

Public Buildings Reform Board

FY 2024 Congressional Justification



PUBLIC BUILDINGS REFORM BOARD

March 9, 2023

Appropriations Language

For carrying out the provisions of the Federal Asset and Sale Transfer Act of 2016 (P.L. 114 - 287), as amended, the Public Buildings Reform Board is requesting \$4M to remain available until expended.

Program Description

Mission

The Federal Assets Sale and Transfer (FASTA) Act of 2016 (Public Law 114–287), enacted in December 2016, authorizes the Public Buildings Reform Board. The Public Buildings Reform Board (PBRB) is an independent Federal agency, established to expedite the sale of unneeded and/or underutilized federal real estate and maximize value for the Federal government. The purpose of the FASTA legislation is to:

- (1) Continue the consolidation of the footprint of Federal buildings and facilities;
- (2) Continue to maximize the utilization rate of Federal buildings;
- (3) Continue to reduce the reliance on leased space;
- (4) Identify underutilized candidate properties appropriate for selling or redeveloping to obtain the highest and best value for the taxpayer;
- (5) Continue to reduce the operating and maintenance costs of Federal civilian real properties;
- (6) Examine the possibilities for reducing redundancy, overlap, and costs associated with field offices;
- (7) Determine how to create incentives for Federal agencies to achieve greater efficiency in their inventories of civilian real property;
- (8) Expedite the sale or disposal of Federal civilian real properties under the authorities of FASTA;
- (9) As a natural result of the above, assist Federal agencies in achieving the Government’s sustainability goals by reducing excess space, inventory, and energy consumption, as well as by leveraging new technologies.
- (10) Address the Administration’s goals for producing equity through examination of untapped possibilities existing in the disposition process;
- (11) Address the Administration’s goals for ensuring Tribal consultation in the property disposition process.

Board and Staff Members

David Talmage Hocker, Board Member *

David Winstead, Board Member

Nick Rahall, Board Member

Jeffrey Gural, Board Member

Mike Capuano, Board Member

* performing the duties of the Chairperson

Results of FY23

The PBRB devoted FY2023 to analyzing properties identified through agency consultations and a comprehensive review of the Federal Real Property Profile (FRPP) for submission in its final, ‘Second Round’ report. FASTA directs the PBRB to submit a list of properties for sale, consolidation, or other cost-saving actions of up to \$4.75 billion for its Second Round. The focus of the Board’s efforts was necessarily on sales of Federal properties in order to generate revenues to fund investments needed to facilitate sales, consolidations, etc. for deposits into the Treasury and federal debt reduction. Candidate properties were vetted for anticipated return to the taxpayer, complexity, resource requirements, and scheduling. A particular emphasis was placed on stakeholder input.

In FY 2022, two Board Members resigned, leaving the Board without a quorum and therefore unable to resubmit its First Round recommendation list. Two replacement Board Members were assigned, and the PBRB regained quorum November 10, 2022. The Board has resumed its activities with vigor and expects a positive outcome given the post-pandemic context.

FY2024 Goals

In FY 2024, the PBRB will continue to work on properties for the Second Round. FASTA requires the PBRB to submit a list of properties with a total expected value not to exceed \$4.75 billion no earlier than 3 years after the transmittal of the first report. A number of candidates were identified through the First Round analysis of FRPP data, but were pushed to the Second Round due to their level of complexity. The PBRB began vetting these properties in earnest in FY23, and is supplementing its list of properties in consideration with additional projects identified by GSA and other Federal agencies. The PBRB expects significant interests from landholding agencies due to evolving space requirements of the post COVID era.

The FASTA process continues to rely upon the Asset Proceeds and Space Management Fund as the key to success for agencies to engage in major consolidation. In extensive and continuing discussions with agency officials, the PBRB has found that the greatest deterrent toward enhanced facilities efficiency is the lack of appropriations available for enabling the creation of new and more efficient spaces required by consolidations.

Summary of the Request

The Public Buildings Reform Board’s budget request for FY 2024 reflects the Board’s continued commitment to faithfully execute the Federal Assets Sale and Transfer Act of 2016

(FASTA) by bringing value to the American taxpayer through the disposition of underutilized federal real property. The agency budget request includes mission critical funding to support the pivotal strategic activities and due diligence tasks necessary to successfully identify and recommend candidate properties. With careful consideration, the Board formally requests \$4M in appropriations in FY 2024 for the following mission critical activities:

- \$2.4M for professional service contracts to analyze the expansive federal real property portfolio, identify assets viable for disposition, and perform extensive due diligence to ensure disposals maximize value to the taxpayer
- \$1,343,447 for salaries and benefits of Board Members, detailed personnel, and the Executive Director
- \$207,194 for agency overhead services procured from federal partners
- \$50,000 for travel expenses to ensure all assets recommended for disposal meet the FASTA criteria and provide valuable opportunities for maximizing returns to the taxpayer

Obligations for Object Classification, Public Buildings Reform Board Salaries and Expense Account

		FY22 Enacted	FY23 Enacted	FY24 Request
11.1	Full-Time Permanent (Executive Director)	\$171,495	\$183,500	\$183,500
11.3	Other than Full-Time Permanent (Board members)	\$344,961	\$344,961	\$648,000
11.8	Other Personnel Compensation (Detaillees)	\$1,250,000	\$1,250,000	\$456,897
12.1	Civilian Personnel Benefits	\$272,950	\$272,950	\$55,050
21.0	Travel and Transportation of Persons	\$150,000	\$150,000	\$50,000
25.0	Advisory and Assistance Services	\$2,000,000	\$2,000,000	\$2,606,553

		FY22 Enacted	FY23 Enacted	FY24 Request
42.0	Insurance Claims and Indemnities			0
99.9	Obligations, Appropriated			
	<i>Subtotal PC&B</i>	<i>\$2,039,406</i>	<i>\$2,051,411</i>	<i>\$1,343,447</i>
	<i>Subtotal, Non-labor</i>	<i>\$2,150,000</i>	<i>\$2,150,000</i>	<i>\$2,656,553</i>
	Total Obligations	\$4,189,406	\$4,201,411	\$4,000,000

PBRB Budget Request FY24

	FY22 Actual	FY23 Plan	FY24 Plan
Unobligated balance start of FY	\$1,599,793	\$2,215,606	\$ 1,897,602
Annual Appropriation	\$3,500,000	\$3,605,000	\$4,000,000
Unobligated balance, end of FY	\$2,215,606	\$ 1,897,602	\$1,897,602
Total Obligations	\$2,884,187	\$3,923,004	\$4,000,000
Net Outlays	\$2,884,187	\$3,923,004	\$4,000,000

PBRB FTE Table FY24 Justification

		FY22 Enacted	FY23 Enacted	FY24 Request
11.1	Full-Time Permanent (Executive Director)	1	1	1
11.3	Other than Full-Time Permanent (Board members)	up to 7	up to 7	up to 7
11.8	Other Personnel Compensation (Detailees)	up to 8	up to 8	up to 3

FSGG Appropriations Language:

The bill provides \$4,000,000 for salaries and expenses of the Public Buildings Reform Board (PBRB).