft.)	% Building Area	Annual Rental Cost	% Annual Rental Cost
In United States	2,390,812.1	343,746,743	90.16%	\$6,178,517,218	92.19%
Outside United States	61,805.3	37,523,852	9.84%	\$523,222,502	7.81%
Leased Real Property Total	2,452,617.4	381,270,595	100.00%	\$6,701,739,720	100.00%

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Portfolio Summary

Acquisition Cost by Agency

Owned Real Property

Table 4: Agency Acquisition Cost for Owned Real Property within the United States

The Federal Government owns real property within the United States with a reported acquisition cost of approximately \$327 billion. The properties are managed by individual agencies to which controlling responsibility has been assigned. As Table 4 shows, Department of Defense agencies (Air Force, Army, Navy, Corps of Engineers) account for over 47% of the Federal Government's acquisition cost for real property, which is mostly attributed to the acquisition cost of buildings (the Corps of Engineers' acquisition cost is predominantly from the acquisition cost of structures).

Agency	Total Real Property Acq. Cost	% Federal Government's Total Real Property Acq. Cost
Air Force	\$47,134,227,000	14.42%
Army	\$41,286,408,000	12.63%
Navy	\$36,288,432,000	11.10%
Corps of Engineers	\$29,063,389,000	8.89%
Interior	\$24,086,335,000	7.37%
Veterans Affairs	\$23,741,882,000	7.26%
Energy	\$20,983,679,000	6.42%
Tennessee Valley Authority	\$20,580,245,000	6.30%
United States Postal Service	\$18,943,242,000	5.79%
General Services Administration	\$19,533,038,000	5.98%
Justice	\$7,595,814,000	2.32%
Homeland Security	\$7,576,254,000	2.32%
Agriculture	\$7,321,913,000	2.24%
National Aeronautics And Space Administration	\$7,093,490,000	2.17%
Transportation	\$4,553,620,000	1.39%
Defense/WHS	\$3,632,793,000	1.11%
Health and Human Services	\$3,131,178,000	0.96%
Remaining Agencies (16) ¹	\$4,361,857,000	1.33%
Total	\$326,907,796,000	100.00%

¹ - National Science Foundation, Labor, Commerce, Environmental Protection Agency, State, National Archives and Records Administration, Treasury, Education, Government Printing Office, Independent Government Offices, Federal Communications Commission, American Battle Monuments Commission, Congress, Peace Corps, Smithsonian, State (USAID)

Portfolio Summary

Rental Cost by Agency

Leased Real Property

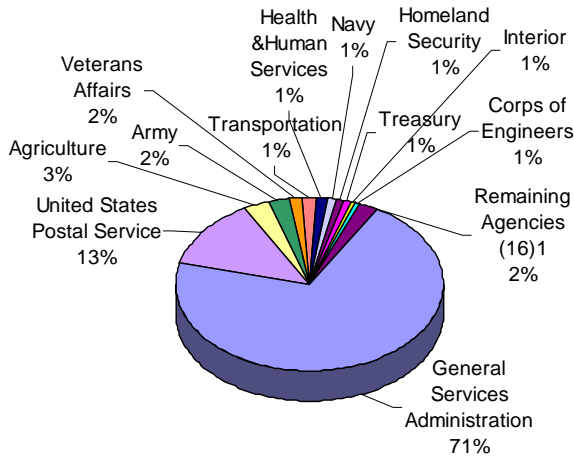


Figure 2: Annual Rental Cost by Agency

The Federal Government spends about \$6.2 billion in annual rental cost for leased property within the United States. The General Services Administration spends over \$4.3 billion each year on rent (71% of total rental costs). Much of this leased space is occupied by other government agencies (annual rental cost reported by agencies does not include space leased through the General Services Administration). Other major leasing agencies include the United States Postal Service, the Department of Agriculture and the Army. There are 22 other leasing agencies that account for about 11% of the remaining rental costs.

The chart is generated from data in Table 5.

Table 5: Agency Rental Cost for Leased Real Property within the United States

Agency	Leased Land (Acreage)	Leased Building Area (Sq.Ft.)	Annual Rental Cost	% of Total Annual Rental	% of Total Building Area
General Services Administration	0.0	162,935,354	\$4,367,795,701	70.69%	47.40%
United States Postal Service	27,032.1	101,376,121	\$793,437,960	12.84%	29.49%
Agriculture	730,367.4	11,950,446	\$193,804,441	3.14%	3.48%
Army	1385511.8	10247040	\$152,745,599	2.47%	2.98%
Veterans Affairs	0.0	6,466,005	\$109,883,052	1.78%	1.88%
Transportation	136,356.0	7,139,919	\$90,304,258	1.46%	2.08%
Health and Human Services	1,609.5	3,520,966	\$86,947,570	1.41%	1.02%
Navy	83,177.0	6,550,700	\$73,304,293	1.19%	1.91%
Homeland Security	102.8	3,511,862	\$51,861,657	0.84%	1.02%
Treasury	0.0	1,364,601	\$45,390,806	0.73%	0.40%
Interior	6,617.3	2,792,558	\$37,869,139	0.61%	0.81%
Corps of Engineers	25.5	3,166,178	\$36,324,163	0.59%	0.92%
Remaining Agencies (16) ¹	20,012.7	22,724,993	\$138,848,579	2.25%	6.61%
Total	2,390,812.1	343,746,743	\$6,178,517,218	100.00%	100.00%

¹ - Defense/WHS, Commerce, Justice, Energy, Peace Corps, Smithsonian, Independent Government Offices, Air Force, Environmental Protection Agency, Labor, National Aeronautics And Space Administration, Government Printing Office, Federal Communications Commission, National Science Foundation, American Battle Monuments Commission, National Archives and Records Administration

Building Profile

Buildings Profile Overview

The Federal Government owns and leases a reported 473,559 buildings throughout the world, comprising approximately 3.2 billion square feet of building area. The predominant uses for buildings are Office, Housing and Service (e.g., maintenance shops, airport hangars, etc.). Approximately 98% of the total building area is located in the United States.

Predominant Use of Buildings

Figure 3: Predominant Use of Buildings

The chart in Figure 3 depicts the percentage of predominant use for owned and leased building area within the United States. The highest percentages include Office (25.5%), Housing (17.5%), Service (14%) and Storage (12%). Research and Development, and Institutional - School combined account for over 10% of all building use. The remaining predominant use categories account for over 21% of building area within the United States.

The chart is generated from data in Table 6.

Descriptions of each predominant use category can be found in the Appendix.

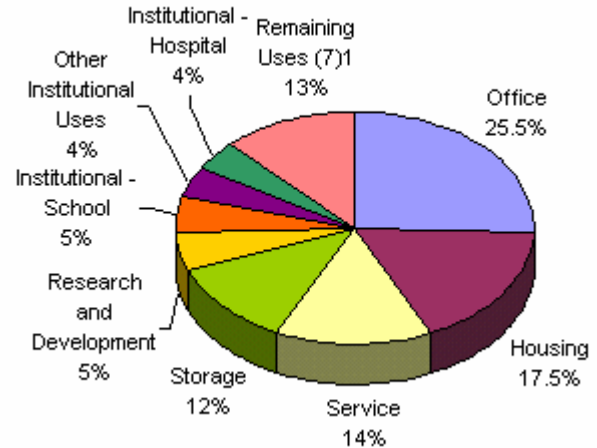


Table 6: Predominant Use of Owned and Leased Building Area within the United States

Table 6 lists the predominant use of owned and leased building area within the United States. Predominant use for Office, Housing, Service, and Storage comprise the highest percentage for owned building area as well as for total building area. For leased building area, Office use accounts for more than 57% of building use followed by Post Office use, accounting for around 27% of leased building area.

Building Use	Owned Building Area (Sq. Ft.)	% Owned Area	Leased Building Area (Sq. Ft.)	% Leased Area	Total Building Area (Sq. Ft.)	% Total Building Area
Office	613,434,783	21.64%	195,877,451	57.03%	809,312,234	25.47%
Housing	544,862,555	19.23%	11,407,319	3.32%	556,269,874	17.51%
Service	442,676,075	15.62%	7,543,858	2.20%	450,219,933	14.17%
Storage	376,570,424	13.29%	4,800,917	1.40%	381,371,341	12.00%
Research and Development	164,073,255	5.79%	3,435,411	1.00%	167,508,666	5.27%
Institutional - School	151,991,415	5.36%	3,278,833	0.95%	155,270,248	4.89%
Other Institutional Uses	132,109,735	4.66%	5,500,267	1.60%	137,610,002	4.33%
Institutional - Hospital	130,520,588	4.61%	409,616	0.12%	130,930,204	4.12%
Industrial	113,738,372	4.01%	330,734	0.10%	114,069,106	3.59%
All Other	89,325,460	3.15%	18,143,345	5.28%	107,468,805	3.38%
Post Office	12,900,336	0.46%	92,565,215	26.95%	105,465,551	3.32%
Institutional - Prison	57,697,515	2.04%	0	0.00%	57,697,515	1.82%
Communication Systems	2,913,545	0.10%	126	0.00%	2,913,671	0.09%
Navigation and Traffic Aids	1,258,426	0.04%	0	0.00%	1,258,426	0.04%
Trust	4,300	0.00%	145,500	0.04%	149,800	0.00%
Total	2,834,076,784	100.00%	343,438,592	100.00%	3,177,515,376	100.00%

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Building Profile

Building Area by Agency

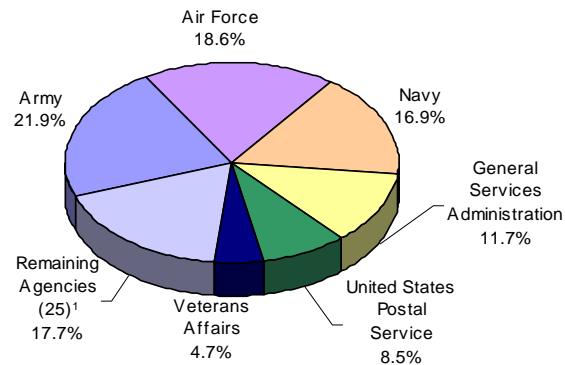
Figure 4: Building Area by Agency

The chart in Figure 4 depicts the percentages of Federal agencies' building area for owned and leased buildings within the United States.

