

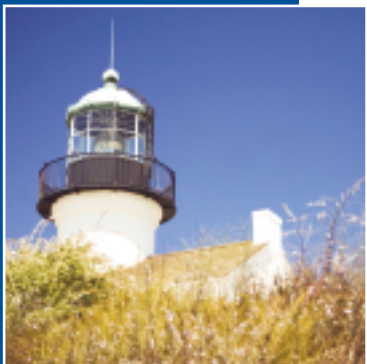


The Federal Real Property Council's



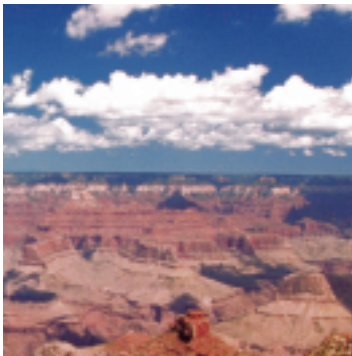
FY 2006

Federal Real Property Report



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

July 2007



Executive Order 13327

created the Federal Real Property Council, established the role of the Senior Real Property Officer, and mandated the creation of a centralized real property database. At the same time, “real property” was added to the President’s Management Agenda.

The FY 2006 Federal Real Property Report marks the second reporting year for the governmentwide data elements as required by Executive Order 13327.

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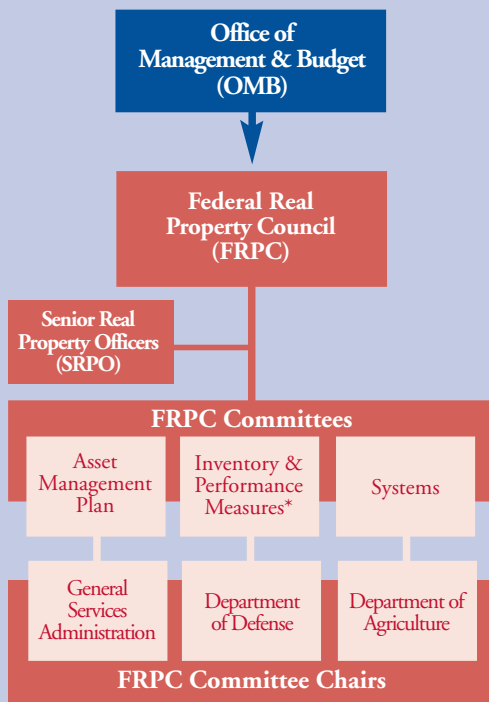
Introduction

On behalf of the Federal Real Property Council (FRPC), GSA's Office of Governmentwide Policy (OGP) is pleased to present the results of the Fiscal Year (FY) 2006 governmentwide real property data collection.

With the issuance of Executive Order 13327 in February 2004, OGP was formally recognized as the administrator of the centralized real property database, known as the Federal Real Property Profile (FRPP). The FRPC established the initial requirements for reporting real property data as part of the December 2004 guidance document. The FRPC has issued subsequent guidance documents expanding and refining the data reporting requirements. All executive branch agencies are required to submit data to the FRPP, at the constructed asset level, on an annual basis.

This executive summary marks the second reporting year for the governmentwide data elements, as required by Executive Order 13327. For the first time, the Federal real property community can track the trends in the real property inventory and performance data.

FRPC Organization and Committees



*The Performance Measures Committee became a working group of the Inventory Committee in March 2006.

The goals of Executive Order 13327 are to:

- Promote efficient and economical use of real property resources.
- Increase agency accountability and management attention to real property reform.
- Establish clear real property goals and objectives.

The goals of the centralized database are to:

- Improve decision making with accurate and reliable data.
- Provide the ability to benchmark Federal real property assets.
- Consolidate governmentwide real property data collection into one system.

Agencies successfully reported data on more than 1.2 million assets with a replacement value of more than \$1.2 trillion in the initial FY 2005 reporting to the FRPP. In FY 2006, agencies again successfully reported inventory and performance data on more than 1.2 million assets with a replacement value of more than \$1.5 trillion, which comprise the Federal portfolio. Improved asset level reporting is the direct result of agency emphasis on capturing and reporting inventory and performance data for each constructed asset.

Variances between the FY 2005 and FY 2006 reporting periods are the result of:

- **Improved agency processes for capturing and reporting the required data to the FRPP.** Agencies reviewed internal processes for capturing and reporting inventory and performance data and implemented the necessary steps to improve data quality.
- **The expiration of OMB-approved reporting waivers granted in the first year of reporting.** OMB had approved a small number of agency waivers for reporting data on specific assets. Waivers were granted, most commonly in the areas of value and performance data, for only the FY 2005 reporting cycle. All agencies have captured and reported all required data at the constructed asset level and closed all data gaps allowed under the FY 2005 waiver process. For example, agency closure of approved waivers resulted in a significant increase to the FY 2006 total replacement value.

We would like to continue to recognize the tremendous effort undertaken by the Federal agencies to capture and report on all of the data elements defined by the FRPC. Agencies have overcome many obstacles in order to successfully report the required data and continue with their efforts to refine both their asset management and data collection methods.

Federal Real Property

Key Statistics¹

	FY 2005	FY 2006	Variance
Total Federal Building Assets <i>*may include multiple leases in one building</i>	501,128	505,559	4,431
Total Area of Building Assets ²	3.73 billion square feet	3.87 billion square feet	136.4 million square feet
Total Replacement Value of Building Assets ³	\$684.9 billion	\$808.8 billion	\$123.9 billion
Total Federal Structures	475,054	508,363	33,309
Total Replacement Value of Structures	\$571.3 billion	\$719.2 billion	\$147.9 billion
Total Federal Land Acreage	54,914,928 acres	56,669,483 acres	1,754,555 acres
Total Land Records ⁴	234,229	239,899	5,670
Total Federal Assets	1,210,411	1,253,821	43,410
Total Replacement Value of Assets (Buildings and Structures)	\$1.26 trillion	\$1.53 trillion	\$271.8 billion

¹ Significant variances, such as the increase in the replacement value of the Federal portfolio of assets, is the result of improved data collection and additional reporting of data that was not available in the initial FY 2005 reporting of real property inventory and performance data. For example, a large landholding agency was unable to report replacement value on all assets as part of the FY 2005 reporting cycle. Full reporting of replacement value by all Federal agencies is represented in the FY 2006 data.

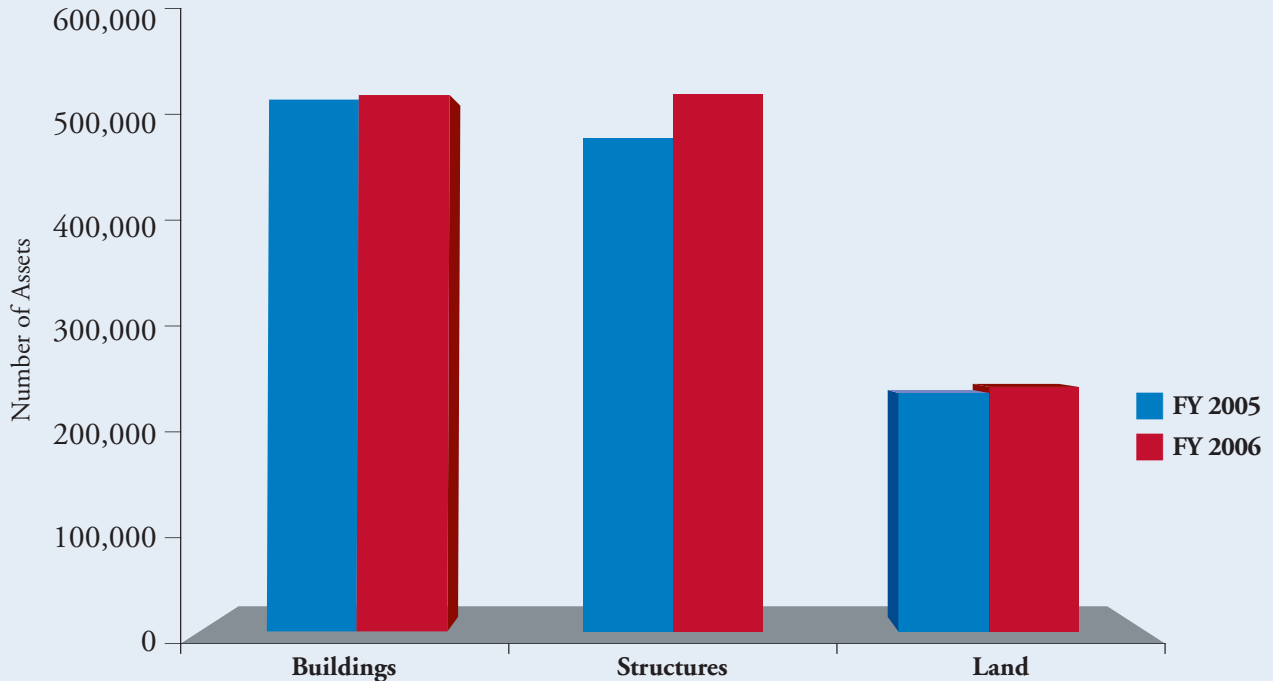
² All square feet data is represented in gross square feet.

