

A low-angle, black and white photograph of several skyscrapers reaching towards the sky. The buildings are composed of a grid of windows and dark structural elements, creating a strong geometric pattern. The perspective is from the ground looking up, making the buildings appear to converge towards the top of the frame.

The Federal Real Property Council's

FY 2010 Federal Real Property Report

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

As the largest property owner and energy user in the United States, the Federal Government holds a unique responsibility for proper maintenance of real property assets and the resources needed for their operations. The Federal Government's responsibility to effectively and efficiently maintain its assets is the focus of Executive Order (EO) 13327, "Federal Real Property Asset Management," issued in February 2004. EO 13327 mandates that executive branch departments and agencies improve their real property asset management by:

- Promoting efficient and economical use of real property;
- Increasing agency accountability and management attention to real property reform; and
- Establishing clear real property goals and objectives.

EO 13327 also requires that the U.S. General Services Administration establish the Federal Real Property Profile (FRPP), which acts as the Federal Government's only database of all real property under the custody or control of executive branch agencies, except for property excluded for reasons of national security. All executive branch departments and agencies subject to the Chief Financial Officers (CFO) Act of 1990 are required to submit real property data at the constructed asset level to the FRPP on an annual basis.¹

The FY 2010 Federal Real Property Report provides summary-level reports on governmentwide real property data, as of September 30, 2010, submitted to the FRPP. Using these data, the Federal real property community can assess and track trends in the real property inventory. In FY 2010, the agencies subject to the CFO Act reported the following to the FRPP:

- Total Federal Buildings: 399,000
- Total Area of Buildings: 3.35 billion square feet
- Total Federal Structures: 490,000
- Total Federal Land Acreage: 40,704,500
- Total Annual Operating Cost: \$30,790,135,000

The Administration has identified opportunities for savings by reducing Federally occupied space and/or using and operating space more efficiently. In June 2010, the President directed Federal civilian agencies to achieve \$3 billion in real estate savings by the end of FY 2012. Building on this effort and to address long-term goals of the real property inventory, in May 2011, the President introduced the Civilian Property Realignment Act²

An electronic version of this report, can be accessed from the FRPP Summary Report Library, at www.gsa.gov/frppreports.

¹ For full text of EO 13327, visit <http://edocket.access.gpo.gov/2004/pdf/04-2773.pdf>.

² For more information on the real property initiatives of the Federal Government, please go to www.performance.gov and www.whitehouse.gov/realestate.

Agency Profile: FY 2010 Buildings and Structures

Agency Name ³	Total Number of Buildings and Structures	Total Building Square Footage	Total Annual Operating Cost
Agriculture	49,088	58,780,000	\$889,943,000
Air Force	136,501	610,936,000	\$4,622,705,000
Army	263,659	942,168,000	\$3,749,910,000
Commerce	925	7,850,000	\$91,796,000
Corps of Engineers	4,240	9,776,000	\$727,214,000
Defense/WHS	476	8,081,000	\$50,116,000
Energy	18,713	129,000,000	\$2,144,370,000
Environmental Protection Agency	241	4,293,000	\$55,388,000
General Services Administration	9,476	419,664,000	\$6,306,664,000
Health and Human Services	3,151	36,142,000	\$515,894,000
Homeland Security	30,789	48,609,000	\$458,923,000
Interior	153,028	104,158,000	\$1,418,388,000
Justice	4,226	70,401,000	\$614,316,000
Labor	3,814	25,228,000	\$127,580,000
NASA	4,703	45,786,000	\$561,735,000
National Science Foundation	603	2,369,000	\$34,552,000
Navy	120,945	559,043,000	\$5,478,727,000
Office of Personnel Management	2	81,000	\$1,187,000
State	16,446	74,074,000	\$1,095,874,000
State (USAID)	1,398	5,227,000	\$74,932,000
Transportation	57,279	28,050,000	\$430,856,000
Treasury	124	6,128,000	\$139,717,000
Veterans Affairs	9,607	154,616,000	\$1,018,566,000
American Battle Monuments Commission	137	465,000	\$2,441,000
Commodity Futures Trading Commission	4	412,000	\$14,849,000
DC Court Services & Offender Supervision Agency	10	232,000	\$8,308,000
Federal Communications Commission	65	170,000	\$552,000
Independent Government Offices	127	582,000	\$11,907,000
John F. Kennedy Center for the Performing Arts	1	1,500,000	\$20,000,000
Merit Systems Protection Board	4	59,000	\$2,966,000
National Archives and Records Administration	33	5,270,000	\$54,296,000
National Gallery of Art	8	1,425,000	\$29,454,000
Peace Corps	443	2,362,000	\$14,834,000
Smithsonian	616	12,053,000	\$256,411,000
Tennessee Valley Authority	2,494	26,939,000	\$77,329,000
United States Holocaust Memorial Council	5	320,000	\$6,424,000
Totals	893,381	3,402,248,000	\$31,109,125,000

³ Agencies listed in bold (those same agencies subject to the CFO Act) are required to submit data under EO13327 and sections 901 (b) (2) if title 31, United States Code.

Key Statistics: FY 2010 CFO Act Agencies⁴

The chart on this page represents data from the 24 agencies required to submit data (those same agencies subject to the CFO Act). All data in this report starting on page 5 through the end of the report includes data from only those agencies.

