

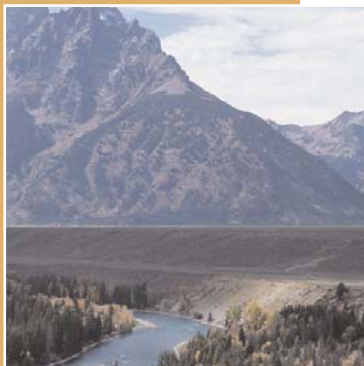


The Federal Real Property Council's



# *FY 2005*

Federal Real Property Report



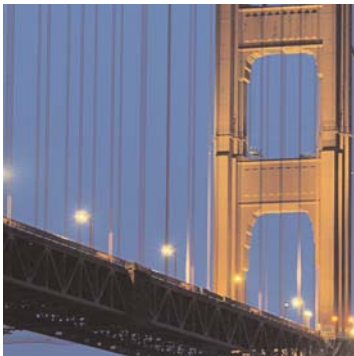
## **An Overview of the U.S. Federal Government's Real Property Assets**

June 2006



## *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.



# 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 FY 2005 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). In 2005, the FRPC defined 23 real property data elements for the FRPP database. All executive branch agencies were required to submit data to the FRPP, at the constructed asset level, for each of the data categories by December 15, 2005.

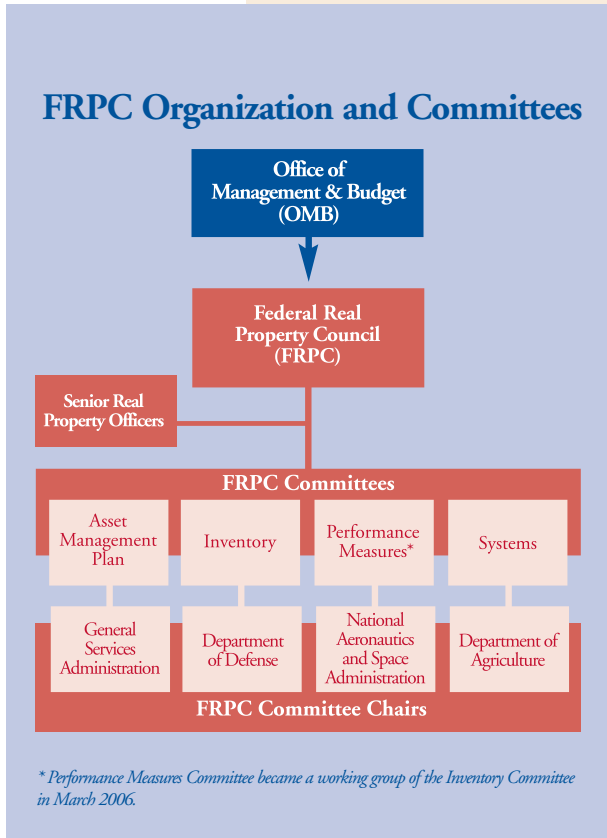
This executive summary marks the first reporting year for the newly defined, governmentwide data elements, required by Executive Order 13327. In subsequent years, historical trend analysis of the FRPP data will be possible.

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.



## *Acknowledgements*

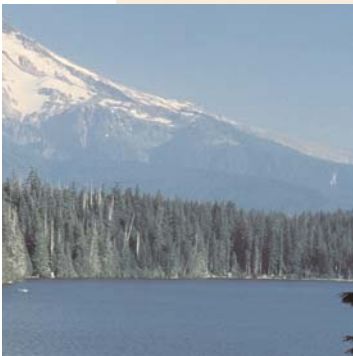


We would like to recognize the tremendous effort undertaken by the Federal agencies to capture and report on the 23 data elements defined by the FRPC. Within one year of issuing the FRPC guidance, agencies have overcome many obstacles in order to successfully report the required data.

We also thank the FRPC Committees, especially the Inventory Committee, for the numerous hours they devoted to this initiative. The Committees collaborated to develop detailed specifications for a Federal database capable of handling data for one of the world's most complex and diverse real estate portfolios.



We particularly thank the Chair of the Inventory Committee, Phil Grone, from the Department of Defense, and the Co-Chairs of the Inventory Committee's Technical Working Group, Stan Kaczmarczyk (GSA) and Lora Muchmore (DOD).