³ Replacement value is defined as the cost to replace the existing asset at today's standards and in today's dollars.

⁴ Executive Order 13327 does not mandate the reporting of data for public domain lands and certain other asset types. Therefore, the FY 2005 and FY 2006 land data does not fully represent the Federal government's total land acreage. "Total Federal Assets" and "Total Federal Land Acreage" include overseas land owned by a foreign government and provided for U.S. government purposes, or land owned by a foreign entity and leased to the U.S. government.

Total Number of Worldwide Assets

FY 2005 vs. FY 2006



Asset Type	FY 2005 Number of Assets	FY 2006 Number of Assets
Building Assets	501,128	505,559
Structures	475,054	508,363
Land Records	234,229	239,899
TOTAL NUMBER OF ASSETS	1,210,411	1,253,821

Notes:

Executive Order 13327 does not mandate the reporting of data for public domain lands and certain other asset types. Therefore, the FY 2005 and FY 2006 land data does not fully represent the Federal government's total land acreage. "Total Federal Assets" and "Total Federal Land Acreage" include overseas land owned by a foreign government and provided for U.S. government purposes, or land owned by a foreign entity and leased to the U.S. government.

Total Federal asset count includes assets in U.S. states, the District of Columbia, U.S. territories, and foreign assets.

- U.S. assets are located within the 50 states and District of Columbia.
- Assets in U.S. territories include all those located in American Samoa, Baker Island, Federated States of Micronesia, Guam, Howland Island, Jarvis Island, Johnston Atoll, Kingman Reef, Midway Islands, Navassa Island, Northern Mariana Islands, Palmyra Atoll, Republic of Palau, Puerto Rico, the U.S. Virgin Islands, U.S. Minor Outlying Islands, and Wake Island.
- Foreign assets are located outside the U.S. and its territories.

Agency Profile

FY 2006 Number of Assets and Replacement Value

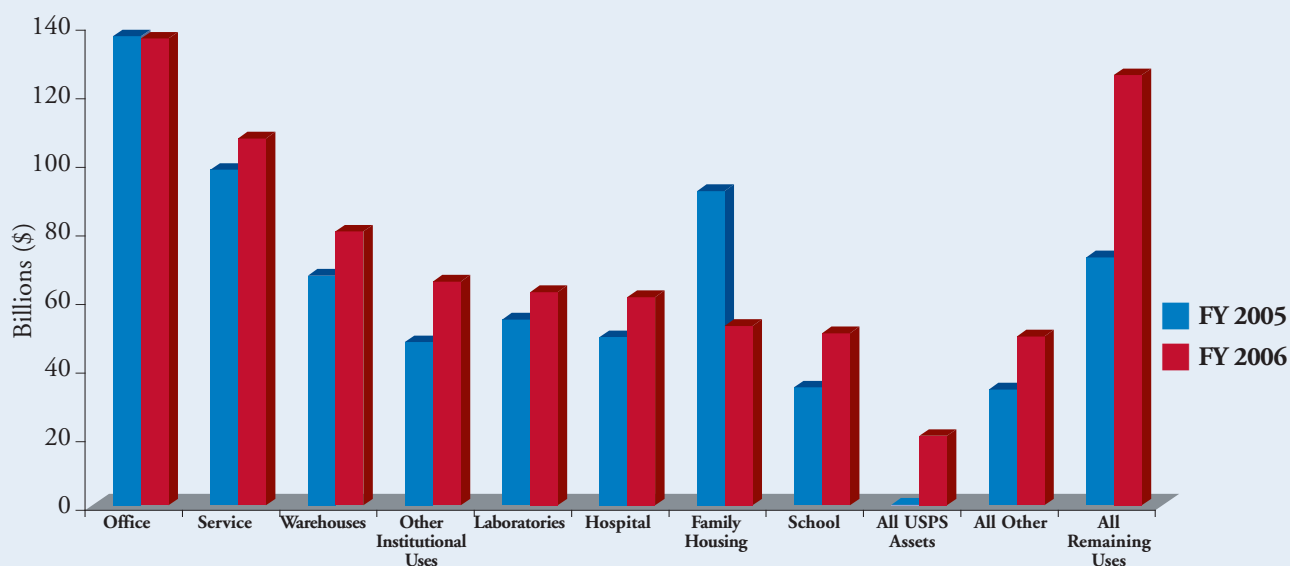
Agency Name	Number of Assets	Replacement Value
Agriculture	59,879	\$46,834,160,262
Air Force	171,352	\$235,808,469,245
American Battle Monuments Commission	183	\$4,423,800,000
Army	264,961	\$262,865,575,017
Commerce	1,340	\$2,315,006,096
Corps of Engineers	146,838	\$216,877,416,823
Defense/WHS	203	\$2,787,946,939
Energy	18,620	\$85,697,308,479
Environmental Protection Agency	270	\$741,922,448
General Services Administration	8,847	\$68,818,536,686
Health and Human Services	3,357	\$9,867,744,843
Homeland Security	27,079	\$9,935,179,474
Independent Government Offices	431	\$106,028,671
Interior	184,347	\$185,218,464,155
Justice	4,363	\$15,150,700,400
Labor	2,639	\$4,537,534,555
National Aeronautics and Space Administration	4,942	\$20,609,244,894
National Archives and Records Administration	41	\$1,747,256,609
National Science Foundation	612	\$1,099,880,301
Navy	143,897	\$228,819,202,172
Office of Personnel Management	3	\$0*
Peace Corps	417	\$8,868,943
State	16,843	\$11,543,484,787
State (USAID)	1,371	\$672,727,412
Tennessee Valley Authority	422	\$0**
Transportation	69,411	\$6,309,796,350
Treasury	110	\$1,056,055,014
United States Postal Service	111,960	\$20,262,644,625
Veterans Affairs	9,083	\$83,930,650,740
TOTAL	1,253,821	\$1,528,045,505,940

* The Office of Personnel Management reported \$0 replacement value in FY 2006.

** The Tennessee Valley Authority did not report replacement value in FY 2006.

Predominant Use⁵ of Buildings by Replacement Value

FY 2005 vs. FY 2006



Predominant Use	FY 2005	FY 2006	Variance	Percent Variance
Office	\$136,805,402,074	\$136,177,296,134	\$-628,105,940	-0.50%
Service	\$97,891,437,690	\$107,036,402,684	\$9,144,964,994	9%
Warehouses	\$67,009,507,136	\$79,900,600,571	\$12,891,093,435	19%
Other Institutional Uses	\$47,583,379,697	\$65,242,841,252	\$17,659,461,555	37%
Laboratories	\$54,220,554,863	\$62,225,172,199	\$8,004,617,336	15%
Hospital	\$49,067,065,462	\$60,731,746,943	\$11,664,681,481	24%
Family Housing	\$91,672,138,521	\$52,334,910,437	\$-39,337,228,084	-43%*
School	\$34,368,417,731	\$50,203,590,721	\$15,835,172,990	46%
All USPS Assets**	\$169,127,839	\$20,262,644,625	\$20,093,516,786	11,881%***
All Other	\$33,777,265,872	\$49,249,313,956	\$15,472,048,084	46%
All Remaining Uses****	\$72,313,095,672	\$125,476,546,932	\$53,163,451,260	74%
TOTAL REPLACEMENT VALUE	\$684,877,392,557	\$808,841,066,454	\$123,963,673,897	18%

⁵ Appendix A includes a definition for each of the Building Predominant Use codes as defined by the FRPC in the December 2004 guidance. The All Other code captures those building assets that are not captured in one of the other 14 codes. The All Remaining Uses portion of the chart on this page encompasses the remaining six codes not delineated in this chart.