	FY 2009	FY 2010	Variance
Total Federal Buildings	429,000	399,000	-30,000
Total Area of Buildings ⁵	3.34 billion square feet	3.35 billion square feet	10 million square feet
Total Federal Structures	482,000	490,000	8,000
Total Federal Land Acreage	39,790,000	40,705,000	915,000
Total Annual Operating Cost	\$29,279,966,000	\$30,790,135,000	\$1,510,169,000

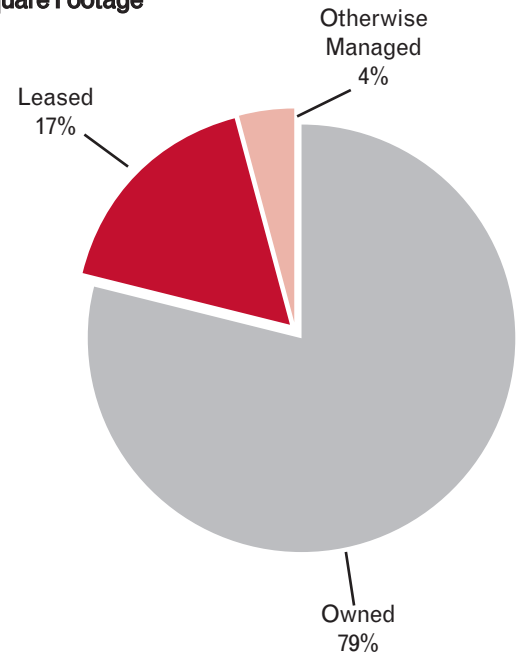
⁴ A full list of the CFO Act agencies can be found in Appendix A of this report

⁵ All square feet data is represented in gross square feet.

Legal Interest of Buildings Worldwide : CFO Act Agencies

Legal interest, one of the FRPP data elements, is used to identify a real property asset as being owned by the Federal Government, leased to the Federal Government (i.e. as lessee), or otherwise managed by the Federal Government. Otherwise managed buildings may be owned by a state government or by a foreign government. In both cases, the Federal Government does not hold title to the real property asset, but rights for use have been granted of the Federal Government in a method other than a leasehold arrangement.

FY 2010 Legal Interest of Buildings by Square Footage



	Owned Buildings			Leased Buildings		
	Annual Operating Costs	Total Square Feet (SF)	Annual Operating Costs/ SF	Annual Operating Costs ⁶	Total Square Feet (SF)	Annual Operating Costs/ SF
FY 2009	\$13,212,448,000	2,588,928,000	\$5.10	\$8,119,225,000	634,513,000	\$12.80
FY 2010	\$14,113,986,000	2,662,989,000	\$5.30	\$8,392,173,000	557,365,000	\$15.00

⁶ For leases, agencies report the full annual lease costs, including base and operating rent, plus any additional government operating expenses not covered in the lease contract.

Predominant Use of Buildings by Square Footage: FY 2009 and FY 2010 : CFO Act Agencies

The Federal government's real property portfolio differs from the private sector's real estate portfolio due to the Government's diverse agency missions, real estate needs, and asset uses. The Federal government's real property portfolio differs from the private sector's real estate portfolio due to the Government's diverse agency missions, real estate needs, and asset uses. "Real Property Use", one of the FRPC- defined data elements that reporting agencies use to submit data to the FRPP, indicates that each asset's predominant use.⁷

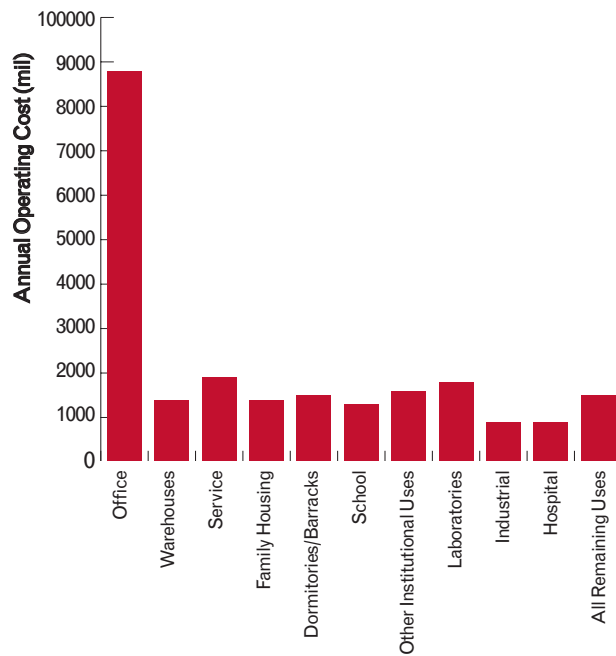
Predominant Use	FY 2009 SF (mil)	FY 2010 SF (mil)
Office	740.8	772.1
Warehouses	460.4	469.2
Service	416.2	444.5
Family Housing	364.9	273.5
Dormitories/Barracks	271.2	272.1
School	251.7	264.3
Other Institutional Uses	221.4	229.4
Laboratories	168.3	175.5
Industrial	131.2	131.1
Hospital	129.7	128.5
All Remaining Uses ⁸	183.6	190.3
Total Square Feet	3,339.4	3,350.5

⁷ The full list of building predominant use categories and definitions can be found in Appendix B of this report.

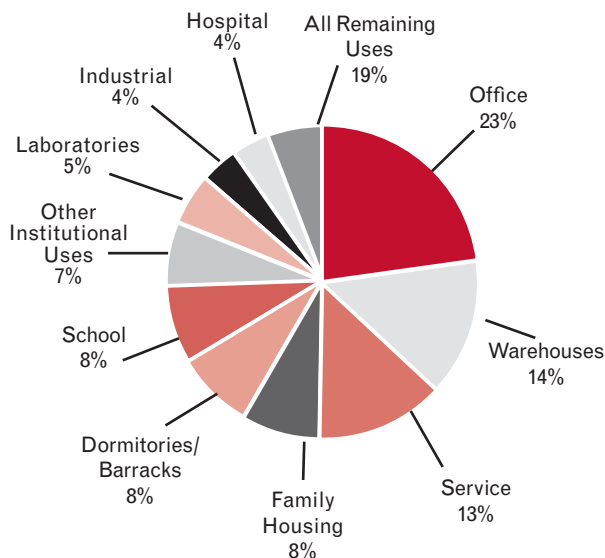
⁸ The All Remaining Uses category includes the following building predominant uses: All Other (which captures those buildings that are not included in any of the other 15 building predominant use codes); Communications Systems, Museum, Navigation and Traffic Aids; Post Office; and Prison and Detention Centers.