The chart is generated from data in Table 7.

Table 7: Owned and Leased Building Area by Agency within the United States

Table 7 lists the amount of building area leased and owned within the United States for Federal agencies. The table is sorted by the total amount of building area. The Federal Government owns approximately 89% of the building area occupied by Federal agencies and leases about 11%.



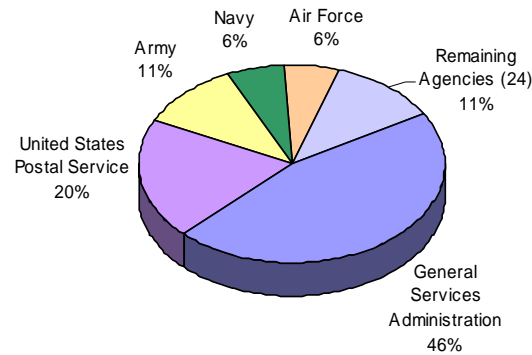
Agency	Owned Building Area (Sq. Ft.)	Leased Building Area (Sq. Ft.)	Total Building Area (Sq. Ft.)	% Total Building Area
Army	687,946,665	10,247,040	698,193,705	21.93%
Air Force	589,861,471	3,473,602	593,335,073	18.64%
Navy	531,087,329	6,550,700	537,638,029	16.89%
General Services Administration	208,475,434	162,935,354	371,410,788	11.67%
United States Postal Service	169,274,017	101,376,121	270,650,138	8.50%
Veterans Affairs	142,838,101	6,466,005	149,304,106	4.69%
Energy	126,004,234	672,334	126,676,568	3.98%
Interior	80,197,760	2,792,558	82,990,318	2.61%
Justice	60,792,386	7,230,289	68,022,675	2.14%
Agriculture	50,154,100	11,950,446	62,104,546	1.95%
National Aeronautics And Space Administration	44,641,132	26,212	44,667,344	1.40%
Homeland Security	37,451,998	3,511,862	40,963,860	1.29%
Health and Human Services	29,297,340	3,520,966	32,818,306	1.03%
Transportation	18,279,027	7,139,919	25,418,946	0.80%
Labor	15,734,200	8,134,267	23,868,467	0.75%
Corps of Engineers	13,102,532	3,166,178	16,268,710	0.51%
Defense/WHS	8,755,718	0	8,755,718	0.28%
Commerce	6,201,817	827,188	7,029,005	0.22%
Treasury	4,303,255	1,364,601	5,667,856	0.18%
Tennessee Valley Authority	4,482,334	0	4,482,334	0.14%
National Archives and Records Administration	3,521,129	285,147	3,806,276	0.12%
Environmental Protection Agency	3,478,109	150,451	3,628,560	0.11%
Government Printing Office	1,418,900	415,305	1,834,205	0.06%
Education	1,196,083	0	1,196,083	0.04%
National Science Foundation	941,099	139,125	1,080,224	0.03%
Smithsonian	0	1,017,421	1,017,421	0.03%
Independent Government Offices	137,449	251,055	388,504	0.01%
State	262,006	0	262,006	0.01%
Federal Communications Commission	97,119	39,897	137,016	0.00%
Peace Corps	0	48,700	48,700	0.00%
American Battle Monuments Commission	0	14,000	14,000	0.00%
Total	2,839,932,744	343,746,743	3,183,679,487	100.00%
Percent of Total Building Area	89.2%	10.8%	100.0%	

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Office Area by Agency

Figure 5: Office Area by Agency

The chart in Figure 5 depicts the percentages of Federal agencies' office area for owned and leased buildings within the United States. The General Services Administration manages 46% of all office area. The United States Postal Service has the second highest office area with 20%. The Army, Air Force and Navy combined occupy 23% of all office space.



The chart is generated from data in Table 8.

Table 8: Owned and Leased Office Area by Agency within the United States

Table 8 lists the amount of office area leased and owned within the United States for Federal agencies. The table is sorted by the total amount of office area. The Federal Government owns over 76% of the office area occupied by Federal Agencies and leases approximately 24%.

Agency	Owned Office Area (Sq. Ft.)	Leased Office Area (Sq. Ft.)	Total Office Area (Sq. Ft.)	% Total Office Area
General Services Administration	208,475,434	162,935,354	371,410,788	45.89%
United States Postal Service	152,063,704	7,300,987	159,364,691	19.69%
Army	80,782,411	6,650,743	87,433,154	10.80%
Navy	48,547,895	502,013	49,049,908	6.06%
Air Force	47,042,372	216,846	47,259,218	5.84%
Energy	17,694,544	494,449	18,188,993	2.25%
Agriculture	7,732,428	5,358,897	13,091,325	1.62%
Interior	8,443,061	2,196,888	10,639,949	1.31%
Veterans Affairs	9,028,881	1,029,751	10,058,632	1.24%
Defense/WHS	8,536,350	0	8,536,350	1.05%
National Aeronautics And Space Administration	7,881,073	26,212	7,907,285	0.98%
Homeland Security	5,704,282	1,901,291	7,605,573	0.94%
Health and Human Services	3,951,101	1,818,428	5,769,529	0.71%
Transportation	967,165	1,955,657	2,922,822	0.36%
Corps of Engineers	2,459,666	326,652	2,786,318	0.34%
Treasury	1,122,872	1,253,167	2,376,039	0.29%
Tennessee Valley Authority	1,409,232	0	1,409,232	0.17%
Commerce	949,115	336,782	1,285,897	0.16%
Justice	133,282	863,638	996,920	0.12%
Government Printing Office	304,700	33,305	338,005	0.04%
Independent Government Offices	0	251,055	251,055	0.03%
Smithsonian	0	233,683	233,683	0.03%
National Science Foundation	121,106	91,856	212,962	0.03%
Peace Corps	0	48,700	48,700	0.01%
Federal Communications Commission	5,420	36,397	41,817	0.01%
Labor	36,650	0	36,650	0.00%
State	25,164	0	25,164	0.00%
Environmental Protection Agency	16,875	700	17,575	0.00%
American Battle Monuments Commission	0	14,000	14,000	0.00%
Total	613,434,783	195,877,451	809,312,234	100.00%
Percent of Total Office Area	75.80%	24.20%	100.00%	

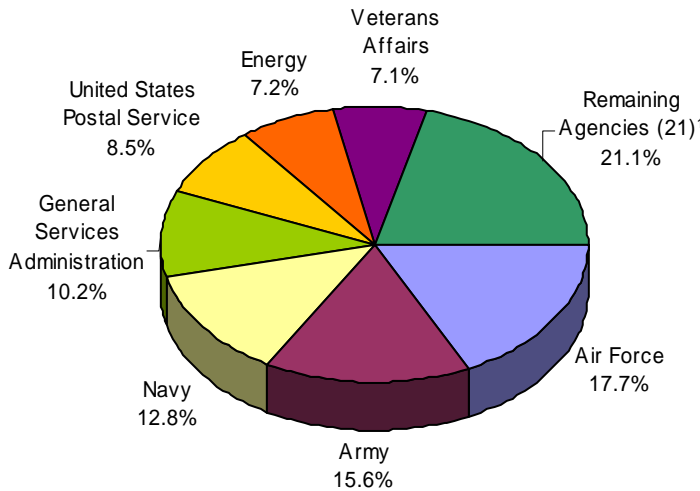
Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Building Profile

Acquisition Cost by Agency

Owned Buildings

Figure 6: Agency Acquisition Cost for Buildings



The chart in Figure 6 depicts Federal agencies' percentage of total acquisition costs for owned buildings within the United States. Department of Defense agencies (Air Force, Army, Navy, and Corps of Engineers) have invested approximately \$90 billion acquiring buildings, representing 47% of total acquisition costs. The General Services Administration and the United States Postal Service have invested approximately \$19.5 billion (10.17%) and \$16.3 billion (8.5%), respectively, for the acquisition of buildings.