* The Department of Defense's privatization of over 145,000 housing units since FY 2005 reporting contributes to the Family Housing variance.

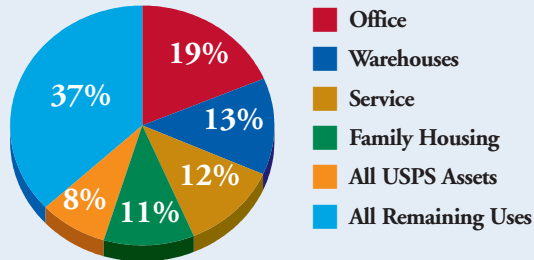
** Due to a coding error, the Post Office category represents Postal Office assets from non-United States Postal Service Federal agencies. The All USPS Assets use category represents all assets submitted by the United States Postal Service.

*** Significant variances are the result of improved data collection and additional reporting of data that was not available in the initial FY 2005 reporting of real property inventory and performance data.

**** The All Remaining Uses category includes the following predominant uses: Post Office (non-USPS assets); Prisons and Detention Centers; Dormitories/Barracks; Industrial; Communications Systems; and Navigation and Traffic Aids. For a full list of predominant use categories and their definitions for buildings, refer to Appendix A.

Predominant Use of Buildings by Square Footage

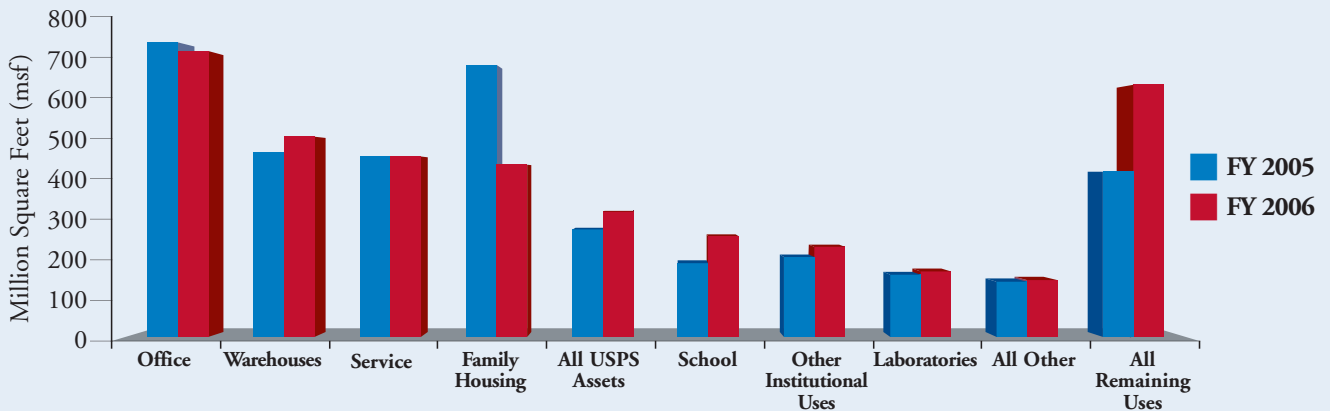
FY 2005 vs FY 2006



Predominant Use	FY 2006 Square Feet
Office	723,058,298
Warehouses	506,058,535
Service	456,407,527
Family Housing	435,103,697
All USPS Assets*	316,425,576
All Remaining Uses**	1,429,113,497
TOTAL SQUARE FEET	3,866,167,130

*Due to a coding error, the Post Office category represents Postal Office assets from non-United States Postal Service Federal agencies. The All USPS Assets use category represents all assets submitted by the United States Postal Service.

**The All Remaining Uses category includes the following predominant uses: Post Office (non-USPS assets); Hospital; Prisons and Detention Centers; Schools; Other Institutional Uses; Dormitories/Barracks; Industrial; Communications Systems; Navigation and Traffic Aids; Laboratories; and All Other. For a full list of predominant use categories and their definitions for buildings, refer to Appendix A.



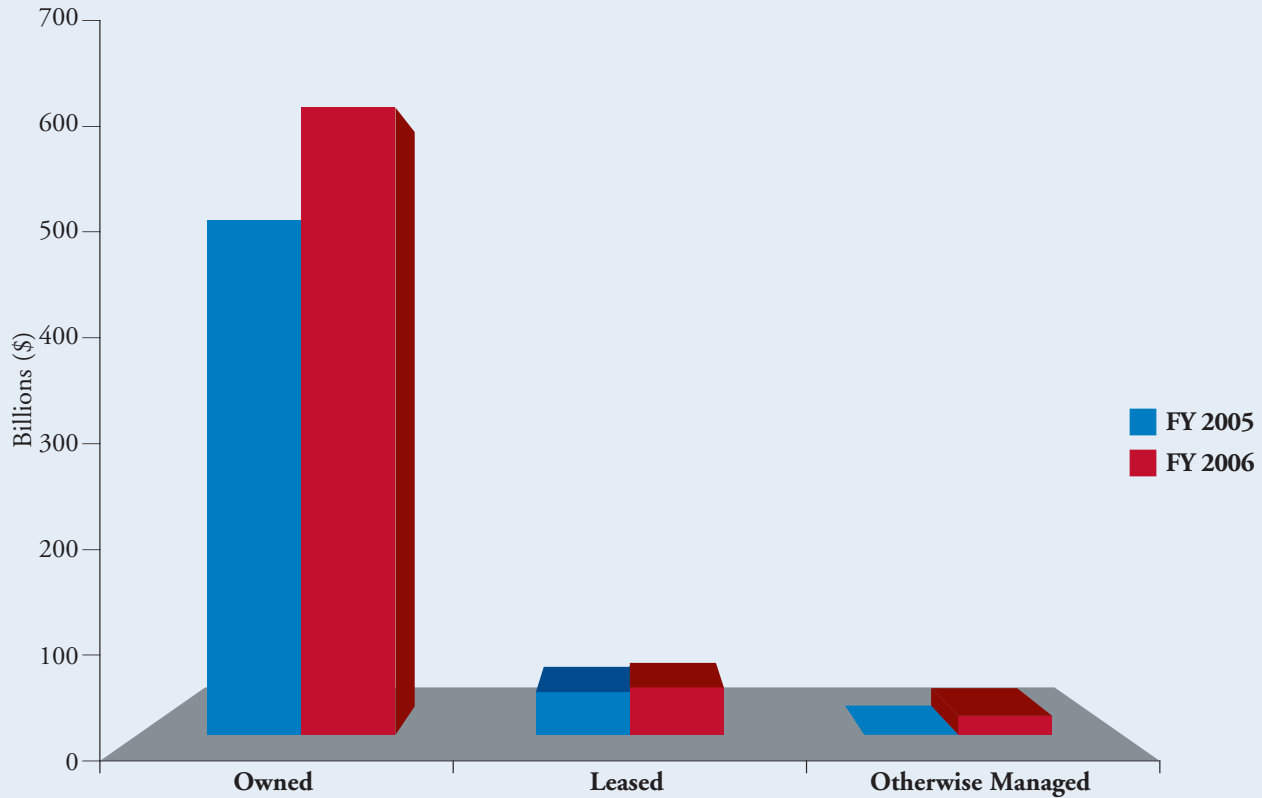
Predominant Use	FY 2005	FY 2006	Variance	Percent Variance
Office	745,201,480	723,058,298	-22,143,182	-3%
Warehouses	466,447,830	506,058,535	39,610,705	8%
Service	455,222,266	456,407,527	1,185,261	0.26%
Family Housing	687,330,307	435,103,697	-252,226,610	-37%
All USPS Assets*	271,994,249	316,425,576	44,431,327	16%
School	186,453,637	255,013,965	68,560,328	37%
Other Institutional Uses	202,282,472	227,644,203	25,361,731	13%
Laboratories	157,107,407	165,521,128	8,413,721	5%
All Other	139,658,225	143,348,808	3,690,583	3%
All Remaining Uses**	418,087,329	637,585,393	219,498,064	52%
TOTAL SQUARE FEET	3,729,785,202	3,866,167,130	136,381,928	4%

*Due to a coding error, the Post Office category represents Postal Office assets from non-United States Postal Service Federal agencies. The All USPS Assets use category represents all assets submitted by the United States Postal Service.