## *Federal Real Property: Key Statistics*

<b>Total Federal Assets</b>	<b>1,210,411 assets</b>
<ul style="list-style-type: none"> <li>Total Building Assets</li> <li>Total Structures</li> <li>Total Land Records*</li> </ul>	<ul style="list-style-type: none"> <li>501,128 assets</li> <li>475,054 assets</li> <li>234,229 land records*</li> </ul>
<b>Total Area of Building Assets</b>	<b>3.73 billion square feet<sup>1</sup></b>
Building Asset Location Profile: U.S., U.S. Territories, Foreign <sup>2</sup>	86% U.S. 1% U.S. Territories 13% Foreign
<b>Total Replacement Value of Assets (Buildings and Structures)</b>	<b>\$1.26 trillion</b>
<ul style="list-style-type: none"> <li>Replacement Value of Building Assets<sup>3</sup></li> <li>Replacement Value of Structures</li> </ul>	<ul style="list-style-type: none"> <li>\$684.9 billion</li> <li>\$571.3 billion</li> </ul>
<b>Legal Interest of Building Assets (by SF)</b>	79% owned 12% leased 9% otherwise managed <sup>4</sup>
<ul style="list-style-type: none"> <li>Largest Owner of Building Assets</li> <li>Largest Lessee of Building Assets</li> </ul>	<ul style="list-style-type: none"> <li>Army: 660 million square feet owned</li> <li>GSA: 169 million square feet leased</li> </ul>
<b>Legal Interest of Structures (by number)</b>	85% owned 6% leased 9% otherwise managed
<ul style="list-style-type: none"> <li>Largest Owner of Structures</li> </ul>	Interior: 101,890 structures with \$146 billion in replacement value
<b>Total Federal Land Acreage*</b>	<b>54,914,928 acres*</b>

*\* Executive Order 13327 does not mandate the reporting of data for public domain lands and certain other asset types. Therefore, the FY 2005 land data does not fully represent the Federal government's total land acreage and FY 2004 and FY 2005 land data are not comparable. "Total Federal Assets" and "Federal Land" includes 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.*

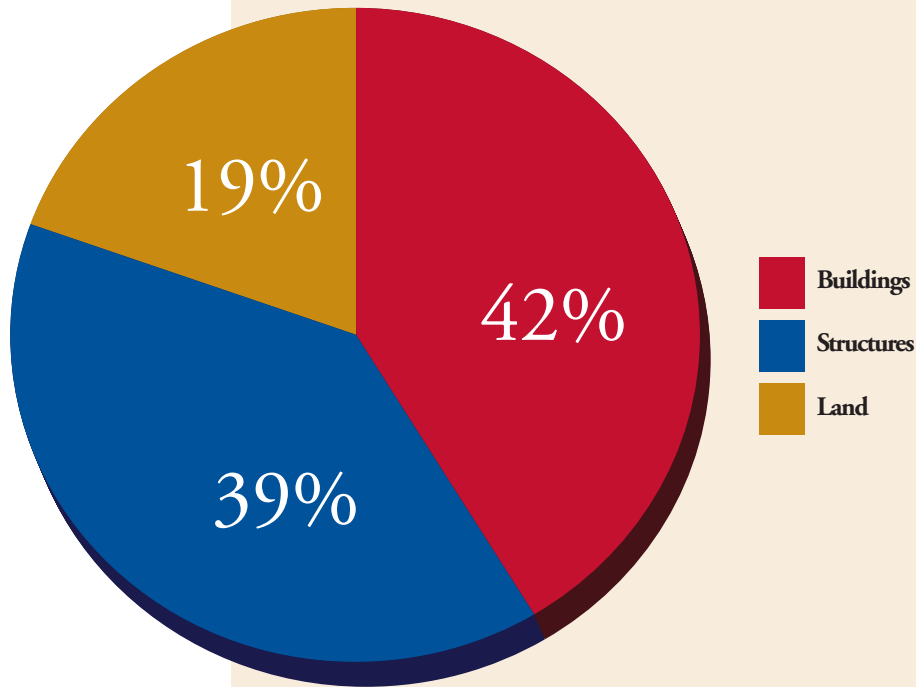
<sup>1</sup> All square feet data is represented in gross square feet.

<sup>2</sup> **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, Marshall Islands, 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.

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

<sup>4</sup> Otherwise managed properties are state government-owned or foreign government-owned properties where a U.S. state or foreign government holds title to the real property but rights for use have been granted to a Federal government entity in other than a leasehold arrangement.

## Total Number of Worldwide Assets



Number of Building Assets	Number of Structures	Number of Land Records	Total Number of Assets
501,128	475,054	234,229	<b>1,210,411</b>