The chart is generated from data in Table 9.

Table 9: Agency Acquisition Cost for Owned Buildings within the United States

Agency	Owned Building Area (Sq. Ft.)	Building Acq. Cost	% Total Building Acq. Cost
Air Force	589,861,471	\$34,070,841,000	17.74%
Army	687,946,665	\$30,024,653,000	15.64%
Navy	531,087,329	\$24,558,292,000	12.79%
General Services Administration	208,475,434	\$19,533,038,000	10.17%
United States Postal Service	169,274,017	\$16,321,826,000	8.50%
Energy	126,004,234	\$13,779,678,000	7.18%
Veterans Affairs	142,838,101	\$13,440,090,000	7.00%
Remaining Agencies (21) ¹	384,445,493	\$40,281,884,000	20.98%
Total	2,839,932,744	\$192,010,302,000	100.00%

¹ - Interior, Justice, National Aeronautics And Space Administration, Homeland Security, Defense/WHS, Health and Human Services, Transportation, Agriculture, Corps of Engineers, Commerce, Environmental Protection Agency, Tennessee Valley Authority, National Archives and Records Administration, State, National Science Foundation, Treasury, Education, Labor, Government Printing Office, Independent Government Offices, Federal Communications Commission.

Building Profile

Location of Buildings

Building Area in the United States – Owned and Leased

Table 10: Federally Owned and Leased Building Area in the United States

Table 10 lists the number and square footage of Federally owned buildings and leased building area for each state.

State	Number of Owned Buildings	Owned Building Area (Sq.Ft.)	Leased Building Area (Sq.Ft.)	Total Building Area (Sq.Ft.)	% Total Building Area
Alabama	8,142	52,747,453	5,415,698	58,163,151	1.83%
Alaska	9,283	55,097,386	2,348,913	57,446,299	1.80%
Arizona	13,869	53,651,686	4,911,282	58,562,968	1.84%
Arkansas	4,803	21,593,665	2,786,806	24,380,471	0.77%
California	54,463	344,318,763	27,454,498	371,773,261	11.68%
Colorado	9,226	60,518,057	7,449,139	67,967,196	2.13%
Connecticut	2,054	15,361,155	1,826,292	17,187,447	0.54%
Delaware	896	7,458,083	476,389	7,934,472	0.25%
District of Columbia	1,596	66,568,600	22,331,287	88,899,887	2.79%
Florida	13,640	110,036,727	16,057,314	126,094,041	3.96%
Georgia	12,216	111,518,104	18,497,662	130,015,766	4.08%
Hawaii	13,642	74,590,794	1,247,289	75,838,083	2.38%
Idaho	6,822	18,124,959	2,096,622	20,221,581	0.64%
Illinois	6,754	76,232,131	8,339,640	84,571,771	2.66%
Indiana	4,827	33,032,434	4,578,473	37,610,907	1.18%
Iowa	2,326	12,406,545	3,232,938	15,639,483	0.49%
Kansas	6,059	42,837,899	3,511,314	46,349,213	1.46%
Kentucky	6,180	52,032,271	4,233,086	56,265,357	1.77%
Louisiana	5,329	41,363,809	4,270,804	45,634,613	1.43%
Maine	2,024	13,417,990	1,331,726	14,749,716	0.46%
Maryland	9,882	110,545,234	22,380,815	132,926,049	4.18%
Massachusetts	4,268	34,971,378	5,651,448	40,622,826	1.28%
Michigan	5,520	31,347,922	7,048,711	38,396,633	1.21%
Minnesota	3,078	19,669,757	3,330,731	23,000,488	0.72%
Mississippi	5,470	34,054,472	2,923,825	36,978,297	1.16%
Missouri	6,689	50,595,647	8,446,474	59,042,121	1.85%
Montana	6,944	15,692,032	2,409,240	18,101,272	0.57%
Nebraska	3,281	18,891,416	2,154,397	21,045,813	0.66%
Nevada	7,527	32,933,283	1,776,498	34,709,781	1.09%
New Hampshire	735	3,398,478	1,169,715	4,568,193	0.14%
New Jersey	5,461	46,710,713	9,570,013	56,280,726	1.77%
New Mexico	14,190	61,141,017	3,100,598	64,241,615	2.02%
New York	10,808	100,888,147	15,169,639	116,057,786	3.65%
North Carolina	14,499	86,981,743	6,656,582	93,638,325	2.94%
North Dakota	3,374	20,288,186	1,068,409	21,356,595	0.67%
Ohio	5,135	70,122,220	8,494,282	78,616,502	2.47%
Oklahoma	8,990	57,020,087	7,465,294	64,485,381	2.03%
Oregon	8,690	23,108,509	4,091,064	27,199,573	0.85%
Pennsylvania	7,227	77,386,634	11,872,294	89,258,928	2.80%
Rhode Island	1,321	12,672,017	793,568	13,465,585	0.42%
South Carolina	8,098	61,528,554	2,978,349	64,506,903	2.03%

Table 10 continued on next page

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Building Profile

Building Area in the United States – Owned and Leased

Table 10 continued from previous page

State	Number of Owned Buildings	Owned Building Area (Sq.Ft.)	Leased Building Area (Sq.Ft.)	Total Building Area (Sq.Ft.)	% Total Building Area
South Dakota	3,159	17,384,472	1,473,101	18,857,573	0.59%
Tennessee	7,063	68,675,110	4,939,481	73,614,591	2.31%
Texas	23,548	198,480,919	18,667,004	217,147,923	6.82%
Utah	7,390	31,049,282	3,507,358	34,556,640	1.09%
Vermont	535	2,625,084	1,285,547	3,910,631	0.12%
Virginia	17,532	152,079,801	28,020,567	180,100,368	5.66%
Washington	14,839	86,861,117	6,398,890	93,260,007	2.93%
West Virginia	1,878	15,387,721	3,164,127	18,551,848	0.58%
Wisconsin	4,896	21,872,767	4,456,330	26,329,097	0.83%
Wyoming	5,228	12,643,649	879,470	13,523,119	0.42%
Total	411,406	2,839,915,879	343,740,993	3,183,656,872	100.00%

Building Area in Foreign Countries – Owned and Leased

Table 11: Federally Owned and Leased Building Area – Foreign Countries

Table 11 shows the number and square footage of Federally owned buildings and leased building area in foreign countries. The data is summarized by continent.

Continent	Number of Owned Buildings	Owned Building Area (Sq.Ft.)	Leased Building Area (Sq.Ft.)	Total Building Area (Sq.Ft.)	% Total Building Area
AFRICA	766	5,366,085	7,409,923	12,776,008	19.35%
ASIA	1,031	9,064,812	9,278,646	18,343,458	27.79%
AUSTRALASIA	208	1,409,675	1,363,656	2,773,331	4.20%
EUROPE	923	9,627,251	9,191,993	18,819,244	28.51%
NORTH AMERICA ¹	268	2,512,826	4,697,400	7,210,226	10.92%
PACIFIC ISLANDS	7	34,517	134,527	169,044	0.26%
SOUTH AMERICA	268	2,348,688	3,574,613	5,923,301	8.97%
Total	3,471	30,363,854	35,650,758	66,014,612	100.00%

1 - The Bahamas, Barbados, Belize, Bermuda, Canada, Costa Rica, Cuba, Dominican Republic, El Salvador, Guatemala, Haiti, Honduras, Jamaica, Martinique, Mexico, Netherlands Antilles, Nicaragua, Panama, St. Lucia, Trinidad and Tobago

Building Area in Outlying Areas – Owned and Leased

Table 12: Federally Owned and Leased Building Area – Outlying Areas

Table 12 shows the number and square footage of Federally owned buildings and leased building area in the outlying areas of North America and the Pacific Islands. The data is summarized by outlying area.

Continent	Number of Owned Buildings	Owned Building Area (Sq.Ft.)	Leased Building Area (Sq.Ft.)	Total Building Area (Sq.Ft.)	% Total Building Area
NORTH AMERICA ¹	868	4,960,266	1,639,263	6,599,529	94.45%
PACIFIC ISLANDS ²	98	153,647	233,831	387,478	5.55%
Total	966	5,113,913	1,873,094	6,987,007	100.00%

1 - Puerto Rico, Virgin Islands.

2 – Guam, American Samoa, Federated States of Micronesia, Marshall Islands, Navassa Island, Northern Mariana Islands.

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Leased Buildings Overview

The Federal Government leases real property in all 50 states, Washington D.C., seven outlying areas (such as Puerto Rico, Guam, Virgin Islands), and in 167 foreign countries. Although comprising only 12% of the Federal Government's real property portfolio, leased space totals more than 381 million square feet. Over 90% of leased building area is located in the U.S. The General Services Administration, which leases the majority of this space for Federal agencies' offices, spends close to \$4.3 billion annually in rental costs for properties in the U.S.

For information regarding Leased Real Property refer to Tables 1, 3, 5, 6, 7, 8, 10, 11, and 12.

