

PUBLIC BUILDINGS REFORM BOARD
FY2025 CONGRESSIONAL JUSTIFICATION
MARCH 11, 2024

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

Daniel Mathews, Board Member

Paul Walden, Executive Director

* 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. Candidate properties were vetted for anticipated return to the taxpayer, cost savings, and operational opportunities created by low attendance.

Over the course of 2023 and into 2024, the PBRB has met with senior officials from GSA to discuss funding and potential recommendations. Also in 2023, the PBRB met with senior staff from OMB for the first time after re-gaining quorum. Finally, the PBRB met with the Government Accountability Office officials regarding their assessment of the low attendance in federal facilities. The PBRB also held a public hearing seeking input from stakeholders and was encouraged by public response.

FY 2025 Goals

In FY 2024, the PBRB continues to work on properties for the Second Round and is conducting analysis on properties that present considerable cost savings opportunities with high opportunity for gaining space use efficiencies. The PBRB has expected significant interest from landholding agencies due to anticipated diminished space requirements of the post COVID era but instead has found a lack of incentive and interest. The PBRB is currently analyzing over 40 properties representing more than 19.9 million square feet, with expected 30-year net present value returns and savings of over \$5 billion. The PBRB expects to provide its analysis and recommendations to OMB and Congress at the end of the first quarter of FY 2025, when statute indicates the earliest possible submission.

As part of its analysis, the PBRB is conducting an extensive analysis of the federal portfolio in Washington D.C. Because of the vast opportunity and complicated context of the Washington D.C. federal occupancy, the PBRB is planning to partner with local organizations to hold public hearings to inform the Board’s final recommendations in accordance with the authorities provided in the Federal Asset Sales and Transfer Act of 2016.

Summary of the Request

The Public Buildings Reform Board's budget request for FY 2025 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 PBRB is requesting a \$4 million in funding to support activities necessary in FY 2025 to the scheduled sunset in May 2025. 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 2025 for the following mission critical activities:

- \$2,606,553 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 and any necessary sunset related archival activities;
- \$1,343,447 for salaries and benefits of Board Members, detailed personnel, and the Executive Director; and,
- \$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.

Amounts Available for Obligation

(Dollars in Thousands)

| | FY 2023 | FY 2024 | FY 2025 |
|-------------------------------------------------|----------------|-----------------|----------------|
| | Actual | CR | Request |
| Unobligated balance, start of year..... | \$4,132 | \$6,259 | \$5,000 |
| <i>Discretionary authority:</i> | | | |
| Appropriation | | | |
| (annual)..... | \$4,000 | \$4,000 | \$4,000 |
| Subtotal amount available for obligation | \$8,272 | \$10,259 | \$9,000 |
| Total obligations | \$2,829 | \$5,000 | \$5,000 |
| Total outlays | \$1,300 | \$8,000 | \$5,000 |

**Obligations for Object Classification aligned to Request Level, Public Buildings Reform Board
Salaries and Expense Account**

| | | FY 2025 Request |
|-------------|--------------------------------------|--------------------|
| 11.1 | Full-Time Permanent | \$191,900 |
| 11.3 | Other than Full-Time Permanent | \$639,600 |
| 11.8 | Other Personnel Compensation | \$456,897 |
| 12.1 | Civilian Personnel Benefits | \$55,050 |
| 21.0 | Travel and Transportation of Persons | \$50,000 |
| 25.0 | Advisory and Assistance Services | \$2,606,553 |
| 99.9 | Obligations, Appropriated | |
| | <i>Subtotal PC&B</i> | <i>\$1,343,447</i> |
| | <i>Subtotal, Non-labor</i> | <i>\$2,656,553</i> |
| | Total Obligations | \$4,000,000 |