Asset Use	FY 2010 Annual Operating Cost (mil)
Office	\$8,800
Warehouses	\$1,400
Service	\$1,900
Dormitories/Barracks	\$1,400
Family Housing	\$1,500
School	\$1,300
Other Institutional Uses	\$1,600
Laboratories	\$1,800
Industrial	\$900
Hospital	\$900
All Remaining Uses	\$1,500

FY 2010 Annual Operating Cost



FY 2010 Predominant Use of Buildings by Square Footage



Building Utilization : CFO Act Agencies

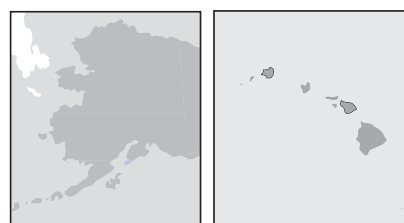
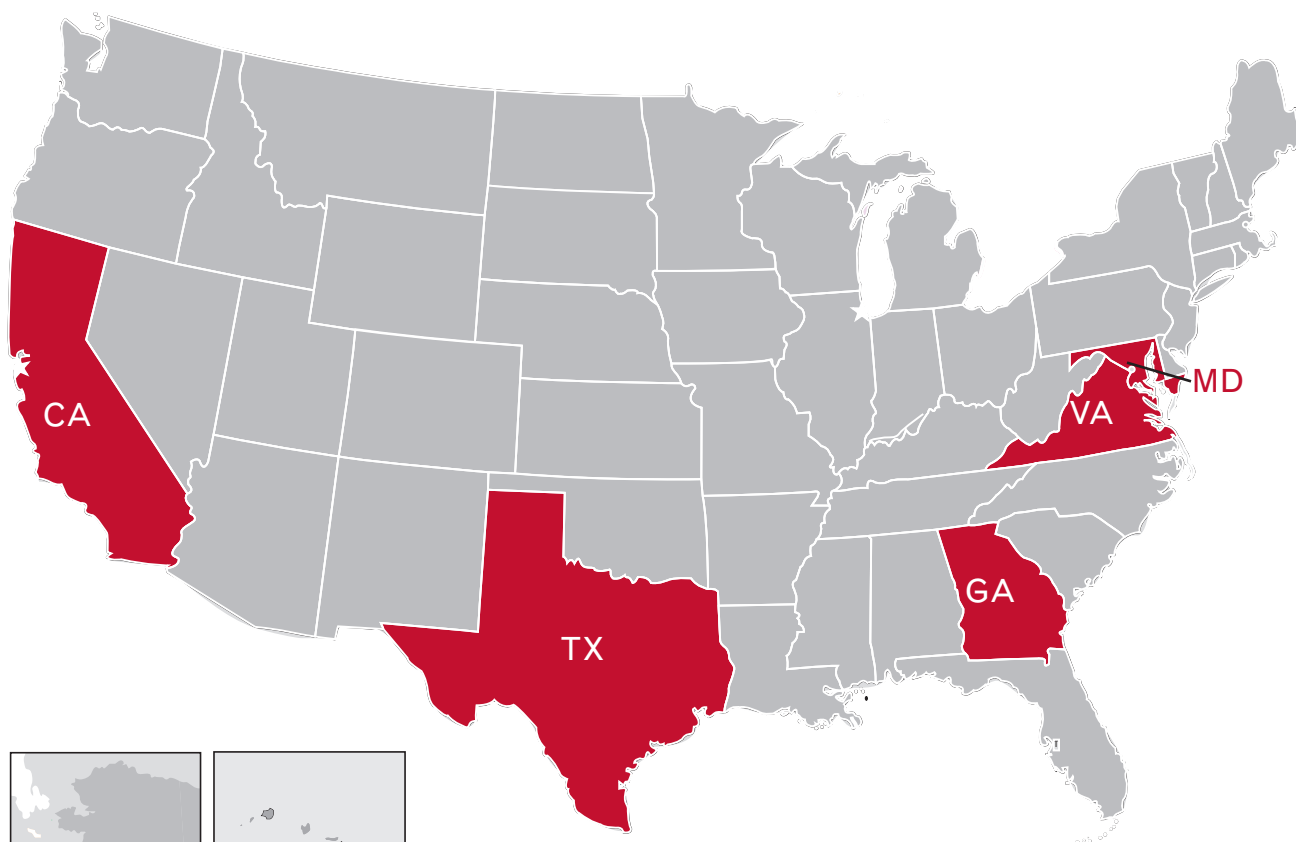
According to Federal Real Property Council guidance, Utilization refers to the extent to which a property is used to its fullest capacity. Current design capacity is defined as the maximum capacity at which an asset, facility, or system can operate, regardless of statutory regulatory, contractual, or other conditions and restrictions. Agencies are required to report Utilization for the following six building predominant use categories: Office, Hospital, Warehouse, Laboratories, Family Housing and Dormitories and Barracks.⁹

⁹ More information on the definition of Utilization and a table identifying the categories and percent utilization used to determine the rate of Utilization can be found in Appendix D of this report.