Leased Buildings

In 2004, the Federal Government spent approximately \$7 billion in rental costs, mostly in the United States. The left bar in Figure 7 depicts the percentage of annual rental cost for leased real property in the United States (92%) and outside the United States (8%). The bar on the right depicts the percentage of leased building area in the United States (90%) and outside the United States (10%).

The chart is generated from data in Table 1.

Rental Cost for Leased Buildings - Outside the United States

The Federal Government's annual rental costs for leased real property outside the United States were more than \$523 million, or 8% of total rental costs (Table 1). Foreign countries with more than one million square feet of leased space include Mexico and China.

Figure 7: Leased Buildings' Rental Cost & Area by Location

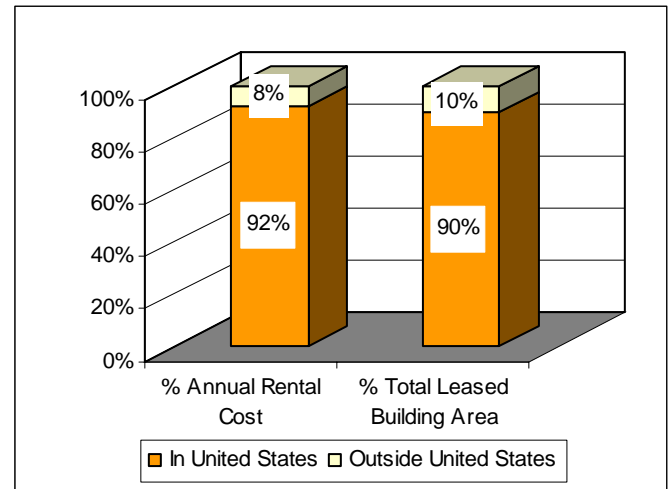


Table 13: Leased Building Area Outside the United States

Country	Building Area (Sq.Ft.)
MEXICO	1,309,586
CHINA	1,143,136
THAILAND	920,402
COLOMBIA	790,704
RUSSIA	744,669
BOLIVIA	733,627
KENYA	682,286
ITALY	649,610
PHILIPPINES	628,788
BELGIUM	610,389
PAKISTAN	606,920
EGYPT	591,231
TURKEY	584,199
SOUTH AFRICA	561,514
REMAINING COUNTRIES (153)	25,093,697
OUTLYING AREAS OF THE UNITED STATES	1,873,094
Total	37,523,852

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Land Profile

Land Profile Overview

The Federal Government owns and leases 657.1 million acres of land worldwide. More than 99% of the land is owned and is located in the U.S. The majority of the land is controlled by the Department of the Interior and the Department of Agriculture. The land is predominantly used for Forest and Wildlife (30%) and Grazing (22%). The acquisition costs for land approximate \$24.5 billion; over 40% of this acquisition cost is invested for Forest and Wildlife, Parks and Historic Sites and Flood Control and Navigation.

Predominant Use of Land

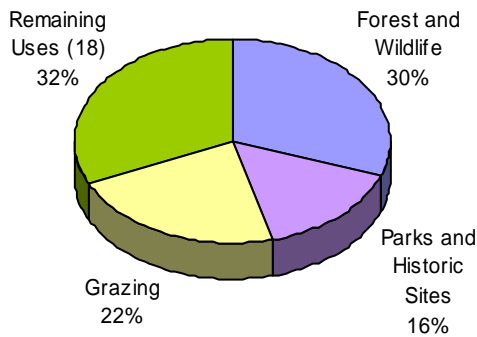


Figure 8: Predominant Use of Land

Of the more than 655.6 million acres of land the Federal Government owns and leases within the United States, 30% is used for Forest and Wildlife, 22% is used for Grazing, 16% is used for Parks and Historic Sites and remaining uses combined represent 32% of the total acreage.

The chart is generated from data in Table 14.

Descriptions for each predominant use category can be found in the Appendix.

Predominant Use by Acreage and Cost

Table 14: Predominant Use and Acquisition Cost of Owned Land within the United States

Predominant Land Use	Land (Acreage)	% Total Acreage	Acq. Cost	% Total Acq. Cost
Forest and Wildlife	198,720,384.0	30.42%	\$2,040,124,000	8.33%
All Other	175,648,648.7	26.89%	\$1,134,067,000	4.63%
Grazing	145,050,104.5	22.20%	\$11,118,000	0.05%
Parks and Historic Sites	101,278,768.3	15.50%	\$4,012,037,000	16.38%
Military - Except Air Fields	14,117,374.9	2.16%	\$576,604,000	2.35%
Flood Control and Navigation	8,321,863.4	1.27%	\$3,871,551,000	15.81%
Vacant	5,104,608.9	0.78%	\$16,488,000	0.07%
Research and Development	2,585,178.4	0.40%	\$228,510,000	0.93%
Industrial	945,840.2	0.14%	\$116,696,000	0.48%
Reclamation and Irrigation	623,624.1	0.10%	\$472,190,000	1.93%
Power Development and Distribution	425,559.0	0.07%	\$123,313,000	0.50%
Airfields	371,842.0	0.06%	\$85,281,000	0.35%
Institutional	65,483.3	0.01%	\$9,056,739,000	36.98%
Wilderness Areas	16,650.0	0.00%	\$5,000,000	0.02%
Office Building Locations	9,304.6	0.00%	\$2,247,651,000	9.18%
Agricultural	5,455.1	0.00%	\$18,405,000	0.08%
Storage	4,357.8	0.00%	\$135,987,000	0.56%
Housing	2,631.3	0.00%	\$11,424,000	0.05%
Post Office	763.3	0.00%	\$324,706,000	1.33%
Harbor and Port Terminals	538.9	0.00%	\$1,988,000	0.01%
Communication Systems	109.5	0.00%	\$140,000	0.00%
Total	653,299,090.2	100.00%	\$24,490,019,000	100.00%

As shown in Table 14, Forest and Wildlife represent about 30% of land use, and about 8% of the total for land acquisition costs. Grazing comprises about 22% of the total land acreage yet less than 1% of the acquisition cost.

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

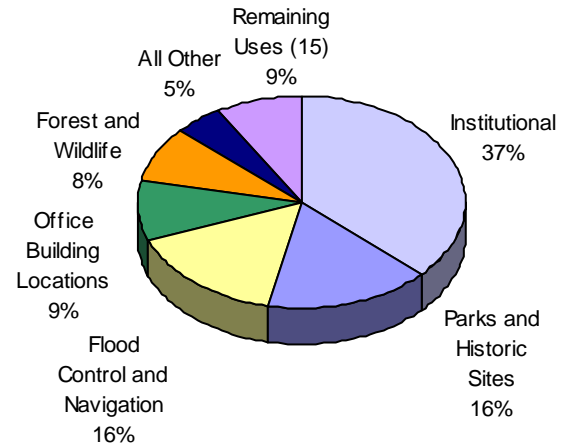
Land Profile

Predominant Use by Acquisition Cost

Figure 9: Predominant Use of Land by Acquisition Cost

As Figure 9 depicts, the land use categories with the highest percentage of land acquisition costs are Institutional (37%), Parks and Historic Sites (16%), Flood and Navigation Control (16%), and Office Building Locations (9%). Vacant land and all remaining uses of land represent about 22% of total land acquisition costs.

The chart is generated from data in Table 14.



Controlling Agencies

Figure 10: Major Land Controlling Agencies - Acreage Owned

As depicted in Figure 10, the Department of the Interior controls the majority of acreage owned by the Federal Government (68%). The Department of Agriculture controls 28%. Twenty-four agencies control the remaining 4%.

The chart is generated from data in Table 15.

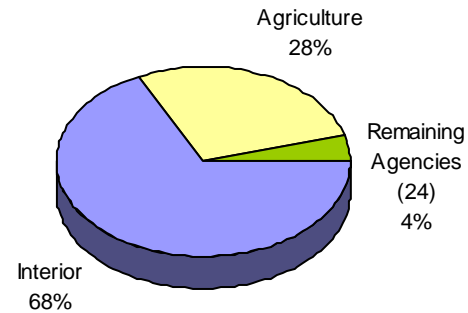


Table 15: Major Land Controlling Agencies – Owned Land

As shown in Table 15, the Department of the Interior controls the majority of land owned by the Federal Government and has invested the most in acquisition costs. Together the Department of Interior and the Department of Agriculture control 96% of the land owned by the Federal Government.

Agency	Land (Acreage)	% Total Acreage	Acq. Cost	% Total Acq. Cost
Interior	443,106,667.7	67.83%	\$6,493,517,000	26.51%
Agriculture	181,568,274.7	27.79%	\$72,197,000	0.29%
Army	14,640,193.5	2.24%	\$455,789,000	1.86%
Remaining Agencies (23) ¹	13,983,954.3	2.14%	\$17,468,516,000	71.33%
Total	653,299,090.2	100.00%	\$24,490,019,000	100.00%

¹ - Corps of Engineers, Energy, Navy, Air Force, Tennessee Valley Authority, National Aeronautics And Space Administration, State, Transportation, Justice, Veterans Affairs, Commerce, Homeland Security, United States Postal Service, Independent Government Offices, Labor, National Science Foundation, Health and Human Services, Federal Communications Commission, Environmental Protection Agency, Defense/WHS, Treasury, National Archives and Records Administration, Government Printing Office.