### Notes:

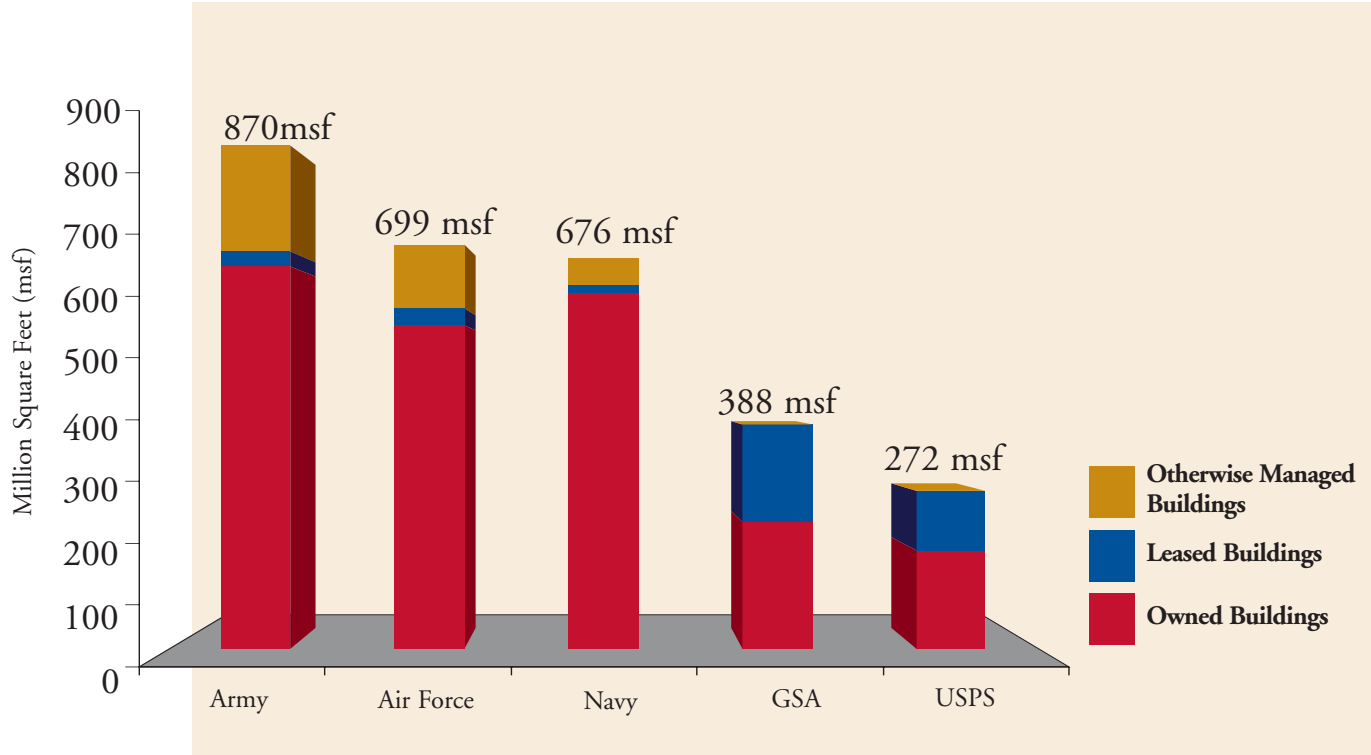
Executive Order 13327 does not mandate the reporting of data for public domain lands and certain other types of assets. Therefore, the FY 2005 land data does not fully represent the Federal government's total land acreage and FY 2004 and FY 2005 land data are not comparable.

Total Federal asset count includes all U.S., U.S. territories, and foreign assets.

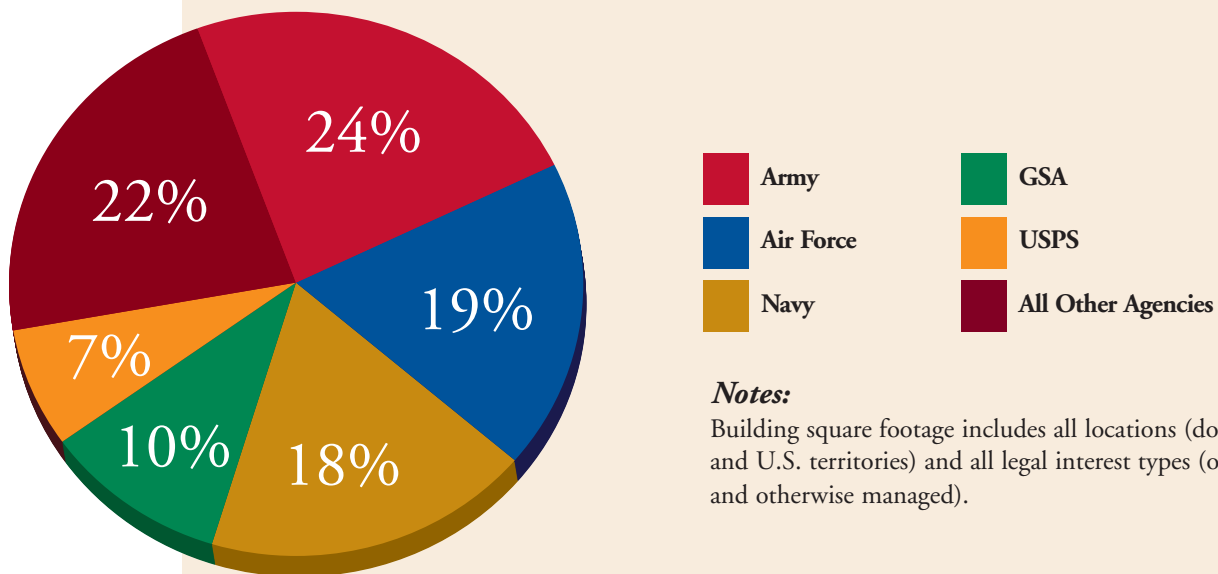
### Improved real property data and agency performance will:

- Reduce operating costs
- Improve asset utilization
- Recover asset value
- Improve facility conditions
- Create more productive workplaces
- Enhance safety and security

## Top 5 Agencies By Building Square Footage & Legal Interest



## Agency Percentage of Total Building Portfolio By Square Feet

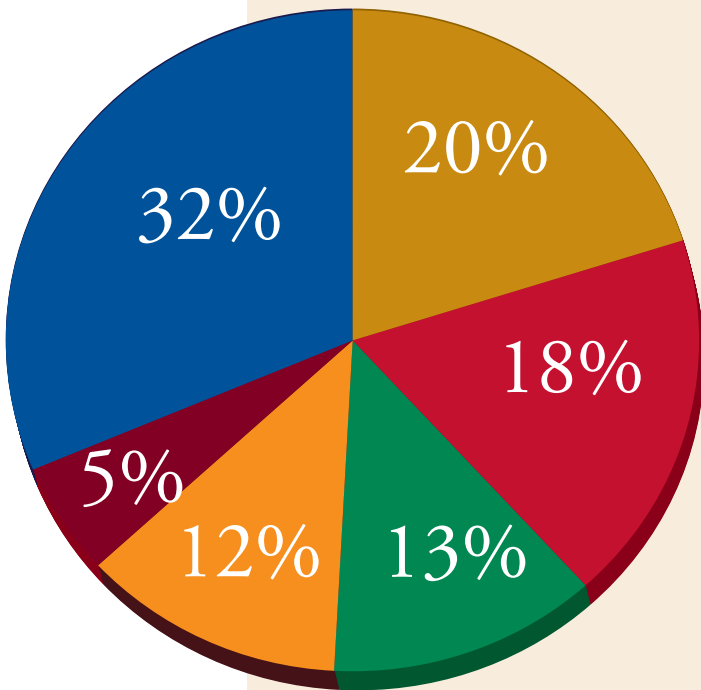


### Notes:

Building square footage includes all locations (domestic, foreign, and U.S. territories) and all legal interest types (owned, leased, and otherwise managed).

## Predominant Use of Building Assets

### Top 5 Uses By Square Footage



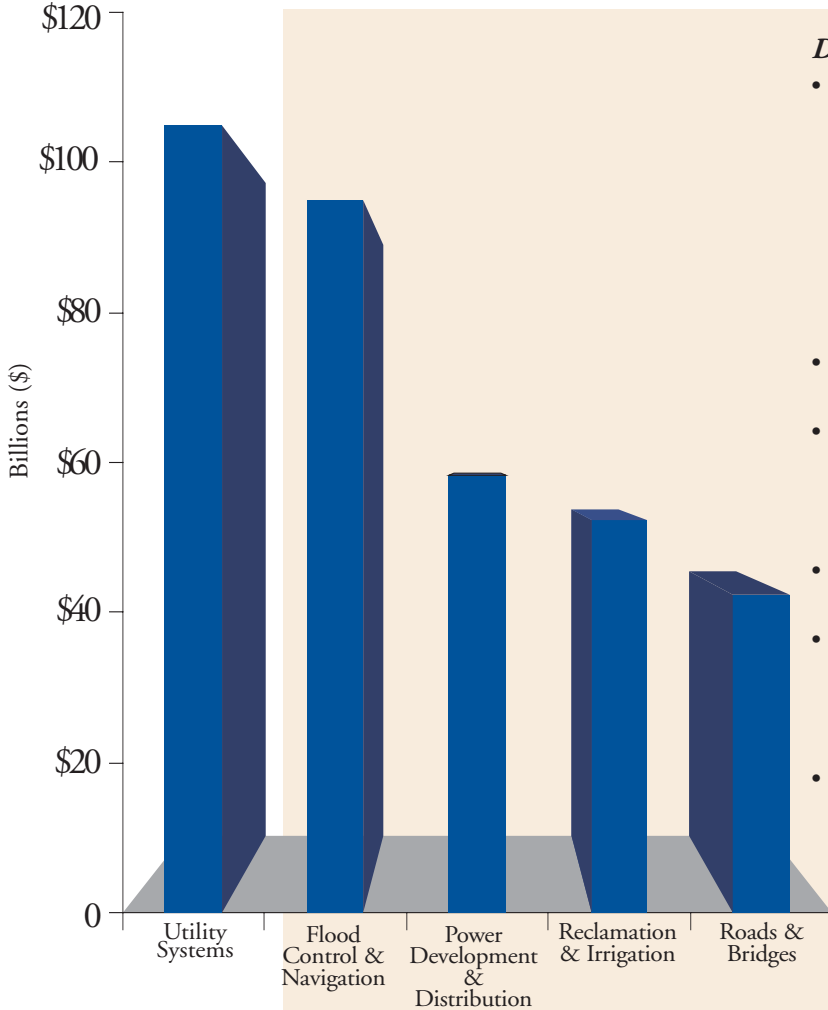
Predominant Use	Square Feet (SF)
Office	745,201,480
Family Housing	687,330,307
Warehouse	466,447,830
Service Facility	455,222,266
Institutional	202,282,472
All Other Uses	1,173,300,847
<b>TOTAL SQUARE FEET</b>	<b>3,729,785,202</b>