FY 2010 Utilization	Number Of Assets	Total Sq Feet	Annual Operating Cost
Not Utilized	6,700	39,645,100	\$112,151,700
Over Utilized	65,800	959,380,400	\$9,693,933,400
Under Utilized	71,000	450,612,900	\$1,553,359,300
Utilized	89,000	641,314,900	\$4,440,635,200

State Profile: FY 2010 Total Building Square Footage, Top Five States : CFO Act Agencies

The top five states with the most federal building square footage as reported in FY 2010 are California, Texas, Virginia, Maryland and Georgia. Together, these five states comprise more than 30 percent of the total Federal building portfolio, measured by square footage.



Alaska

Hawaii

State	Owned SF (mil)	Leased SF (mil)	Otherwise Managed SF (mil)	Total SF (mil)
California	269.4	21.2	4.8	295.4
Texas	175.9	22.3	3.8	202.0
Virginia	142.3	30.5	1.6	174.4
Maryland	101.6	22.2	2.2	126.0
Georgia	104.0	10.8	1.9	116.7

FY 2010 State Profile: Total Building Square Footage : CFO Act Agencies

State	Owned SF (mil)	Leased SF (mil)	Otherwise Managed SF (mil)	Total SF (mil)
Alabama	48.1	4.5	3.2	55.8
Alaska	44.3	3.3	0.7	4.0
Arizona	50.5	3.9	1.1	55.5
Arkansas	19.3	1.6	3.3	24.2
California	269.4	21.2	4.8	295.4
Colorado	50.3	7.3	0.6	58.2
Connecticut	11.4	1.0	1.7	14.1
Delaware	5.1	0.4	0.7	6.2
District of Columbia	65.7	24.9	0.6	91.2
Florida	95.5	11.8	3.6	110.9
Georgia	104.0	10.8	1.9	116.7
Hawaii	49.0	0.8	0.8	50.6
Idaho	18.8	2.8	0.7	22.3
Illinois	62.0	6.0	3.8	71.8
Indiana	31.5	3.2	2.5	37.2
Iowa	12.1	1.9	3.1	17.1
Kansas	32.7	2.8	1.6	37.1
Kentucky	44.7	5.6	2.2	52.5
Louisiana	32.9	6.0	6.7	45.6
Maine	11.6	0.9	0.8	13.3
Maryland	101.6	22.2	2.2	126.0
Massachusetts	30.4	3.1	2.5	36.0
Michigan	22.5	4.6	4.2	31.3
Minnesota	14.7	2.0	4.8	21.5
Mississippi	33.5	2.6	7.7	43.8
Missouri	42.4	8.5	2.3	53.2
Montana	15.5	2.2	0.7	18.4
Nebraska	12.3	1.6	1.2	15.1
Nevada	29.7	2.1	0.8	32.6
New Hampshire	2.6	0.6	0.9	4.1
New Jersey	39.1	5.1	2.3	46.5
New Mexico	55.4	4.8	1.4	61.6
New York	81.0	9.7	4.9	95.6
North Carolina	77.5	5.3	2.6	85.4
North Dakota	20.5	1.0	1.6	23.1

State	Owned SF (mil)	Leased SF (mil)	Otherwise Managed SF (mil)	Total SF (mil)
Ohio	60.7	5.0	2.9	68.6
Oklahoma	51.5	11.5	2.3	65.3
Oregon	19.9	2.6	2.7	25.2
Pennsylvania	68.6	9.8	3.3	81.7
Rhode Island	13.0	0.5	0.4	13.9
South Carolina	48.9	2.3	2.3	53.5
South Dakota	14.8	2.0	1.4	18.2
Tennessee	58.2	5.0	3.1	66.3
Texas	175.9	22.3	3.8	202.0
Utah	32.1	3.3	2.0	37.4
Vermont	2.6	1.2	0.6	4.4
Virginia	142.3	30.5	1.6	174.4
Washington	77.8	7.1	1.7	86.6
West Virginia	16.0	2.9	1.8	20.7
Wisconsin	18.9	2.6	2.7	24.2
Wyoming	13.4	0.8	1.0	15.2
Foreign and U.S. territory square feet ¹⁰	36.2	2.9		39.1
Total Square Feet	2,487.5	308.4	118.1	2,914.0

“Otherwise managed” square feet indicates that a U.S. state government holds title to the real property asset, but rights for use have been granted to a Federal Government entity in a method other than a leasehold arrangement.

¹⁰ Represents the building square footage of foreign and U.S. territory assets.

Predominant Use of Structures : CFO Act Agencies

Federal structures make up more than 50 percent of the federal real property portfolio. These structures provide essential functions for the public, ranging from bridges to monuments and memorials.

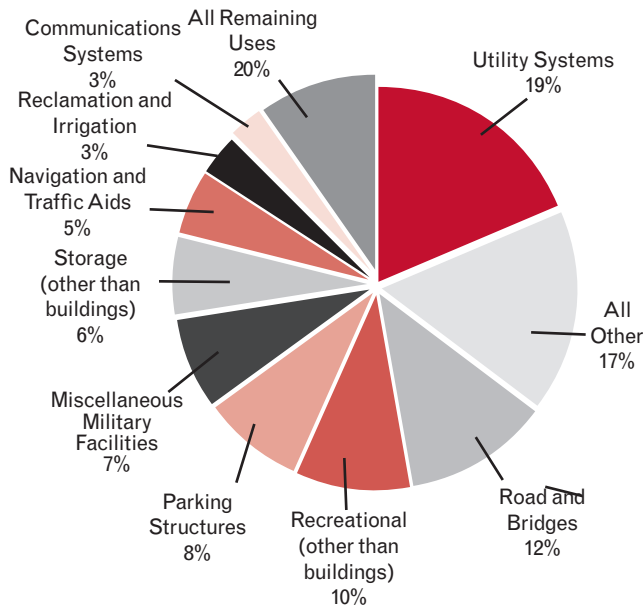
Predominant Use ¹¹	FY 2009 Number of Structures	FY 2010 Number of Structures
Utility Systems	91,000	92,000
All Other ¹²	79,000	82,000
Roads and Bridges	58,000	58,000
Recreational (other than buildings)	49,000	47,000
Parking Structures	39,000	40,000
Miscellaneous Military Facilities	35,000	37,000
Storage (other than buildings)	30,000	31,000
Navigation and Traffic Aids	26,000	26,000
Reclamation and Irrigation	16,000	16,000
Communications Systems	14,000	14,000
All Remaining Uses ¹³	45,000	47,000
Total	482,000	490,000