Land Profile

Location of Land

Federally Controlled Land in the United States

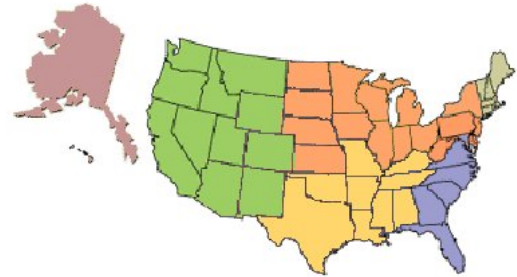
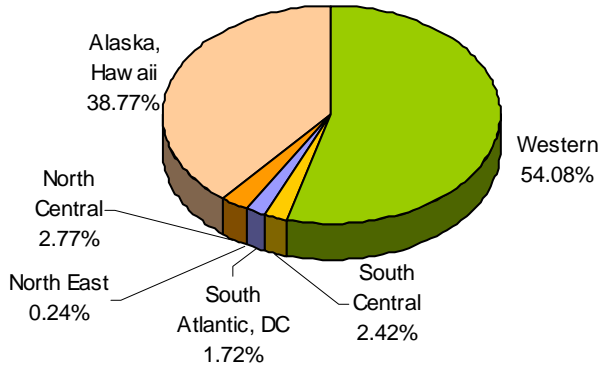


Figure 11: Acreage Owned in the United States by Region

The chart in Figure 11 depicts the percentage of the Federal Government's owned land in each region of the United States. The colors shown for each region in the chart correspond to the colors shown on the map of the United States. Approximately 93% of acreage owned in the United States is located in the Western region, Alaska and Hawaii, totaling more than 606.6 million acres. As depicted in Figure 10, the majority of this land is controlled by the Department of the Interior and the Department of Agriculture.

Note: Map is not to scale.

Land Outside the United States

The Federal Government controls approximately 1.5 million acres of land outside the United States, more than twice the size of Rhode Island. This is less than 1% of the total acreage of land controlled by the Federal Government. The Department of the Interior controls over 55% of the land outside the United States.

Federally Owned Acreage in the United States by State

Table 16: Federally Owned Acreage and Total Acreage by State

The Federal Government owns approximately 29% of the land area in the United States, more than 653 million acres. Approximately 90% is public domain land; the remaining 10% was acquired by other methods (refer to the Appendix for Acquisition Method definitions).

State	Total Acres Owned by Fed. Government	Acres Not Owned by Fed. Government	Acreage of State	% Owned by Fed. Government
Alabama	513,913.0	32,164,487.0	32,678,400.0	1.57%
Alaska	252,495,811.3	112,985,788.7	365,481,600.0	69.09%
Arizona	34,933,236.1	37,754,763.9	72,688,000.0	48.06%
Arkansas	2,407,948.0	31,191,412.0	33,599,360.0	7.17%
California	45,393,237.5	54,813,482.5	100,206,720.0	45.30%
Colorado	24,354,712.8	42,131,047.2	66,485,760.0	36.63%
Connecticut	13,937.7	3,121,422.3	3,135,360.0	0.44%
Delaware	25,874.4	1,240,045.6	1,265,920.0	2.04%
District of Columbia	9,630.6	29,409.4	39,040.0	24.67%
Florida	2,858,781.8	31,862,498.2	34,721,280.0	8.23%

Table 16 continued on next page

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Land Profile

Federally Owned Acreage in the United States by State

Table 16 continued from previous page

State	Total Acres Owned by Fed. Government	Acres Not Owned by Fed. Government	Acreage of State	% Owned by Fed. Government
Georgia	1,409,406.3	35,885,953.7	37,295,360.0	3.78%
Hawaii	796,725.5	3,308,874.5	4,105,600.0	19.41%
Idaho	26,565,411.8	26,367,708.2	52,933,120.0	50.19%
Illinois	641,959.0	35,153,241.0	35,795,200.0	1.79%
Indiana	463,244.6	22,695,155.4	23,158,400.0	2.00%
Iowa	273,954.3	35,586,525.7	35,860,480.0	0.76%
Kansas	631,351.2	51,879,368.8	52,510,720.0	1.20%
Kentucky	1,378,677.1	24,133,642.9	25,512,320.0	5.40%
Louisiana	1,474,788.4	27,393,051.6	28,867,840.0	5.11%
Maine	208,421.8	19,639,258.2	19,847,680.0	1.05%
Maryland	178,526.9	6,140,833.1	6,319,360.0	2.83%
Massachusetts	93,950.1	4,940,929.9	5,034,880.0	1.87%
Michigan	3,637,873.4	32,854,286.6	36,492,160.0	9.97%
Minnesota	2,873,517.4	48,332,242.6	51,205,760.0	5.61%
Mississippi	2,196,940.3	28,025,779.7	30,222,720.0	7.27%
Missouri	2,224,787.8	42,023,532.2	44,248,320.0	5.03%
Montana	27,910,151.8	65,360,888.2	93,271,040.0	29.92%
Nebraska	665,481.4	48,366,198.6	49,031,680.0	1.36%
Nevada	59,362,642.5	10,901,677.5	70,264,320.0	84.48%
New Hampshire	775,665.1	4,993,294.9	5,768,960.0	13.45%
New Jersey	148,440.8	4,664,999.2	4,813,440.0	3.08%
New Mexico	32,483,876.5	45,282,523.5	77,766,400.0	41.77%
New York	233,533.4	30,447,426.6	30,680,960.0	0.76%
North Carolina	3,710,338.3	27,692,541.7	31,402,880.0	11.82%
North Dakota	1,185,776.9	43,266,703.1	44,452,480.0	2.67%
Ohio	448,381.4	25,773,698.6	26,222,080.0	1.71%
Oklahoma	1,586,148.3	42,501,531.7	44,087,680.0	3.60%
Oregon	32,715,514.1	28,883,205.9	61,598,720.0	53.11%
Pennsylvania	719,863.6	28,084,616.4	28,804,480.0	2.50%
Rhode Island	2,923.0	674,197.0	677,120.0	0.43%
South Carolina	560,955.9	18,813,124.1	19,374,080.0	2.90%
South Dakota	3,028,002.7	45,853,917.3	48,881,920.0	6.19%
Tennessee	865,836.9	25,861,843.1	26,727,680.0	3.24%
Texas	3,130,345.0	165,087,255.0	168,217,600.0	1.86%
Utah	30,271,905.2	22,425,054.8	52,696,960.0	57.45%
Vermont	443,249.2	5,493,390.8	5,936,640.0	7.47%
Virginia	2,534,177.6	22,962,142.4	25,496,320.0	9.94%
Washington	12,949,661.7	29,744,098.3	42,693,760.0	30.33%
West Virginia	1,146,210.8	14,264,349.2	15,410,560.0	7.44%
Wisconsin	1,971,901.8	33,039,298.2	35,011,200.0	5.63%
Wyoming	26,391,487.2	35,951,552.8	62,343,040.0	42.33%
Total	653,299,090.2	1,618,044,269.8	2,271,343,360.0	28.76%

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Structures Profile

Structures Profile Overview

Structures comprise 33% of all owned real property acquisition costs. Acquisition costs for structures are approximately \$111 billion, of which more than 99% has been invested for structures located in the United States. The Federal Government has invested approximately \$352 million outside the United States, predominantly for Communication Systems and All Others.

Predominant Use of Structures by Acquisition Cost

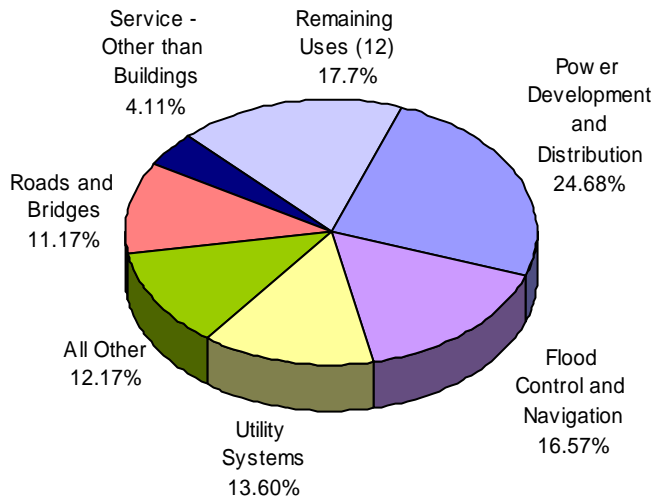


Figure 12: Predominant Use of Structures by Acquisition Cost

Figure 12 depicts the percentages of acquisition costs for structures in the United States by predominant use category. Power Development & Distribution, Flood Control & Navigation, Utility Systems, and All Other are the categories with the highest acquisition costs, accounting for about 68% of all acquisition costs invested for structures.

The chart is generated from data in Table 17.