#### Definitions:

- **Office:** Buildings primarily used for office space or military headquarters.
- **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.
- **Warehouse:** 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 POL storage tanks which are storage structures.
- **Service Facility:** 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.
- **Institutional:** 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.
- **All Other:** Includes all other predominant use categories, which are: hospital, post office, prison, school, dormitories/barracks, industrial, communications systems, navigation and traffic aids, laboratories, and all other buildings that cannot be classified elsewhere.



## Predominant Use of Structures By Replacement Value

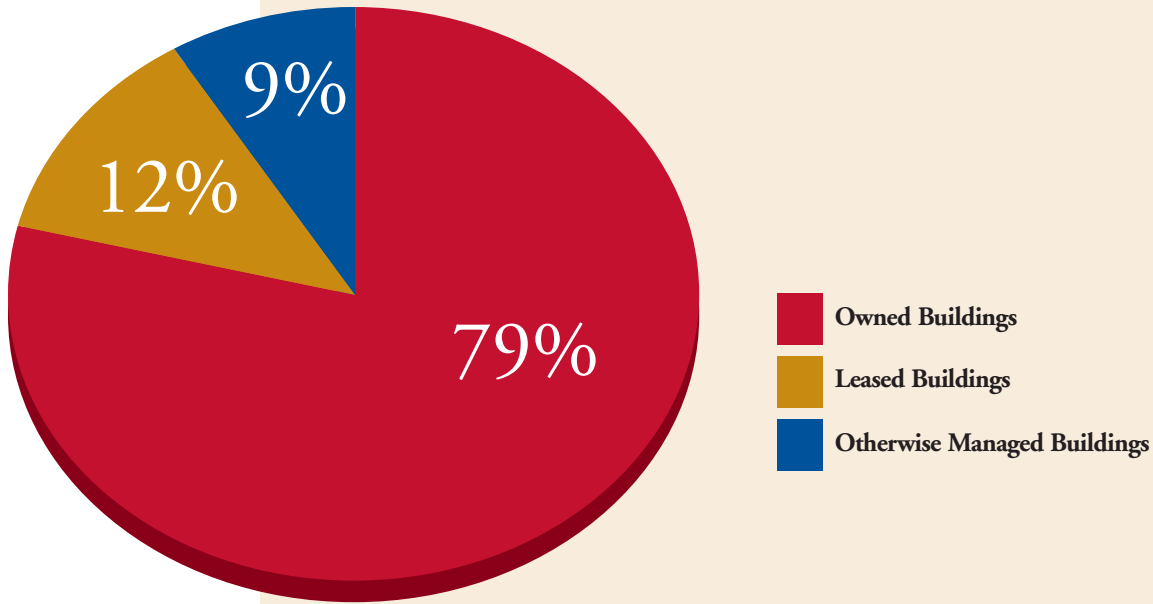


### Definitions:

- **Utility Systems:** Heating, sewage, water, and electrical systems when they serve several buildings or other structures of an installation. 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; electrical substations; standby or auxiliary power plants; lighting structures and conduits.
- **Flood Control and Navigation:** River improvements, revetments, dikes, dams, and docks.
- **Power Development and Distribution:** Hydroelectric and other power development projects that produce power for resale (generally consisting of dams and powerhouses). Includes transmission lines.
- **Reclamation and Irrigation:** Canals, laterals, pumping stations, storage, and diversion dams.
- **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 installations.
- **All Other Predominant Uses** include airfield pavements, harbors and ports, storage (other than buildings), industrial (other than buildings), service (other than buildings), space exploration structures, parking structure, 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, weapons ranges, and other structures that cannot be classified under the above categories.

Predominant Use	Replacement Value
Utility Systems	\$104,737,372,926
Flood Control and Navigation	\$94,975,607,778
Power Development and Distribution	\$58,314,021,116
Reclamation and Irrigation	\$52,334,201,592
Roads and Bridges	\$42,964,094,359
All Other Structure Uses	\$194,972,197,162
<b>TOTAL REPLACEMENT VALUE</b>	<b>\$571,284,928,313</b>