**The All Remaining Uses category includes the following predominant uses: Post Office (non-USPS assets); Hospital; Prisons and Detention Centers; Dormitories/Barracks; Industrial; Communications Systems; and Navigation and Traffic Aids. For a full list of predominant use categories and their definitions for buildings, refer to Appendix A.

Legal Interest of Domestic⁶ Buildings by Replacement Value

FY 2005 vs FY 2006



Legal Interest	FY 2005	FY 2006	Variance	Percent Variance
Owned	\$506,147,527,506	\$637,524,131,414	\$131,376,603,908	26%
Leased	\$43,406,190,583	\$48,321,549,279	\$4,915,358,696	11%
Otherwise Managed	\$249,434,445	\$20,026,578,122	\$19,777,143,677	7,929%*
TOTAL REPLACEMENT VALUE	\$549,803,152,534	\$705,872,258,815	\$156,069,106,281	28%

⁶ Domestic building assets include those located in U.S. states, the District of Columbia, and U.S. territories.

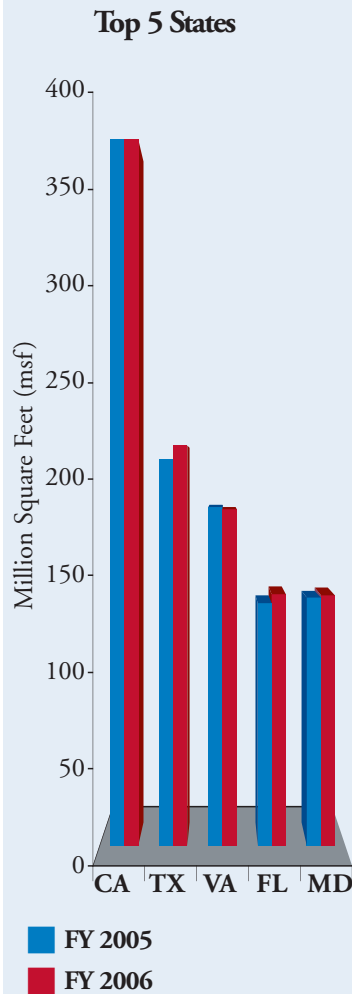
* Significant variances are the result of improved data collection and additional reporting of data that was not available in the initial FY 2005 reporting of real property inventory and performance data.

Definitions:

- **Owned:** The Federal government has fee-simple interest for the real property.
- **Leased:** The rights to use the real property have been assigned to the Federal government by a private entity or a non-Federal government entity for a defined period of time in return for rental payments.
- **Otherwise Managed:** Properties that are state-government-owned, in which a U.S. state holds title to the real property but rights for use have been granted to a Federal government entity in other than a leasehold arrangement.

State Profile

FY 2006 Building Square Footage and Legal Interest

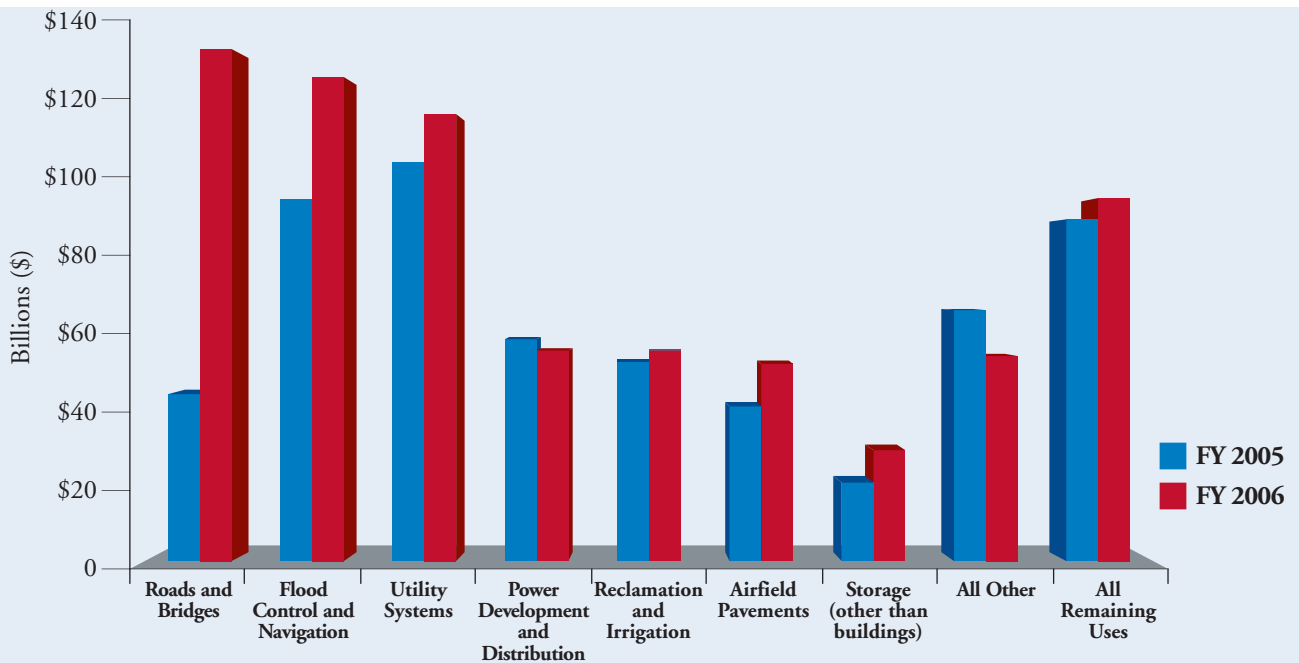


State	Owned SF	Leased SF	Otherwise Managed SF	Total SF
Alabama	51,377,167	5,548,905	3,306,235	60,232,307
Alaska	51,242,641	5,728,665	371,822	57,343,128
Arizona	57,930,839	4,503,551	967,245	63,401,635
Arkansas	20,316,315	2,572,009	2,940,580	25,828,904
California	350,969,591	30,228,438	3,803,542	385,001,571
Colorado	55,250,361	8,495,723	583,109	64,329,193
Connecticut	17,766,273	1,915,536	1,736,507	21,418,316
Delaware	5,623,430	508,343	636,421	6,768,194
District of Columbia	74,484,285	23,405,560	588,723	98,478,568
Florida	116,759,011	17,428,397	3,166,821	137,354,229
Georgia	106,661,940	12,853,957	1,656,814	121,172,711
Hawaii	60,260,524	1,287,802	685,397	62,233,723
Idaho	19,132,046	3,149,047	721,857	23,002,950
Illinois	79,106,653	8,683,133	3,506,009	91,295,795
Indiana	36,458,368	11,814,034	2,408,354	50,680,756
Iowa	12,808,300	2,945,680	2,969,186	18,723,166
Kansas	33,122,188	4,576,228	1,562,658	39,261,074
Kentucky	50,108,456	4,154,429	1,831,077	56,093,962
Louisiana	41,331,551	6,192,250	6,679,999	54,203,800
Maine	12,743,886	1,423,750	829,817	14,997,453
Maryland	111,650,965	22,751,855	2,269,019	136,671,839
Massachusetts	37,521,386	5,419,284	2,449,491	45,390,161
Michigan	29,936,612	7,660,135	3,902,891	41,499,638
Minnesota	21,917,854	3,646,064	4,466,005	30,029,923
Mississippi	37,278,200	3,881,809	5,328,043	46,488,052