¹¹ The full list of structure predominant use categories and definitions can be found in Appendix C of this report.

¹² The All Other code captures those structures that are not captured in one of the other 21 structure predominant use codes, building predominant use codes.

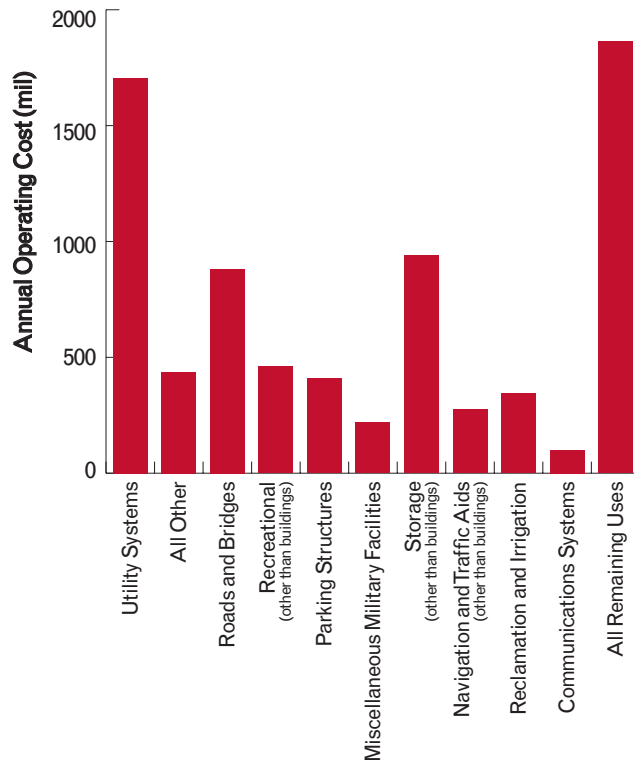
¹³ The All Remaining uses portion of this chart encompasses the remaining 12 structure predominant use codes not delineated in this chart: Airfield Pavements; Flood Control and Navigation; harbors and Ports; Industrial (other than buildings); Monuments and Memorials; Museum; Power Development and Distribution; Railroads; Research and Development (other than laboratories);

FY 2010 Predominant Use of Structures by Number of Assets



Predominant Use	FY 2010 Annual Operating Cost (mil)
Utility Systems	\$1,706.00
All Other	\$436.00
Roads and Bridges	\$882.00
Recreational (other than buildings)	\$461.00
Parking Structures	\$409.00
Miscellaneous Military Facilities	\$220.00
Storage (other than buildings)	\$940.00
Navigation and Traffic Aids	\$276.00
Reclamation and Irrigation	\$345.00
Communications Systems	\$100.00
All Remaining Uses	\$1,862.00

FY 2010 Annual Operating Costs



State Profile: FY 2009 and FY 2010 Total Land Acreage Top Five States : CFO Act Agencies

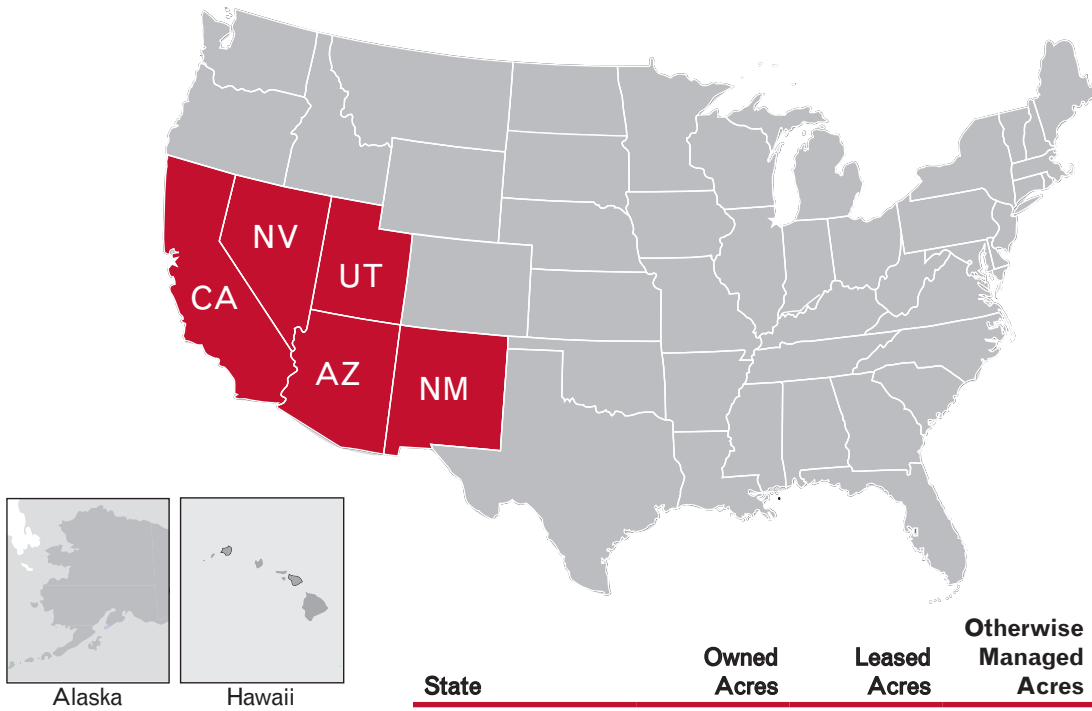
Under EO 13327, real property is defined as any real property owned, leased, or otherwise managed by the Federal Government, both within and outside the U.S. and improvements on Federal lands. However, under the EO, Federal real property excludes:

- “Interests in real property assets that have been disposed of for public benefit purposes pursuant to section 484 of title 40, U.S. Code, and are now held in private ownership;
- Land easements or rights-of-way held by the Federal Government;
- Public domain land (including lands withdrawn for military purposes) or land reserved or dedicated for national forest, national park, or national wildlife refuge purposes except for improvements on those lands; and

- Land held in trust or restricted fee status for individual Indians or Indian tribes; and land and interests in land that are withheld from the scope of this order by agency heads for reasons of national security, foreign policy, or public safety.”

As a result, the Federal Government’s total land acreage does not include the totality of Federal and holdings.

In FY 2010, the top five states with the largest amount of land acreage as reported to the FRPP are Nevada, Arizona, New Mexico, California and Utah. Together, these five states comprise more than 45 percent of the total Federal land portfolio, measured by acreage.



State	Owned Acres	Leased Acres	Otherwise Managed Acres	Total Acres
Nevada	4,893,500	1,600	3,000	4,898,100
Arizona	4,024,500	37,900	700	4,063,100
New Mexico	3,929,600	32,800	2,300	3,964,700
California	2,811,600	9,100	65,500	2,886,200
Utah	2,438,200	17,700	3,100	2,459,000

FY 2010 State Profile: Total Land Acreage by Legal Interest : CFO Act Agencies

State	Owned Acres	Leased Acres	Otherwise Managed Acres	Total Acres
Alabama	194,600	4,900	1,900	201,400
Alaska	1,822,100	58,000	271,100	2,151,200
Arizona	4,024,500	37,900	700	4,063,100
Arkansas	621,000	3,900	33,200	658,100
California	2,811,600	9,100	65,500	2,886,200
Colorado	818,000	37,000	100	855,100
Connecticut	9,200	900	2,300	12,400
Delaware	11,600	200	200	12,000
District of Columbia	4,600	100	100	4,800
Florida	803,100	6,000	96,400	905,500
Georgia	979,300	3,300	1,100	983,700
Hawaii	178,700	54,200	2,400	235,300
Idaho	916,800	12,600	334,700	1,264,100
Illinois	213,200	3,700	6,000	222,900
Indiana	293,200	22,000	700	315,900
Iowa	224,600	1,200	2,700	228,500
Kansas	596,500	700	300	597,500
Kentucky	537,300	1,100	13,900	552,300
Louisiana	251,400	6,300	31,600	289,300
Maine	25,000	363,400	1,000	389,400
Maryland	57,200	900	3,400	61,500
Massachusetts	49,300	4,700	1,100	55,100
Michigan	22,800	2,600	147,300	172,700
Minnesota	40,300	4,500	54,500	99,300
Mississippi	526,500	123,100	135,300	784,900
Missouri	614,300	10,400	6,700	631,400
Montana	466,800	7,300	700	474,800
Nebraska	177,900	1,700	200	179,800
Nevada	4,893,500	1,600	3,000	4,898,100
New Hampshire	21,900	300	600	22,800
New Jersey	86,800	1,300	700	88,800
New Mexico	3,929,600	32,800	2,300	3,964,700
New York	165,000	2,200	2,600	169,800
North Carolina	486,200	2,400	5,800	494,400
North Dakota	612,600	5,300	11,900	629,800
Ohio	141,700	4,000	1,100	146,800
Oklahoma	1,079,300	5,400	1,500	1,086,200
Oregon	299,000	1,400	3,000	303,400

State	Owned Acres	Leased Acres	Otherwise Managed Acres	Total Acres
Pennsylvania	156,700	35,400	1,500	193,600
Rhode Island	4,100	400	200	4,700
South Carolina	457,000	1,900	1,800	460,700
South Dakota	543,700	4,000	2,300	550,000
Tennessee	370,800	2,800	1,500	375,100
Texas	1,641,500	19,400	13,700	1,674,600
Utah	2,438,200	17,700	3,100	2,459,000
Vermont	18,000	500	200	18,700
Virginia	457,300	3,000	6,700	467,000
Washington	1,331,300	32,300	600	1,364,200
West Virginia	149,700	3,400	3,100	156,200
Wisconsin	88,600	14,800	800	104,200
Wyoming	985,700	4,700	62,800	1,053,200
U.S Territories ¹⁴	76,100	25,600	0	101,700
Total	37,725,300	1,003,900	1,346,000	40,075,200

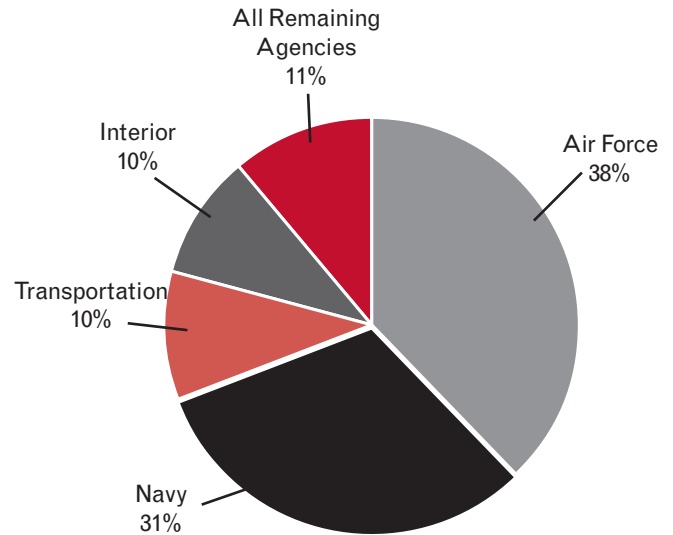
“Otherwise managed” acres indicate that a U.S. state government holds title to the real property asset, but rights for use have been granted to a Federal Government entity in a method other than a leasehold arrangement.