## Legal Interest of Building Assets By Square Feet

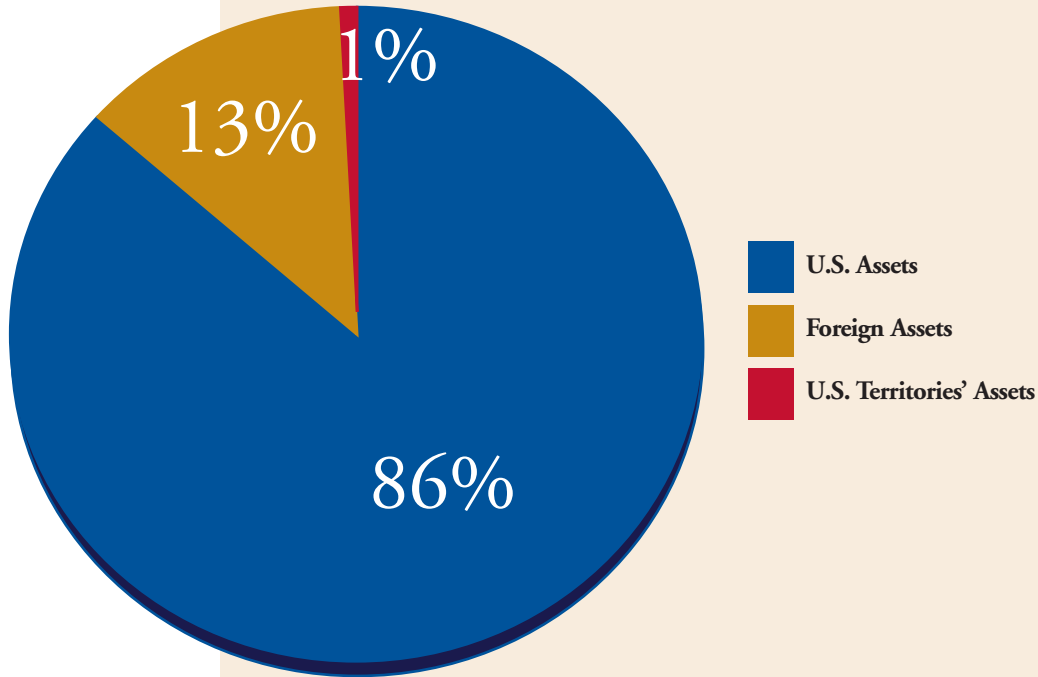


LOCATION	Owned Building Assets	Leased Building Assets	Otherwise Managed Building Assets	TOTALS
United States (U.S.)	2,817,471,004	379,842,263	779,264	3,198,092,531
U.S. Territories	28,515,754	1,967,310	8,570	30,491,634
Foreign (non-U.S.)	62,405,631	77,612,829	321,459,087	461,477,547
Locations Not Reported	7,291,707	703,144	31,728,638	39,723,489
<b>TOTAL SQUARE FEET</b>	<b>2,915,684,096</b>	<b>460,125,546</b>	<b>353,975,559</b>	<b>3,729,785,201</b>

### 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 are state government-owned or foreign government-owned, in which a U.S. state or foreign government holds title to the real property but rights for use have been granted to a Federal government entity in other than a leasehold arrangement.

## *Location Profile of Building Assets By Square Feet*

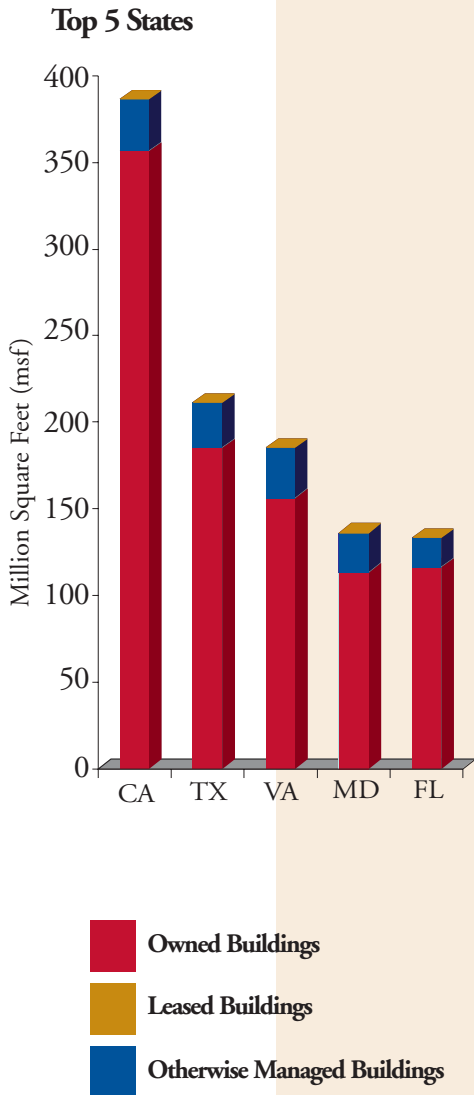


### ***Notes:***

- U.S. Assets are located within the 50 states and District of Columbia.
- Foreign assets are those assets located outside the U.S. and its territories.
- Assets in U.S. Territories include assets located in American Samoa, Baker Island, Federated States of Micronesia, Guam, Howland Island, Jarvis Island, Johnston Atoll, Kingman Reef, Marshall Islands, 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.