State	Owned SF	Leased SF	Otherwise Managed SF	Total SF
Missouri	49,489,542	9,952,846	2,424,680	61,867,068
Montana	15,487,951	2,934,866	693,593	19,116,410
Nebraska	13,330,479	2,878,070	1,048,667	17,257,216
Nevada	30,710,123	2,853,869	647,713	34,211,705
New Hampshire	3,725,096	1,299,173	850,091	5,874,360
New Jersey	50,863,990	9,313,505	2,173,680	62,351,175
New Mexico	57,471,517	5,422,912	1,390,706	64,285,135
New York	105,815,867	19,872,223	4,893,711	130,581,801
North Carolina	83,742,004	7,426,517	2,220,922	93,389,443
North Dakota	20,808,597	1,749,086	1,499,256	24,056,939
Ohio	71,096,434	8,530,451	2,445,978	82,072,863
Oklahoma	57,527,938	8,689,804	2,161,020	68,378,762
Oregon	21,970,276	4,357,315	2,396,571	28,724,162
Pennsylvania	79,681,600	12,328,306	2,737,050	94,746,956
Rhode Island	13,988,295	699,456	502,475	15,190,226
South Carolina	57,099,805	3,518,119	2,070,076	62,688,000
South Dakota	16,148,697	3,402,873	1,391,925	20,943,495
Tennessee	68,471,275	6,241,649	3,174,260	77,887,184
Texas	186,283,710	28,744,137	3,079,930	218,107,777
Utah	30,309,499	4,343,264	1,900,686	36,553,449
Vermont	2,914,865	1,282,698	575,822	4,773,385
Virginia	151,895,190	30,381,117	1,286,166	183,562,473
Washington	85,012,069	8,036,947	1,493,856	94,542,872
West Virginia	18,465,981	3,728,421	1,750,290	23,944,692
Wisconsin	22,618,813	4,736,266	2,648,452	30,003,531
Wyoming	13,783,857	1,002,758	1,009,429	15,796,044
Locations Not Reported	169,527,836	360,339,812	13,491,311	543,358,959
TOTAL SF	2,990,000,148	754,841,044	121,325,938	3,866,167,130

The Top 5 States (CA, TX, VA, FL, MD) comprise 27% of the total Federal building portfolio, measured by square footage.

Predominant Use⁷ of Structures by Replacement Value FY 2005 vs. FY 2006



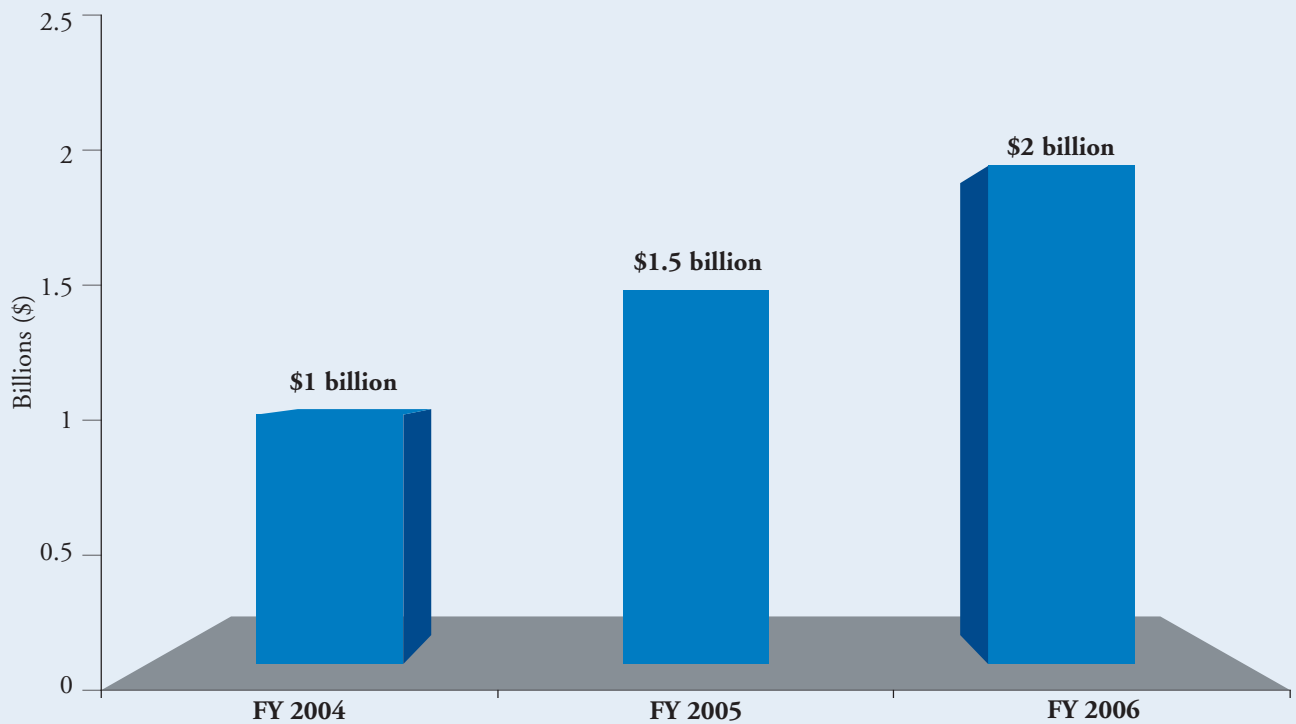
Predominant Use	FY 2005	FY 2006	Variance	Percent Variance
Roads and Bridges	\$42,964,094,359	\$134,409,523,365	\$91,445,429,006	213%*
Flood Control and Navigation	\$94,975,607,778	\$127,034,006,443	\$32,058,398,665	34%
Utility Systems	\$104,737,372,926	\$117,364,540,482	\$12,627,167,556	12%
Power Development and Distribution	\$58,314,021,116	\$55,294,878,244	\$-3,019,142,872	-5%
Reclamation and Irrigation	\$52,334,201,592	\$55,206,367,156	\$2,872,165,564	5%
Airfield Pavements	\$40,644,843,254	\$51,880,480,689	\$11,235,637,435	28%
Storage (other than buildings)	\$20,677,412,111	\$29,033,303,601	\$8,355,891,490	40%
All Other	\$65,951,527,740	\$53,751,636,990	\$-12,199,890,750	-18%
All Remaining Uses**	\$90,685,847,437	\$95,227,772,650	\$4,541,925,213	5%
TOTAL REPLACEMENT VALUE	\$571,284,928,313	\$719,202,509,620	\$147,917,581,307	26%

⁷ Appendix B includes a definition for each of the Structure Predominant Use codes as defined by the FRPC in the December 2004 guidance. The All Other code captures those structural assets that are not captured in one of the other 20 codes. The All Remaining Uses portion of the chart on this page encompasses the remaining 13 codes not delineated in this chart.

* Significant variances are the result of improved data collection and additional reporting of data that was not available in the initial FY 2005 reporting of real property inventory and performance data.