Table 17: Predominant Use of Structures by Acquisition Cost

Over 99% of the \$111 billion acquisition cost spent on structures has been spent in the United States. Of the 0.3% (about \$352 million) spent in foreign countries and outlying areas of the United States, the majority has been spent on Communication Systems and All Others.

Structure Use	In United States	Outside United States	Total Acq. Cost	% Total Structures Acq. Cost
Power Development and Distribution	\$27,327,450,000	\$4,089,000	\$27,331,539,000	24.68%
Flood Control and Navigation	\$18,349,772,000	\$0	\$18,349,772,000	16.57%
Utility Systems (Heating, Sewage, Water, and Electrical Systems)	\$15,018,043,000	\$40,856,000	\$15,058,899,000	13.60%
All Other	\$13,401,512,000	\$76,520,000	\$13,478,032,000	12.17%
Roads and Bridges	\$12,352,404,000	\$21,693,000	\$12,374,097,000	11.17%
Service - Other than Buildings	\$4,551,139,000	\$249,000	\$4,551,388,000	4.11%
Airfield Pavements	\$4,007,902,000	\$3,000	\$4,007,905,000	3.62%
Research and Development - Other than Buildings	\$3,633,252,000	\$14,148,000	\$3,647,400,000	3.29%
Harbor and Port Terminals	\$2,712,419,000	\$4,961,000	\$2,717,380,000	2.45%
Communication Systems	\$2,253,279,000	\$107,918,000	\$2,361,197,000	2.13%
Storage - Other than Buildings	\$1,806,943,000	\$3,063,000	\$1,810,006,000	1.63%
Navigation and Traffic Aids	\$1,299,477,000	\$24,328,000	\$1,323,805,000	1.20%
Miscellaneous Military Facilities	\$1,301,633,000	\$0	\$1,301,633,000	1.18%
Reclamation and Irrigation	\$1,094,219,000	\$148,000	\$1,094,367,000	0.99%
Railroads	\$595,975,000	\$0	\$595,975,000	0.54%
Industrial - Other than Buildings	\$517,337,000	\$2,268,000	\$519,605,000	0.47%
Monuments and Memorials	\$183,472,000	\$51,663,000	\$235,135,000	0.21%
Trust	\$84,000	\$0	\$84,000	0.00%
Total	\$110,406,312,000	\$351,907,000	\$110,758,219,000	100.00%
Percent of Total Acquisition Cost	99.70%	0.30%	100.00%	100.00%

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Agency Acquisition Cost of Structures

Figure 13: Agency Acquisition Costs for Structures within the United States

Agencies of the Department of Defense have invested more than \$60 billion in acquisition costs for structures, representing about 54% of the total. The defense agencies include the Corps of Engineers, the Navy, the Air Force, and the Army. Civilian agencies (including the Tennessee Valley Authority, the Department of the Interior, Department of Energy, and 16 other agencies) have invested more than \$51 billion, representing the remaining 46% of acquisition costs for structures.

The chart is generated from data in Table 18.

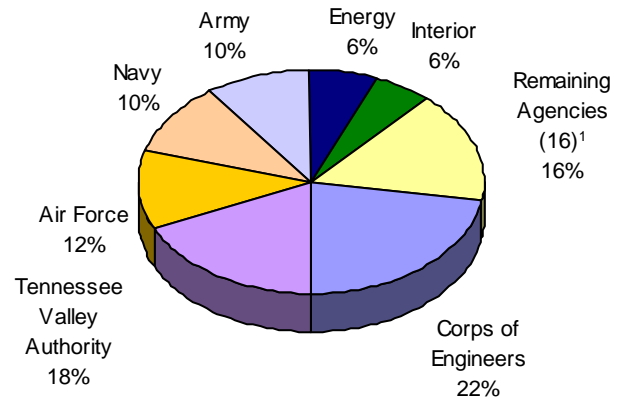


Table 18: Agency Acquisition Cost for Structures within the United States

Table 18 lists the agencies that account for most of the Federal Government's acquisition expenditures on structures. The Corps of Engineers has the highest expenditures for structures.

Agency	Acq. Cost of Structures	% Total Acq. Cost for Structures
Corps of Engineers	\$24,546,219,000	22.23%
Tennessee Valley Authority	\$19,779,197,000	17.91%
Air Force	\$12,856,902,000	11.64%
Navy	\$11,400,042,000	10.33%
Army	\$10,805,966,000	9.79%
Energy	\$6,969,026,000	6.31%
Interior	\$6,298,756,000	5.71%
Remaining Agencies (16) ¹	\$17,751,367,000	16.08%
Total	\$110,407,475,000	100.00%

1- Interior, Agriculture, Homeland Security, National Aeronautics And Space Administration, Transportation, Veterans Affairs, National Science Foundation, Labor, Justice, Defense/WHS, State, Health and Human Services, Commerce, American Battle Monuments Commission, Environmental Protection Agency, Federal Communications Commission, Independent Government Offices.

Presidential Documents

Federal Register

Vol. 69, No. 25

Friday, February 6, 2004

Title 3

Executive Order 13327 of February 4, 2004

The President

Federal Real Property Asset Management

By the authority vested in me as President by the Constitution and the laws of the United States of America, including section 121(a) of title 40, United States Code, and in order to promote the efficient and economical use of Federal real property resources in accordance with their value as national assets and in the best interests of the Nation, it is hereby ordered as follows:

Section 1. Policy. It is the policy of the United States to promote the efficient and economical use of America's real property assets and to assure management accountability for implementing Federal real property management reforms. Based on this policy, executive branch departments and agencies shall 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.

Sec. 2. Definition and Scope. (a) For the purpose of this executive order, 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. For the purpose of this order, Federal real property shall exclude: 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; 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.

(b) This order shall not be interpreted to supersede any existing authority under law or by executive order for real property asset management, with the exception of the revocation of Executive Order 12512 of April 29, 1985, in section 8 of this order.

Sec. 3. Establishment and Responsibilities of Agency Senior Real Property

Officer. (a) The heads of all executive branch departments and agencies cited in sections 901(b)(1) and (b)(2) of title 31, United States Code, and the Secretary of Homeland Security, shall designate among their senior management officials, a Senior Real Property Officer. Such officer shall have the education, training, and experience required to administer the necessary functions of the position for the particular agency.

(b) The Senior Real Property Officer shall develop and implement an agency asset management planning process that meets the form, content, and other requirements established by the Federal Real Property Council established in section 4 of this order. The initial agency asset management plan will be submitted to the Office of Management and Budget on a date determined by the Director of the Office of Management and Budget. In developing this plan, the Senior Real Property Officer shall:

- (i) identify and categorize all real property owned, leased, or otherwise managed by the agency, including, where applicable, those properties outside the United States in which the lease agreements and arrangements reflect the host country currency or involve alternative lease plans or rental agreements;
- (ii) prioritize actions to be taken to improve the operational and financial management of the agency's real property inventory;
- (iii) make life-cycle cost estimations associated with the prioritized actions;

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

- (iv) identify legislative authorities that are required to address these priorities;
- (v) identify and pursue goals, with appropriate deadlines, consistent with and supportive of the agency's asset management plan and measure progress against such goals;
- (vi) incorporate planning and management requirements for historic property under Executive Order 13287 of March 3, 2003, and for environmental management under Executive Order 13148 of April 21, 2000; and
- (vii) identify any other information and pursue any other actions necessary to the appropriate development and implementation of the agency asset management plan.

(c) The Senior Real Property Officer shall be responsible, on an ongoing basis, for monitoring the real property assets of the agency so that agency assets are managed in a manner that is:

- (i) consistent with, and supportive of, the goals and objectives set forth in the agency's overall strategic plan under section 306 of title 5, United States Code;
- (ii) consistent with the real property asset management principles developed by the Federal Real Property Council established in section 4 of this order; and
- (iii) reflected in the agency asset management plan.

(d) The Senior Real Property Officer shall, on an annual basis, provide to the Director of the Office of Management and Budget and the Administrator of General Services:

- (i) information that lists and describes real property assets under the jurisdiction, custody, or control of that agency, except for classified information; and
- (ii) any other relevant information the Director of the Office of Management and Budget or the Administrator of General Services may request for inclusion in the Government-wide listing of all Federal real property assets and leased property.

(e) The designation of the Senior Real Property Officer shall be made by agencies within 30 days after the date of this order.

Sec. 4. Establishment of a Federal Real Property Council. (a) A Federal Real Property Council (Council) is established, within the Office of Management and Budget for administrative purposes, to develop guidance for, and facilitate the success of, each agency's asset management plan. The Council shall be composed exclusively of all agency Senior Real Property Officers, the Controller of the Office of Management and Budget, the Administrator of General Services, and any other full-time or permanent part-time Federal officials or employees as deemed necessary by the Chairman of the Council.

The Deputy Director for Management of the Office of Management and Budget shall also be a member and shall chair the Council. The Office of Management and Budget shall provide funding and administrative support for the Council, as appropriate.