¹⁴ Represents the land acreage of foreign and U.S. territory assets.

Total Number of Disposed Assets and Annual Operating Costs for CFO Act Agencies: FY 2010

Federal agencies dispose of unneeded real property assets in the effort to right-size their inventories and manage their portfolios in the most efficient manner.

In FY 2010, the top 4 agencies that disposed of the greatest number of assets are Air Force, Navy, Transportation and Interior. Together, these 4 agencies disposed of approximately 90 percent of the total number of assets disposed by reporting agencies in FY 2010.

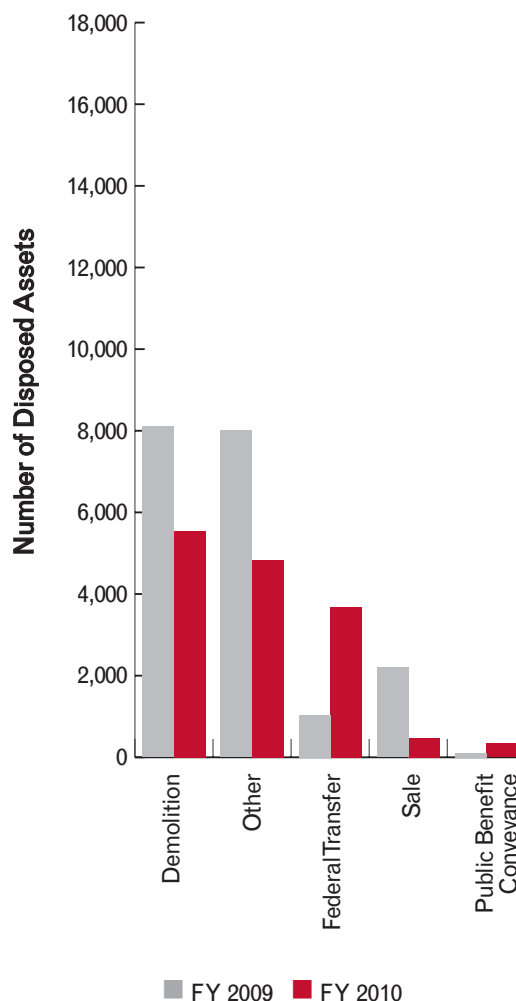


Agency	Number of Disposed Building Assets	Number of Disposed Structures	Number of Disposed Land Records	Total Number of Disposed Assets	Annual Operating Costs
Air Force	3,561	1,979	93	5,633	\$227,789,200
Navy	1,509	3,090	83	4,682	\$64,630,100
Army	122	136	1	259	\$1,677,300
Defense/WHS		17		17	\$4,200
Corps of Engineers	12	1		13	\$175,700
Dept of Defense Subtotal	5,204	5,223	177	10,604	\$294,276,500
Transportation	269	1,204	25	1,498	\$3,476,000
Interior	752	605	88	1,445	\$5,963,000
Agriculture	491	55	7	553	\$4,607,900
Energy	207	127	1	335	\$9,712,900
NASA	33	42		75	\$843,100
Homeland Security	65	5		70	\$555,400
GSA	46	16	1	63	\$2,043,800
Labor	34	25	1	60	\$507,700
State	43	2	11	56	\$2,021,700
Veterans Affairs	40	16		56	\$416,400
Health and Human Services	24	1	1	26	\$222,900
Commerce	10		1	11	\$22,000
Justice	8	1		9	\$223,400
State (USAID)	5		3	8	\$730,400
National Science Foundation	6			6	\$496,400
Treasury	6			6	\$525,600
Totals	7,243	7,322	316	14,881	\$326,645,100

Disposition Method by Annual Operating Costs and Number of Disposed Assets: FY 2009 and FY 2010 : CFO Act Agencies

Agencies are required to report the method in which each asset was disposed. Disposition methods include Sale, Federal Transfer, Public Benefit Conveyance, Demolition and Other. In FY 2010, Demolition was the most frequently used disposal method, accounting for 37 percent of the total number of dispositions.

In FY 2010, Federal agencies sold 466 assets that resulted in \$57.3 million in net proceeds.



Disposition Method	FY 2009 Number of Disposed Assets	FY 2009 Annual Operating Costs	FY 2010 Number of Disposed Assets	FY 2010 Annual Operating Costs
Demolition	8,104	\$81,895,200	5,552	67,128,800
Other ¹⁵	8,008	\$47,401,100	4,841	92,896,400
Federal Transfer	1,037	\$3,566,000	3,681	152,377,900
Sale	2,200	\$13,450,900	466	6,631,700
Public Benefit Conveyance	111	\$2,882,300	341	7,610,300
Totals	19,460	149,195,500	14,881	326,645,100

¹⁵ The Other disposition method is used to report those disposed assets that cannot be classified in any of the other disposition methods.

Appendix A: CFO Agencies

The following agencies are required to submit data to the FRPP under EO 13327 and sections 901(b)(1) and (b)(2) of title 31, United States Code.