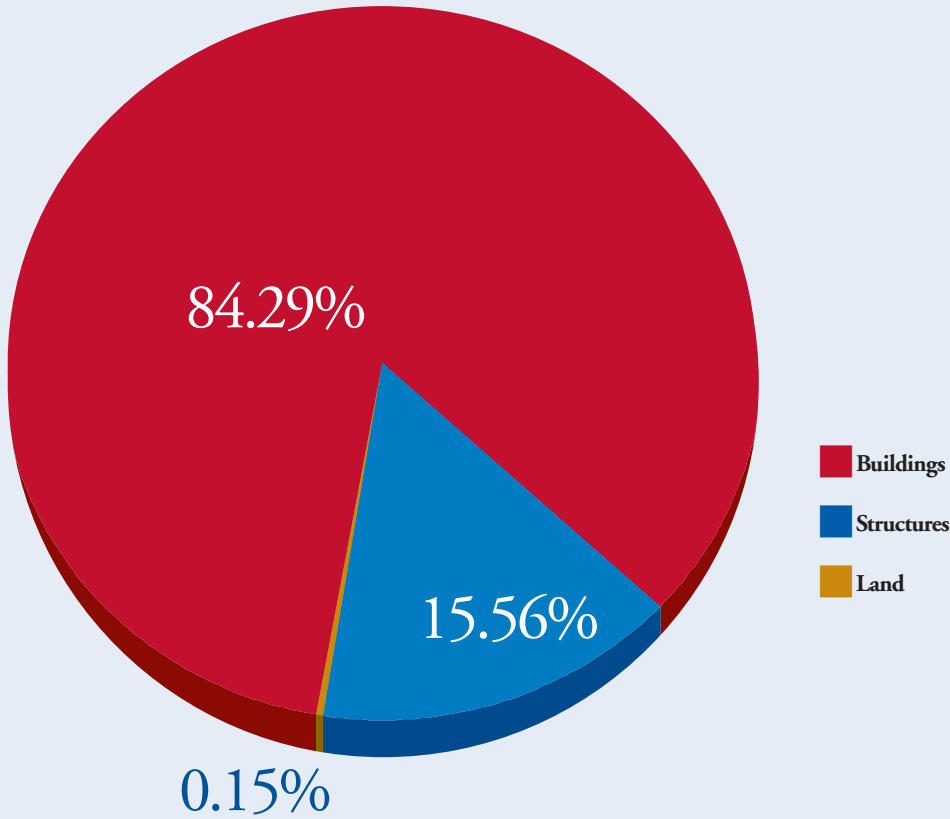
** The All Remaining Uses category includes the following predominant uses: Harbors and Ports; Industrial (other than buildings); Service (other than buildings); Space Exploration Structures; Parking Structures; Research and Development (other than laboratories); Communications Systems; Navigation and Traffic Aids (other than buildings); Recreational (other than buildings); Railroads; Monuments and Memorials; Miscellaneous Military Facilities; and Weapons Ranges. For a full list of predominant use categories and their definitions for structures, refer to Appendix B.

Total Disposition Value by Fiscal Year⁸



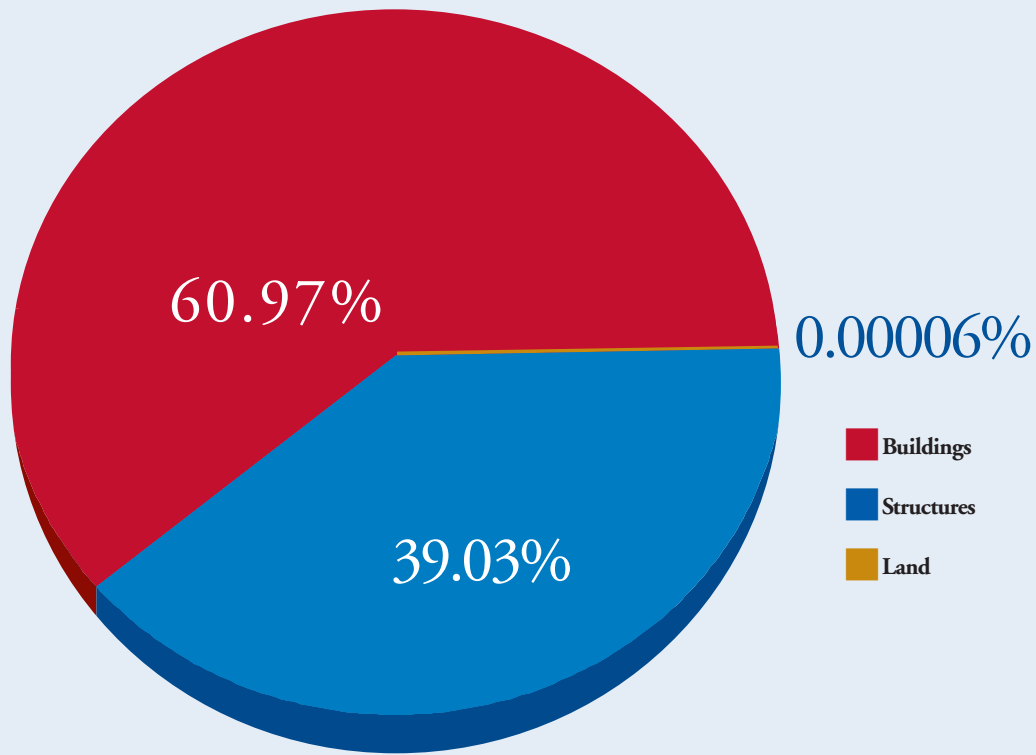
⁸ The above disposition values do not include Department of Defense disposition data. Department of Defense disposals include an additional \$12.5 billion in Base Realignment and Closure (BRAC) and non-BRAC-related disposals completed during FY 2006.

Total Disposition Value of FY 2006 Worldwide Disposed Assets: Civilian Agencies



Asset Type	Disposition Value
Building Assets	\$1,685,255,725
Structures	\$310,990,935
Land Records	\$3,066,980
TOTAL DISPOSITION VALUE	\$1,999,313,640

Total Disposition Value of FY 2006 Worldwide Disposed Assets: Department of Defense⁹

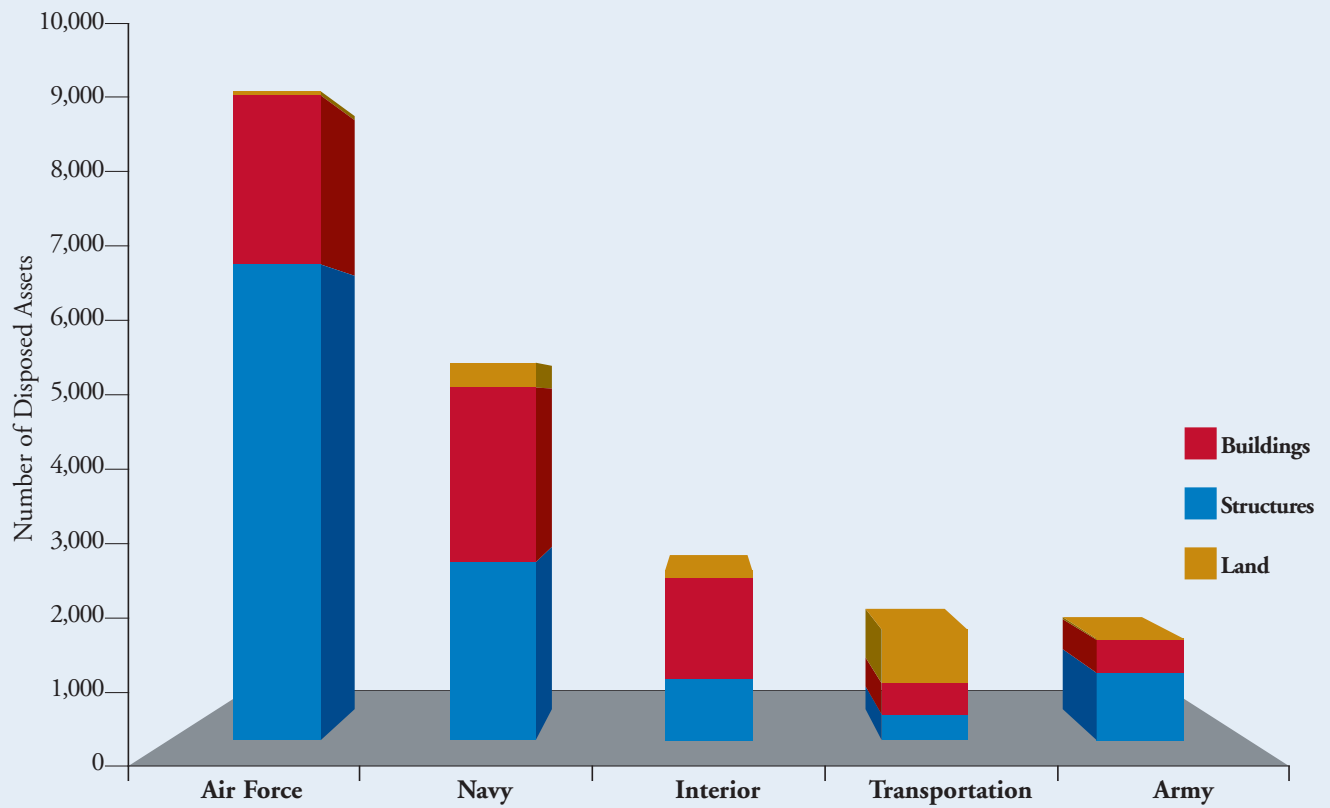


Asset Type	Disposition Value
Building Assets	\$7,655,860,995
Structures	\$4,900,690,676
Land Records	\$7,500
TOTAL DISPOSITION VALUE	\$12,556,559,171

⁹ Includes Army, Navy (which includes Marine Corps), Air Force, and the U.S. Corps of Engineers. The data for the U.S. Corps of Engineers includes only its civil works assets. The U.S. Corps of Engineers military assets are included with the data for Army.