(b) The Council shall provide a venue for assisting the Senior Real Property Officers in the development and implementation of the agency asset management plans. The Council shall work with the Administrator of General Services to establish appropriate performance measures to determine the effectiveness of Federal real property management. Such performance measures shall include, but are not limited to, evaluating the costs and benefits involved with acquiring, repairing, maintaining, operating, managing, and disposing of Federal real properties at particular agencies. Specifically, the Council shall consider, as appropriate, the following performance measures:

- (i) life-cycle cost estimations associated with the agency's prioritized actions;
- (ii) the costs relating to the acquisition of real property assets by purchase, condemnation, exchange, lease, or otherwise;
- (iii) the cost and time required to dispose of Federal real property assets and the financial recovery of the Federal investment resulting from the disposal;
- (iv) the operating, maintenance, and security costs at Federal properties, including but not limited to the costs of utility services at unoccupied properties;
- (v) the environmental costs associated with ownership of property, including the costs of environmental restoration and compliance activities;
- (vi) changes in the amounts of vacant Federal space;
- (vii) the realization of equity value in Federal real property assets;

(viii) opportunities for cooperative arrangements with the commercial real estate community; and

(ix) the enhancement of Federal agency productivity through an improved working environment. The performance measures shall be designed to enable the heads of executive branch agencies to track progress in the achievement of Government-wide property management objectives, as well as allow for comparing the performance of executive branch agencies against industry and other public sector agencies.

(c) The Council shall serve as a clearinghouse for executive agencies for best practices in evaluating actual progress in the implementation of real property enhancements. The Council shall also work in conjunction with the President's Management Council to assist the efforts of the Senior Real Property Officials and the implementation of agency asset management plans.

(d) The Council shall be organized and hold its first meeting within 60 days of the date of this order. The Council shall hold meetings not less often than once a quarter each fiscal year.

Sec. 5. Role of the General Services Administration. (a) The Administrator of General Services shall, to the extent permitted by law and in consultation with the Federal Real Property Council, provide policy oversight and guidance for executive agencies for Federal real property management; manage selected properties for an agency at the request of that agency and with the consent of the Administrator; delegate operational responsibilities to an agency where the Administrator determines it will promote efficiency and economy, and where the receiving agency has demonstrated the ability and willingness to assume such responsibilities; and provide necessary leadership in the development and maintenance of needed property management information systems.

(b) The Administrator of General Services shall publish common performance measures and standards adopted by the Council.

(c) The Administrator of General Services, in consultation with the Federal Real Property Council, shall establish and maintain a single, comprehensive, and descriptive database of all real property under the custody and control of all executive branch agencies, except when otherwise required for reasons of national security. The Administrator shall collect from each executive branch agency such descriptive information, except for classified information, as the Administrator considers will best describe the nature, use, and extent of the real property holdings of the Federal Government.

(d) The Administrator of General Services, in consultation with the Federal Real Property Council, may establish data and other information technology (IT) standards for use by Federal agencies in developing or upgrading Federal agency real property information systems in order to facilitate reporting on a uniform basis. Those agencies with particular IT standards and systems in place and in use shall be allowed to continue with such use to the extent that they are compatible with the standards issued by the Administrator.

Sec. 6. General Provisions. (a) The Director of the Office of Management and Budget shall review, through the management and budget review processes, the efforts of departments and agencies in implementing their asset management plans and achieving the Government-wide property management policies established pursuant to this order.

(b) The Office of Management and Budget and the General Services Administration shall, in consultation with the landholding agencies, develop legislative initiatives that seek to improve Federal real property management through the adoption of appropriate industry management techniques and the establishment of managerial accountability for implementing effective and efficient real property management practices.

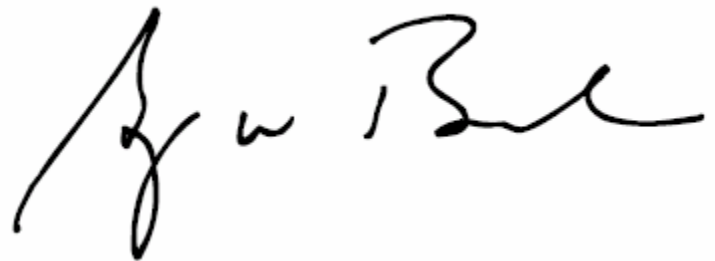
(c) Nothing in this order shall be construed to impair or otherwise affect the authority of the Director of the Office of Management and Budget with respect to budget, administrative, or legislative proposals.

(d) Nothing in this order shall be construed to affect real property for the use of the President, Vice President, or, for protective purposes, the United States Secret Service.

Sec. 7. Public Lands. In order to ensure that Federally owned lands, other than the real property covered by this order, are managed in the most effective and economic manner, the Departments of Agriculture and the Interior shall take such steps as are appropriate to improve their management of public lands and National Forest System lands and shall develop appropriate legislative proposals necessary to facilitate that result.

Sec. 8. Executive Order 12512 of April 29, 1985, is hereby revoked.

Sec. 9. Judicial Review. This order is intended only to improve the internal management of the executive branch and is not intended to, and does not, create any right or benefit, substantive or procedural, enforceable at law or in equity, against the United States, its departments, agencies, or other entities, its officers or employees, or any other person.



THE WHITE HOUSE,

February 4, 2004.

[FR Doc. 04-2773

Filed 2-5-04; 9:19 am]

Billing code 3195-01-P

Appendix

Exclusions

- Department of Defense (DoD) real property holdings outside the U.S. are excluded from the Federal Real Property Profile inventory detailed reports or any sections, summary tables, or charts in this publication.
- Data for real property under the Legislative and Judicial Branches are excluded from the Federal Real Property Profile inventory detailed reports or any other sections, summary tables, or charts in this publication.
- Lands administered by the United States under trusteeship by authority of the United Nations are excluded from the Federal Real Property Profile. Also excluded are lands owned by the sovereign governments of the various outlying areas of the United States. Property owned by the District of Columbia government is similarly excluded.
- Properties acquired through foreclosure, confiscation, or seizure to be disposed of in settlement of a claim or debt to the Federal Government are excluded from the Federal Real Property Profile.
- Machinery, processing equipment, de-mountable and movable structures, as well as furniture and special use items, which are not considered part of the realty reported, are also excluded from the Federal Real Property Profile.
- Easements, rights-of-way, as well as improvements to land, buildings, or structures and facilities occupied by the Government as lessee, are excluded. However, Federally owned buildings and/or structures and facilities located on leased land are included.
- Real property leased rent-free or for nominal rent is excluded when considered insignificant by the reporting agency is excluded from the Federal Real Property Profile.
- Buildings and structures owned by the Government, whether or not located on Government-owned land, are included in this report. Buildings and structures under construction are included only if they were available for use as of September 30, 2004.

Definitions & Notes

Installation: An installation is the highest level of property grouping based on a common feature, such as location. An installation may consist of land, buildings, structures, other facilities, or a combination of these. Some examples of installations are a national forest, a national park, a hydroelectric project, a single office or warehouse building, and an unimproved site.

Land: Land acreage is divided into urban and rural categories. Leased land is usually not reported if it is included with a building lease.

Buildings: Buildings are roofed and walled structures built for permanent use.

Structures: Structures include such things as pavements, bridges, dams, and communication systems.

Owned Building Area: Owned building area is a measure of the building's gross area in square feet. Gross area is defined as the building's floor area within the outside faces of the exterior walls.

Leased Building Area: Leased Building Area is a measure of the tenant's rentable area in square feet. The rentable area includes the usable floor area plus a prorata portion of common and support areas in the building, but typically excludes vertical shafts, such as elevators, stairs, mechanical risers, etc. However, measurements for establishing rentable area may vary by community and building.

Stewardship Lands: Stewardship lands are land and land rights owned by the Federal Government that are not acquired for or in connection with items of general property, plant and equipment. Stewardship lands include land used as forests and parks, and land used for wildlife and grazing.

Definitions & Notes - *continued*

Predominant Use: Predominant use means the use to which the greatest portion of an installation (land, building, or structure) is currently put. 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. There are 15 categories of predominant use for buildings, 22 categories for land, and 18 categories for structures; these use categories are listed in the Appendix.

Acquisition Cost: Acquisition cost applies to owned real property. The acquisition cost is consistent with the Statement of Federal Financial Accounting Standards No. 6, entitled "Accounting for Property, Land and Equipment," and includes all costs incurred to bring the building to a form and location suitable for its intended use. In addition, costs of all capital improvements incurred following the original acquisition of the building by the Government are included in the acquisition cost.

Acquisition Cost Basis: Acquisition costs for owned properties are reported at actual or estimated cost without considering depreciation, obsolescence, or economic changes in value. The acquisition cost of properties acquired through donation, exchange, devise, forfeiture, or judicial process is estimated at amounts that the Government would have had to pay for properties if purchased at the date of acquisition by the Government.

No acquisition costs are included in this report for the following land assets; however, the acreage for such lands is included in the inventory:

- Unreserved public domain;
- Public domain reserved for national parks, national forests, military installations, and other purposes; and
- Historical sites acquired by methods other than by purchase.