- Department of Agriculture
- Department of Commerce
- Department of Defense (includes Air Force, Army, Corps of Engineers, and Navy)
- Department of Education*
- Department of Energy
- Department of Health and Human Services
- Department of Homeland Security
- Department of Housing and Urban Development*
- Department of the Interior
- Department of Justice
- Department of Labor
- Department of State
- Department of Transportation
- Department of the Treasury
- Department of Veterans Affairs
- Environmental Protection Agency
- General Services Administration
- National Aeronautics and Space Administration
- National Science Foundation
- Nuclear Regulatory Commission*
- Office of Personnel Management
- Small Business Administration*
- Social Security Administration*
- United States Agency for International Development

**The following agencies obtain and use real estate through GSA: Department of Education, Department of Housing and Urban Development, Nuclear Regulatory Commission, Small Business Administration, and Social Security Administration. Consequently, those agencies did not report any real property assets to the FRPP in FY 2009; these assets are reported by GSA.*

Appendix B: Predominant Use Categories and Definitions for Buildings

- **Office:** Buildings primarily used for office space or military headquarters.
- **Post Office:** Buildings or portions of buildings used as a Post Office.
- **Hospital:** Buildings used primarily for furnishing in-patient diagnosis and treatment under physician supervision and having 24-hour-a-day registered graduate nursing services. This category also includes medical laboratories used for routine testing. This category excludes buildings used directly in basic or applied medical research.
- **Prisons and Detention Centers**
- **School:** Buildings used primarily for formally organized instruction, such as schools for dependent children of Federal employees, Indian schools, and military training buildings including specialized training facilities.
- **Museum:** Buildings used for the housing and/or display of tangible objects or collections for the purpose of displaying said objects or collections for public view and benefit on a regular basis.
- **Other Institutional Uses:** Buildings used for institutional purposes other than schools, hospitals, and prisons, such as libraries, chapels, 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 C: Predominant Use Categories and Definitions for Structures

- **Airfield Pavements:** Runways, helicopters, landing pads, taxiways, and aprons.
- **Harbors and Ports:** Docks, piers, wharves, jetties and breakwaters, and other harbor, port, or coastal facilities.
- **Power Development and Distribution:** Hydroelectric and other power development projects that produce power for resale (generally consisting of dams and powerhouses). Include transmission lines that are an integral part of Federal power development, even if the power is produced by another Federal agency.
- **Reclamation and Irrigation:** Canals, laterals, pumping stations, storage, and diversion dams.
- **Flood Control and Navigation:** River improvements, revetments, dikes, dams, and docks.
- **Museum:** Structures used for the housing and/or display of tangible objects or collections for the purpose of displaying said objects or collections for public view and benefit on a regular basis.
- **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.

Appendix D: Utilization

Utilization is defined as the state of having been made use of, i.e., the rate of utilization.

Utilization rate for each of the five Building Predominant Use categories is defined as follows.

- **Office** – ratio of occupancy to current design capacity.
- **Hospital** – ratio of occupancy to current design capacity.
- **Warehouses** – ratio of gross square feet occupied to current design capacity.
- **Laboratories** – ratio of active units to current design capacity.
- **Housing (Family Housing and Dormitories and Barracks)** – percent of individual units that are occupied.

Note:

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

Example: An owned office building is 25,000 GSF (design capacity) but only 15,000 square feet are occupied (occupancy).

The formula is as follows: **60% = (15,000 SF / 25,000 SF) x 100.**

For this utilization rate of 60% for the Office category, the **Utilization** value of *Under-utilized* would be reported.

Note: In this example, office utilization is based on square feet; however, it is up to each agency to determine the most appropriate unit of measure for occupancy and design capacity.

Categories and Percent Utilization

	Over Utilized	Utilized	Under Utilized	Not Utilized
Office	>95%	75 – 95%	<75%	N/A
Hospital	>95%	70 – 95%	25 – 70%	<25%
Warehouses	>85%	50 – 85%	10 – 50%	<10%
Laboratories	>85%	60 – 85%	30 – 60%	<30%
Family Housing	N/A	85 – 100%	<85%	N/A

Appendix E: Federal Government Real Property Disposition Process

1. **Excess Property:** If a Federal agency no longer needs a property to carry out its mission, it reports this property as “excess” to GSA for disposal action.
2. **Federal Transfer:** GSA first offers excess property to other Federal agencies. If another Federal agency identifies a need for that property, the property can be transferred to that agency.
3. **Surplus Property:** If there is no further need for the property within the Federal Government, the property is determined “surplus.”
4. **Homeless/Public Benefit Conveyance:** After the property is determined as surplus, the Federal Government makes the property available for certain public uses. If a property is suitable to assist the homeless, as determined by the Department of Housing and Urban Development, the property must first be offered as a “homeless conveyance” before any other public uses may be considered. As a “public benefit conveyance” (PBC), the property can be substantially discounted in price (up to 100 percent reduction in fair market value) if it is to be used for a qualified public use. Types of PBCs include:
 - Public health or educational uses
 - Public parks and public recreational areas
 - Historic monuments•Homeless assistance
 - Correctional institutions
 - Port facilities
 - Public airports
 - Wildlife conservation
 - Self-help housing
 - Law enforcement and emergency management response
 - Negotiated sales to public agencies
5. **Negotiated Sale:** GSA can negotiate a sale at appraised fair market value with a state or local government if the property will be used for another public purpose. This transaction offers state or local governments the right of first refusal on a property before it is offered to the general public.
6. **Public Sale of Property:** If state and local governments or other eligible nonprofits do not wish to acquire the property, GSA can dispose of surplus property via a competitive sale to the public, generally through a sealed bid or an oral and/or online auction.