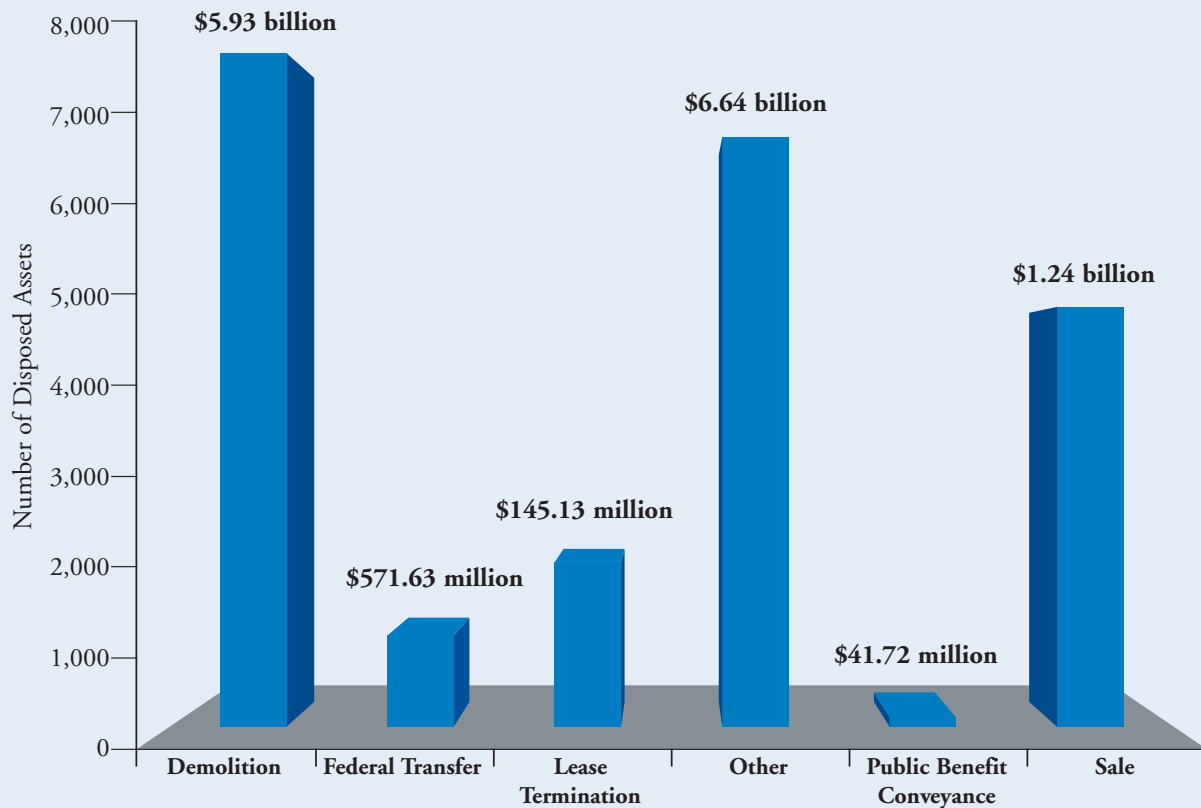
FY 2006 Total Number of Disposed Assets

Top Five Agencies



Agency	Number of Disposed Building Assets	Number of Disposed Structures	Number of Disposed Land Records	TOTAL NUMBER OF DISPOSED ASSETS
Air Force	6,885	2,284	62	9,231
Navy	2,578	2,524	366	5,468
Interior	876	1,464	110	2,450
Transportation	374	449	779	1,602
Army	965	477	21	1,463

FY 2006 Disposal Method by Disposition Value and Number of Disposed Assets¹⁰



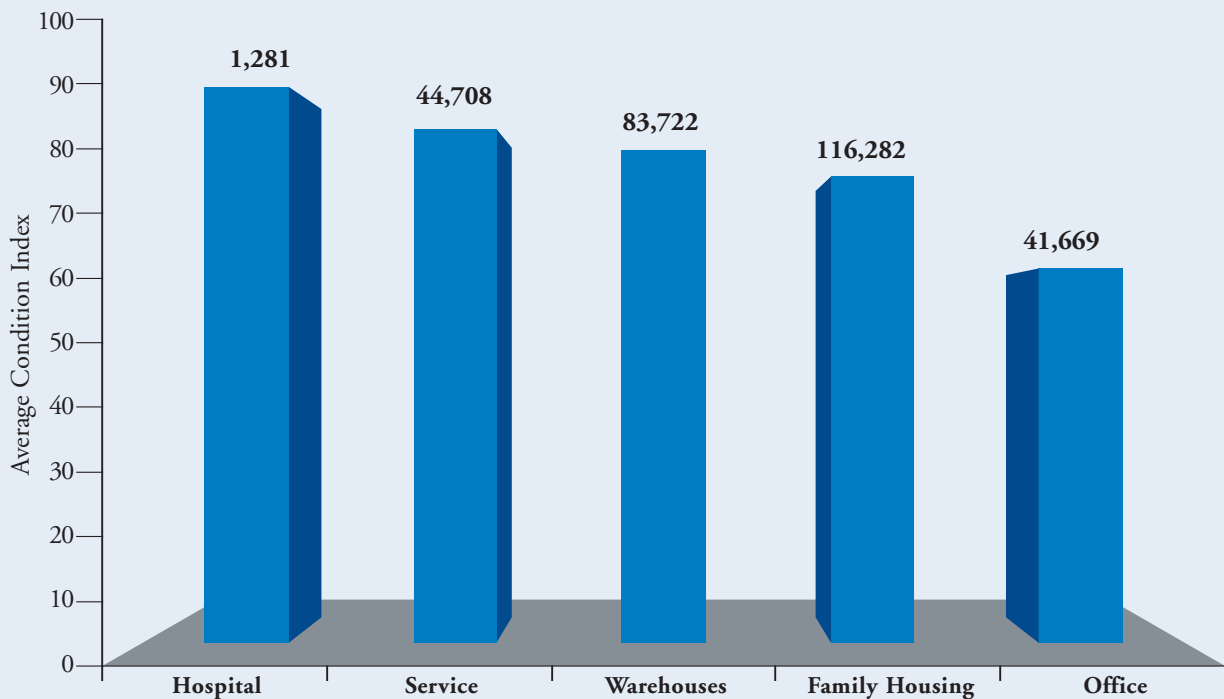
Disposal Method	FY 2006 Number of Disposed Assets	FY 2006 Disposition Value
Demolition	7,886	\$5,926,919,178
Federal Transfer	1,065	\$571,632,590
Lease Termination	1,927	\$145,126,004
Other	6,902	\$6,635,312,804
Public Benefit Conveyance	120	\$41,721,960
Sale	4,916	\$1,235,160,275
TOTALS	22,816	\$14,555,872,811

¹⁰ The above disposition values and number of disposed assets include all reported civilian and military disposal actions.

Condition Index

FY 2006 Common Building Predominant Use Codes

The FRPC has mandated the use and reporting of specific performance measures. The use and reporting of specific performance measures was first addressed in the FRPC's December 2004 guidance. This section provides information on the FY 2006 reporting of Condition Index (CI) and Utilization. CI is a general measure of a constructed asset's condition at a specific point in time. CI is calculated as the ratio of repair needs to replacement value. It is reported as a percent condition on a scale of 0% to 100% and is calculated as $(1 - \text{\$repairneeds}/\text{\$PRV}) \times 100$. The higher the CI, the better the condition of the constructed asset.