Acquisition Method: Acquisition method applies to land only. There are three acquisition methods used in this publication:

- **Public Domain:** The term "public domain" refers to land the Federal Government owned by virtue of its sovereignty. Public domain includes land that has never left Federal ownership, land acquired by the Federal Government in exchange for other public land, and land reverting to Federal ownership as the result of public land laws.
- **Purchases, Exchanges, Donations, etc.:** Includes any land acquired by purchase, condemnation, donation, exchange, and other acquisition methods.
- **Long-term Interest:** Includes land that the Federal Government has a long-term interest in, such as land acquired by treaty or long-term lease (e.g., 99-year lease) that the agency considers equivalent to Federally owned land.

Heritage Assets: Heritage assets are property, plant and equipment that are unique for one or more of the following reasons:

- historical or natural significance;
- cultural, educational or artistic (e.g., aesthetic) importance;
- significant architectural characteristics.

Examples of heritage assets are those listed on the National Register of Historic Places.

Leased Real Property

- Leased data includes real property leased from private individuals, organizations, and municipal, county, state, territorial, and foreign governments, as evidenced by a written agreement involving a monetary consideration and a landlord-tenant relationship. This report also includes the right of use and occupancy of real property obtained under eminent domain or equivalent proceedings by the Federal Government.
- Capital leases are recognized as assets for balance sheet reporting and are included in this report.
- Real property leased rent free or for nominal rental is included when considered significant by the reporting agency.
- A building location represents a specific area obtained under a lease agreement, varying in size from a small room to an entire building. There may be several leases for space in a single building.
- Leased building area is based on the rentable square footage stated in lease agreements. Building area of leased housing space in foreign countries is generally estimated for the description of the dwelling in the lease.
- Leased land acreage data in this report are, for the most part, limited to land leased separately from leased buildings. In many instances, acreage figures were not reported for land on which leased buildings are located since building leases frequently do not specify the land acreage.

Annual Rental Costs: Annual rental costs apply to leased real property. The annual rental costs shown in this report represent the agency's rental rate on the real property for a 12-month period. The following factors concerning the annual rental should be considered:

- Rentals on leases made on a daily, weekly, or monthly basis are not converted to annual rates;
- Annual rental costs for foreign leases payable in local currencies have been converted to dollars at official exchange rates;
- Leases generally provide for a single rental amount and do not segregate the portion applicable to land, buildings, and other structures.

Appendix

Predominant Use Classifications

Land Use Classifications

- **Agriculture:** Land under cultivation for food and/or fiber production.
- **Grazing:** Conservation lands primarily administered to preserve, protect, manage, or develop grass and other forage resources suitable for livestock, excluding wilderness areas.
- **Forest and Wildlife:** Conservation lands primarily administered to preserve, protect, manage, or develop timber, wildlife, watershed, and recreational resources, excluding wilderness areas.
- **Parks and Historic Sites:** Land administered for cemeteries, memorials, monuments, parks (national, historical, military, memorial, and national capital), sites (battlefield and historic), parkways, and recreation areas, excluding wilderness areas.
- **Office Building Locations:** Land containing office buildings or future planned office buildings.
- **Military (except airfields):** Department of Defense and U.S. Coast Guard controlled land used for military functions that cannot be classified elsewhere.
- **Airfields:** Land used for military air bases or air stations and military or civilian landing fields.
- **Harbor and Port Facilities:** Land used for harbor and port facilities.
- **Post Office:** Land used in conjunction with a Post Office and used predominantly as a general service and access area.
- **Power Development and Distribution:** Land used for power development and distribution projects.
- **Reclamation and Irrigation:** Land used for reclamation and irrigation projects.
- **Flood Control and Navigation:** Land used for flood control and navigation projects.
- **Institutional:** Land used for institutional purposes such as hospitals, prisons, schools, libraries, chapels, and museums.
- **Housing:** Land used primarily for public housing projects, military personnel quarters, and dwellings for other Federal personnel.
- **Storage:** Land used primarily for supply depots and other storage.
- **Industrial:** Land used for physical plants engaged in producing and manufacturing ammunition, aircraft, ships, vehicles, electronic equipment, chemicals, aluminum, magnesium, etc.
- **Communication Systems:** Land used for telephone and telegraph lines and radio towers.

- **Research and Development:** Land used directly in basic or applied research in the sciences (including medicine) and in engineering.
- **Navigation and Traffic Aids:** Land used for structures that provide for aircraft/ship navigation and traffic aids, such as beacon lights, antenna systems, ground control approach systems, and obstruction lighting.
- **All Other:** Land that cannot be classified elsewhere as well as vacant land not being used.
- **Trust Land:** All land held in trust by an agency. For FY2004, there was no trust land reported.
- **Vacant Land:** Land not being used.

Building Use Classifications

- **Office:** Buildings primarily used for office space.
- **Post Office:** Buildings of portions of buildings used as a Post Office.
- **Institutional - Hospital:** Buildings 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.
- **Institutional - Prison (Government-owned only):** Buildings under the jurisdiction of the Department of Justice used for the confinement of Federal prisoners.
- **Institutional - School:** Buildings used primarily for formally organized instruction, such as schools for dependent children of Federal employees, Indian schools, and military training buildings.
- **Other Institutional Uses:** Buildings used for institutional purposes other than schools, hospitals, and prisons, such as libraries, chapels, museums, and outpatient clinics.
- **Housing:** Buildings primarily used as dwellings, such as apartment houses, single houses, row houses, barracks, public housing, military personnel housing, Federal employee housing, and housing for institutional personnel.
- **Storage:** Buildings used for storage, such as warehouses, ammunition storage, cover sheds, garages primarily used for storage of vehicles or materials. This category excludes water reservoirs and oil storage tanks.
- **Industrial:** Buildings specifically designed and primarily used for production or manufacturing, such as the production or manufacture of ammunition, aircraft, ships, vehicles, electronic equipment, chemicals, aluminum, and magnesium.

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Building Use Classifications- continued

- **Communication Systems.** Buildings used for telephone and telegraph systems and/or associated with radio towers.
- **Service:** Buildings used for service activities, such as maintenance and repair shops, dry cleaning plants, Post Exchange stores, airport hangars, and garages primarily used for vehicle maintenance and repair.
- **Research and Development:** 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 or 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.
- **Trust Buildings:** All buildings held in trust by an agency.
- **Navigation and Traffic Aids.** Includes buildings that house aircraft/ship navigation and traffic aids, such as beacon lights, antenna systems, ground control approach systems, and obstruction lighting.

Structure Use Classifications

- **Airfield Pavements:** Includes runways, helicopter landing pads, taxiways, and aprons.
- **Harbor and Port Facilities:** Includes docks, piers, jetties, and breakwaters.
- **Power Development and Distribution:** Includes hydroelectric and other power development projects that produce power for resale (generally consisting of dams and powerhouses).
- **Reclamation and Irrigation:** Includes canals, laterals, pumping stations, storage and diversion dams.
- **Flood Control and Navigation:** Includes river improvements, revetments, dikes, dams, and docks.
- **Research and Development (other than Buildings):** Includes structures and facilities used directly in basic or applied research in the sciences (including medicine) and in engineering, such as facilities used in the design, development, and testing of prototypes and processes. This category excludes facilities used for routine testing.
- **Storage (other than Buildings):** Includes storage tanks, silos, igloos, underground vaults, and open storage improved areas.
- **Industrial (Other than Buildings):** Includes structures and facilities (other than buildings) used for production or manufacturing, such as sliding shipways, retaining basins, and pipelines.

- **Service (other than Buildings):** Includes structures used for maintenance and repair, such as underground fueling systems, vehicle washing and greasing facilities, aircraft boresight ranges, guided missile maintenance facilities, and ship repair.
- **Trust:** All structures and facilities held in trust by an agency
- **Utility Systems:** Includes heating, sewage, water and electrical systems when these systems serve several buildings and/or other structures of an installation. When these systems serve a single building that is reported separately, the utility systems cost is included in the acquisition cost of the building. This category also 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; and electrical substations, standby or auxiliary power plants, lighting structures, and conduits.
- **Communication Systems:** Includes telephone and telegraph lines and radio towers.
- **Navigation and Traffic Aids (other than Buildings):** Includes structures that provide for aircraft/ship navigation and traffic aids, such as beacon lights, antenna systems, ground control approach systems, and obstruction lighting.
- **Roads and Bridges:** Includes Federally-owned highways, roads, related culverts, and connecting bridges. This category also includes roads within national parks/forests and other Federal installations.
- **Railroads:** Includes tracks, bridges, tunnels, and fuel/water stations servicing railroads.
- **Monuments and Memorials:** Includes all Federal monuments, memorials, and statues.
- **Miscellaneous Military Facilities:** Includes all structures and facilities of the Department of Defense and U.S. Coast Guard used for military functions and that are not included in any other classification.
- **All Other:** Includes sidewalks, parking areas, fences, and trails, which cannot be readily classified under the above categories. This category also includes improvement to public domain lands, such as drainage, grading and landscaping.



Smarter Solutions

U.S. General Services Administration

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