# State Profile

## By Building Square Footage & Legal Interest

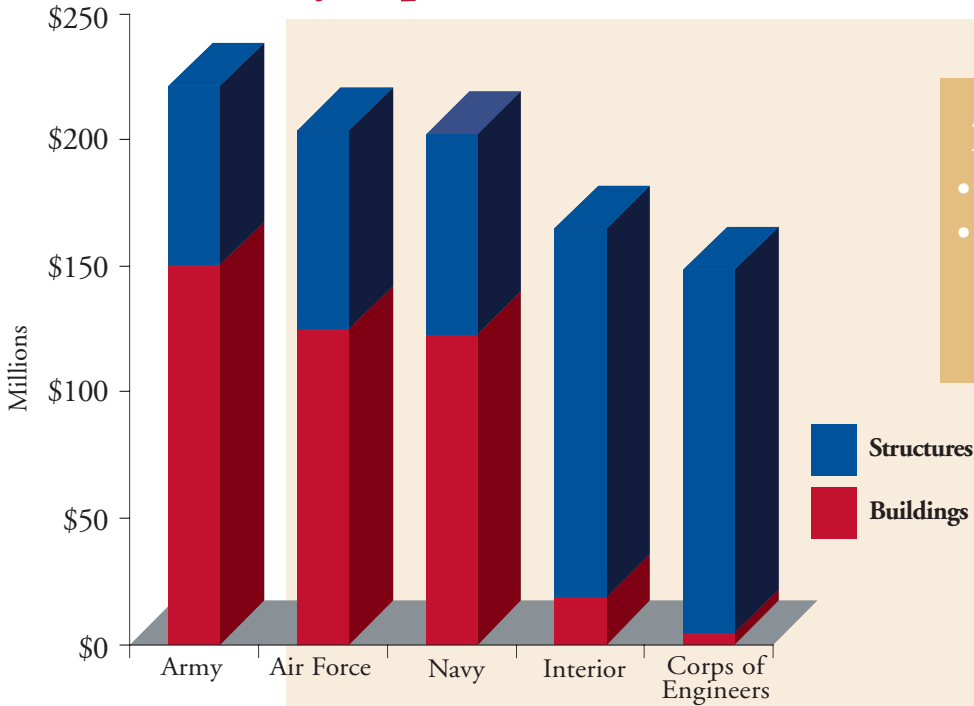


State	Owned SF	Leased SF	Otherwise Managed SF	Total SF
Alabama	53,520,462	5,897,043	8,662	59,426,167
Alaska	50,801,698	5,131,342	13,144	55,946,184
Arizona	56,426,079	4,841,312	29,786	61,297,177
Arkansas	21,502,889	2,930,705	0	24,433,594
California	355,747,932	29,520,438	72,918	385,341,288
Colorado	54,495,637	8,390,122	27,280	62,913,039
Connecticut	17,043,912	1,841,749	0	18,885,661
Delaware	7,805,392	498,157	0	8,303,549
District of Columbia	68,413,986	22,668,988	0	91,082,974
Florida	115,607,493	16,748,418	109,003	132,464,914
Georgia	112,656,529	13,208,718	0	125,865,247
Hawaii	59,967,355	1,335,903	0	59,303,258
Idaho	17,755,511	2,972,919	6,826	20,735,256
Illinois	81,040,149	8,657,352	20,000	89,717,501
Indiana	31,724,753	4,547,101	0	36,271,854
Iowa	12,453,286	3,810,197	0	16,263,483
Kansas	41,117,701	4,334,027	0	45,451,728
Kentucky	51,547,758	4,283,235	0	55,830,993
Louisiana	41,361,467	6,392,189	42,571	47,796,227
Maine	11,864,461	1,571,600	0	13,436,061
Maryland	112,762,295	22,500,682	2,450	135,265,427
Massachusetts	34,893,027	5,982,357	119,830	40,995,214
Michigan	28,710,587	6,931,845	16,990	35,659,422
Minnesota	19,351,202	3,445,479	0	22,796,681
Mississippi	34,990,961	3,489,383	0	38,480,344

*The Top 5 States (CA, TX, VA, MD, FL) comprise 33% of the total Federal building portfolio, measured by square footage.*