Predominant Use	FY 2006 Average Condition Index	FY 2006 Number of Assets
Hospital	92.54	1,281
Service	85.63	44,708
Warehouses	81.97	83,722
Family Housing	77.59	116,282
Office	62.27	41,669

Utilization

Utilization is defined as the state of having been made use of, i.e., the rate of utilization. Utilization is reported as a percent utilization on a scale of 0% to 100%.

Predominant Use by Utilization Performance Measure (number of assets)

FY 2006 Utilization Performance Measure						
Predominant Use	Over-utilized	Utilized	Under-utilized	Not Utilized	Not Reported	Total Number of Assets
Hospital	714	319	162	86	0	1,281
Laboratories	4,289	4,811	295	477	0	9,872
Office	20,110	18,805	2,539	209	6	41,669
Warehouse	25,766	52,419	3,760	1,765	12	83,722
TOTAL	50,879	76,354	6,756	2,537	18	136,544

Predominant Use by Utilization Performance Measure (percentage of assets)

FY 2006 Utilization Performance Measure					
Predominant Use	Over-utilized	Utilized	Under-utilized	Not Utilized	Not Reported
Hospital	55.74%	24.90%	12.65%	6.71%	0.00%
Laboratories	43.45%	48.73%	2.99%	4.83%	0.00%
Office	48.26%	45.13%	6.10%	0.50%	0.01%
Warehouse	30.78%	62.61%	4.49%	2.11%	0.01%

Note:

- The FRPC Committee has established the ranges for the following four usage categories of building assets (Office, Warehouses, Laboratories, and Hospital) for each level of utilization (over-utilized, utilized, under-utilized, and not utilized).

Appendix A: Predominant Use Categories and Definitions for Buildings

Definitions:

- **Office:** Buildings primarily used for office space or military headquarters.
- **Post Office:** Buildings or portions of buildings used as a Post Office by all non-USPS Federal agencies. Due to a coding error, all USPS assets are shown in the separate use category All USPS Assets.
- **All USPS Assets:** Due to a coding error, the Post Office use category represents Postal Office assets from non-United States Postal Service Federal agencies. The All USPS Assets use category represents all assets submitted by the United States Postal Service.
- **Hospital:** Buildings used primarily for furnishing in-patient diagnosis and treatment under physician supervision and having 24-hour-a-day registered graduate nursing services. This category also includes medical laboratories used for routine testing. This category excludes buildings used directly in basic or applied medical research.
- **Prisons and Detention Centers**
- **School:** Buildings used primarily for formally organized instruction, such as schools for dependent children of Federal employees, Indian schools, and military training buildings including specialized training facilities.
- **Other Institutional Uses:** Buildings used for institutional purposes other than schools, hospitals, and prisons, such as libraries, chapels, museums, and out-patient clinics. This category also includes food preparation and dining facilities, buildings housing entertainment and recreational activities, and visitor's centers.
- **Family Housing:** Buildings primarily used as dwellings for families/dependents. Includes apartment houses, single houses, row houses, public housing, military personnel housing, Federal employee housing, and housing for institutional personnel.
- **Dormitories/Barracks:** Buildings primarily used as dwellings for housing individuals (without families/dependents).
- **Warehouses:** Buildings used for storage, such as ammunition storage, covered sheds, and buildings primarily used for storage of vehicles or materials. Also included are underground or earth covered ammunition storage bunkers and magazines. This category excludes water reservoirs and petroleum, oil and lubricant (POL) storage tanks which are storage structures.
- **Industrial:** Buildings specifically designed and primarily used for production or manufacturing, such as the production or manufacture of ammunition, aircraft, ships, vehicles, electronic equipment, fish production, chemicals, aluminum, and magnesium. Included are buildings that house utility plants or utility system components such as pump stations or valves.
- **Service:** Buildings used for service activities, such as maintenance and repair shops, dry cleaning plants, post exchange stores, airport hangars, and buildings primarily used for vehicle maintenance and repair.
- **Communications Systems:** Buildings used for telephone and telegraph systems, data transmission, satellite communications, and/or associated with radio towers or other communications facilities.
- **Navigation and Traffic Aids:** Includes buildings that house aircraft or ship navigation and traffic aids, such as beacon lights, antenna systems, ground control approach systems, and obstruction lighting.
- **Laboratories:** Buildings used directly in basic or applied research in the sciences (including medicine) and in engineering, such as medical laboratories; meteorological research laboratories; and buildings used in designing, developing, and testing of prototypes and processes for chemistry and physics. This category excludes medical or industrial laboratories used for routine testing.
- **All Other:** Buildings that cannot be classified elsewhere.

Appendix B: Predominant Use Categories and Definitions for Structures

Definitions:

- **Airfield Pavements:** Runways, helicopter landing pads, taxiways, and aprons.
- **Harbors and Ports:** Docks, piers, wharves, jetties and breakwaters, and other harbor, port, or coastal facilities.
- **Power Development and Distribution:** Hydroelectric and other power development projects that produce power for resale (generally consisting of dams and powerhouses). Include transmission lines that are an integral part of Federal power development, even if the power is produced by another Federal agency.
- **Reclamation and Irrigation:** Canals, laterals, pumping stations, storage, and diversion dams.
- **Flood Control and Navigation:** River improvements, revetments, dikes, dams, and docks.
- **Storage (other than buildings):** Storage tanks, silos, igloos, underground vaults, and open storage improved areas. This category includes water reservoirs and POL storage tanks.
- **Industrial (other than buildings):** Structures and facilities (other than buildings) used for production or manufacturing, such as sliding shipways, retaining basins, and pipelines.
- **Service (other than buildings):** Structures used for maintenance and repair, such as underground fueling systems, vehicle washing and greasing facilities, aircraft bore sight ranges, guided missile maintenance facilities, and ship repair structures.
- **Space Exploration Structures:** Structures used in direct support of space exploration and testing, including test structures and specialized associated structures that cannot be classified elsewhere.
- **Parking Structures:** Independent structures for non-residential parking of more than two vehicles.
- **Research and Development (other than laboratories):** Structures and facilities used directly in basic or applied research in science, medicine, and engineering, such as facilities used in the design, development, and testing of prototypes and processes and space and aeronautics research and development. Excludes facilities used for routine testing.
- **Utility Systems:** Heating, sewage, water, and electrical systems that serve several buildings or other structures of an installation. When these systems serve a single building that is reported separately, include the utility systems' cost in the cost of the building. Includes heating plants and related steam and gas lines, sewage disposal plants, storm and sanitary sewer lines, water treatment plants, wells, pump houses, reservoirs, and pipelines. Also includes electrical substations, standby or auxiliary power plants, lighting structures, and conduits.
- **Communications Systems:** Telephone and telegraph lines, data cables, radio towers, and other communications-related structures.
- **Navigation and Traffic Aids (other than buildings):** Structures used for aircraft and ship navigation aids, such as beacon lights, antenna systems, ground control approach systems, and obstruction lighting. Includes demarcation lighting along runways, taxiways, and other airfield pavements.
- **Recreational (other than buildings):** Outdoor recreational structures such as athletic fields and courts, stadiums, golf courses, and ski slopes.
- **Roads and Bridges:** Federally-owned highways, roads, related culverts, and connecting bridges. Includes surfaced and unsurfaced roads within National parks and forests, military installations, and other Federal institutions.
- **Railroads:** Tracks, bridges, tunnels, and fuel or water stations servicing railroads.
- **Monuments and Memorials:** Federal monuments, memorials, and statues.
- **Miscellaneous Military Facilities:** Structures and facilities of Department of Defense and the United States Coast Guard used for military functions that are not included in any other classification.
- **Weapons Ranges:** Ranges where weapons are fired and areas where explosives are detonated.
- **All Other:** Sidewalks, parking areas, fences, and walking trails that cannot be readily classified under the other categories. Includes improvements to public domain lands, such as drainage, grading, and landscaping.