State	Owned SF	Leased SF	Otherwise Managed SF	Total SF
Missouri	48,109,225	9,070,782	1,200	57,181,207
Montana	14,750,702	2,547,331	0	17,298,033
Nebraska	13,816,517	2,513,987	0	16,330,504
Nevada	31,710,007	2,686,735	3,091	34,399,833
New Hampshire	3,324,553	1,261,136	834	4,586,523
New Jersey	46,376,442	9,271,935	0	55,648,377
New Mexico	58,420,280	5,202,239	2,176	63,624,695
New York	98,312,394	19,163,838	16,482	117,492,714
North Carolina	86,879,855	7,433,528	0	94,313,383
North Dakota	20,069,498	1,451,558	19,836	21,540,892
Ohio	69,883,325	8,640,064	409	78,523,798
Oklahoma	56,912,654	8,526,293	0	65,438,947
Oregon	22,117,017	4,375,486	320	26,492,823
Pennsylvania	76,089,435	13,055,268	0	89,144,703
Rhode Island	13,547,767	684,116	11,634	14,243,517
South Carolina	62,958,162	3,290,609	0	66,248,771
South Dakota	15,888,229	3,221,841	0	19,110,070
Tennessee	67,833,341	6,096,336	1,812	73,931,489
Texas	184,673,541	26,290,654	39,030	211,003,225
Utah	31,745,434	4,259,063	0	36,004,497
Vermont	2,739,452	1,367,870	0	4,107,322
Virginia	155,933,110	28,997,337	0	184,930,447
Washington	85,889,378	7,805,394	0	93,694,772
West Virginia	18,261,516	3,481,825	0	21,743,341
Wisconsin	21,861,580	4,958,101	0	26,819,681
Wyoming	13,791,655	909,900	0	14,701,555
Locations Not Reported	4,013,418	1,347,776	212,976	5,574,170
<b>TOTAL SF</b>	<b>2,815,457,591</b>	<b>378,494,487</b>	<b>566,284</b>	<b>3,198,092,532</b>

## Top 5 Agencies By Replacement Value



### Total Replacement Values

- Building Assets: \$684.9 billion
- Structures: \$571.3 billion

*Total: \$1.26 trillion*

Agency	Building Assets: Replacement Value	Structures: Replacement Value	Total Replacement Value
Army	\$150.6 billion	\$70.4 billion	\$221.0 billion
Air Force	\$125.3 billion	\$78.3 billion	\$203.6 billion
Navy	\$122.6 billion	\$79.4 billion	\$202.0 billion
Dept. of Interior	\$18.5 billion	\$146.4 billion	\$164.8 billion
Corps of Engineers	\$4.7 billion	\$143.4 billion	\$148.1 billion

### Definitions:

- **Replacement Value:** The cost to replace the existing constructed asset at today's standards and today's dollars.
- **Structures** are classified as airfield pavements, harbors and ports, power development and distribution, reclamation and irrigation, flood control and navigation, storage (other than buildings), industrial (other than buildings), service (other than buildings), space exploration structures, parking structure, research and development (other than laboratories), utility systems, communications systems, navigation and traffic aids (other than buildings), recreational (other than buildings), roads and bridges, railroads, monuments and memorials, miscellaneous military facilities, weapons ranges, and other structures that cannot be classified under the above categories.

## *Agency Profile*

### *Building Assets By Legal Interest & Square Footage*

Agency Name	Owned Square Feet	Leased Square Feet	Otherwise Managed Square Feet	Total Square Feet
Agriculture	39,577,343	14,925,532	0	54,502,875
Air Force	559,299,887	28,859,314	111,113,849	699,273,050
American Battle Monuments Commission	0	2,000	442,460	444,460
Army	660,398,263	25,694,426	183,565,355	869,658,044
Commerce	6,555,724	912,733	0	7,468,457
Corps of Engineers	13,385,284	20,345,169	0	33,730,453
Defense/WHS	8,639,542	758,785	0	9,398,327
Energy	125,041,236	6,439,987	0	131,481,223
Environmental Protection Agency	3,739,583	243,732	0	3,983,315
General Services Administration	218,983,699	168,857,475	0	387,841,174
Health and Human Services	31,449,459	3,952,982	0	35,402,441
Homeland Security	40,040,320	1,292,741	0	41,333,061
Independent Government Offices	711,519	28,754	0	740,273
Interior	89,923,692	3,730,792	421,376	94,075,860
Justice	65,453,695	2,879,846	0	68,333,541
Labor	20,577,776	3,906,290	0	24,484,066
National Aeronautics and Space Administration	44,352,539	656,718	0	45,009,257
National Archives and Records Administration	3,928,964	543,194	0	4,472,158
National Science Foundation	1,738,142	198,183	8,691	1,945,016
Navy	615,367,331	14,080,086	46,119,134	675,566,551
Peace Corps	0	2,574,659	0	2,574,659
State	22,207,031	37,006,356	12,205,842	71,419,229
State (USAID)	567,374	4,261,254	98,852	4,927,480
Tennessee Valley Authority	4,323,627	0	0	4,323,627
Transportation	19,045,921	7,512,592	0	26,558,512
Treasury	4,268,741	1,430,460	0	5,699,201
United States Postal Service	170,211,194	101,783,054	0	271,994,249
Veterans Affairs	145,896,210	7,248,432	0	153,144,642
<b>TOTAL SF</b>	<b>2,915,684,096</b>	<b>460,125,546</b>	<b>353,975,559</b>	<b>3,729,785,201</b>

