

Public Buildings Reform Board

FY 2021 Congressional Justification



PUBLIC BUILDINGS REFORM BOARD

February 6, 2020

Public Buildings Reform Board

Fiscal Year 2021 Budget Request

Table of Contents

Appropriations Language	2
Program Description	
Mission	2
Board and Staff	3
FY 2020 Successes	3
High Value Assets Property List	4
FY 2021 Goals	5
Summary of Request	5
FY 2021 Explanation of Changes	6
Amount Available for Obligation	7
Obligations by Object Classification	8

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 **\$3,500,000** 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 PBRB is tasked with reforming the federal property disposal process, and providing a different approach to Federal asset management. Leveraging its resources and legislative flexibilities, the PBRB will achieve the following goals:

- (1) Consolidating the footprint of Federal buildings and facilities;
- (2) maximizing the utilization rate of Federal buildings;
- (3) reducing the reliance on leased space;
- (4) selling or redeveloping high value assets that are underutilized to obtain the highest and best value for the taxpayer and maximize the return to the taxpayer;
- (5) reducing the operating and maintenance costs of Federal civilian real properties;
- (6) reducing redundancy, overlap, and costs associated with field offices;
- (7) creating incentives for Federal agencies to achieve greater efficiency in their inventories of civilian real property;
- (8) facilitating and expediting the sale or disposal of unneeded Federal civilian real properties;
- (9) improving the efficiency of real property transfers for the provision of services to the homeless; and
- (10) assisting Federal agencies in achieving the Government’s sustainability goals by reducing excess space, inventory, and energy consumption, as well as by leveraging new technologies.

Board and Staff Members

Angela Styles*, Board Member
David Winstead, Board Member
Mary Phillips, Board Member
Nick Rahall, Board Member
David Talmage Hocker, Board Member
Adam Bodner, Executive Director

* performing the duties of the Chairperson

FY 2020 Successes

The Board was sworn in May 2019, hiring the Executive Director in August 2019. In six short months the Board hired staffers, travelled across the nation to validate dozens of properties, and hosted four public meetings to better inform constituents about FASTA. The PBRB worked diligently to produce its first set of recommendations, referred to as the High Value Asset list, to the Office of Management and Budget (OMB), who approved the recommendations in January 2020. The PBRB identified twelve worthwhile federal assets for disposal with a total sale value between statutorily identified threshold of \$500 million and \$750 million. The list of assets, referred to as the High Value Assets Property List, is on page 4.

Over the next two years, PBRB will partner with GSA and affected landholding agencies to dispose of the twelve selected assets. Following the clear intent of the legislation, the Board has recommended that the sales be conducted in a manner more closely aligned with that of the private sector, rather than traditional federal disposal practices. This will ensure that the projects provide the highest and best use for the communities and maximize returns for the taxpayer.

Proceeds from disposals will be deposited into the General Services Administration's Asset Proceed and Space Management Fund to fund subsequent rounds of disposals.

High Value Assets Property List

Landholding Agency	Property Name and Address	
Department of Commerce	Nike Site	770 Muddy Branch Road, Gaithersburg, MD 20899
	Southwest Fisheries Science Center	1352 Lighthouse Avenue, Pacific Grove, CA 93950
Department of Energy	Information Operations and Research Center	1155 Foote Drive, Idaho Falls, ID 83401 and Shelley-New Sweden Park & Ride Lot, Shelley-New Sweden Hwy, Idaho Falls, ID 83415
Department of Education	WestEd Office Building	4665 Lampson Avenue, Los Alamitos, CA 90720
Department of Labor	Edison Job Corps Center (Excess Land Sale Only)	500 Plainfield Avenue, Edison, NJ 08817
	Sacramento Job Corps Center (Excess Land Sale Only)	3100 Meadowview Road, Sacramento, CA 95832
Department of Veteran's Affairs	Veterans Affairs Denver Medical Center (Partial Disposition)	1055 Clermont Street, Denver, CO 80220
General Services Administration	Auburn Complex	400 15th Street SW, Auburn, WA 98001
	Chet Holifield Federal Building	24000 Avila Road, Laguna Niguel, CA 92677
	Menlo Park Complex	345 Middlefield Road, Menlo Park, CA 94025
	Ronald Reagan Federal Building and Courthouse	228 Walnut Street, Harrisburg, PA 17101
	NARA Federal Archives and Records Center	6125 Sand Point Way NE, Seattle, WA 98115

FY 2021 Goals

In FY 2021, PBRB intends to continue identifying federal assets for disposal for its next submission to OMB, statutorily required in December 2021. The total value of the assets recommended for disposal must not exceed a total market value of \$2.5 billion. The PBRB expects to identify dozens of assets for disposal as well as potentially multiple opportunities for agencies to reduce and consolidate their real estate portfolio. Success of this round of disposals will be contingent upon the availability of funds appropriated to and deposited into the Asset Proceeds and Space Management Fund.

Summary of the Request

The Public Building Reform Board's FY 2021 budget request for \$3,500,000 will support the Board's efforts to identify unneeded and underutilized Federal assets and recommend them to OMB for disposal. With limited hiring authority, the Board is supported by dedicated Federal detailees and professional services support contracts. This budget request supports the necessary staffing and travel needs to facilitate partnerships with landholding agencies, GSA, local governments, interested stakeholders, and the private sector to identify potential properties and perform all necessary and requisite due diligence activities prior to recommendations for sale.

FY 2021 Explanation of Changes

	<u>FY 2019 Enacted</u>	<u>FY 2020 Enacted</u>	<u>FY 2021 Request</u>
	-	-	3,500,000
Program Increases:	-	-	3,500,000
Program Decreases:	-	-	-
Total Adjustments			3,500,000

The Public Buildings Reform Board last received \$5 million in enacted appropriations in FY 2018.

Amount Available for Obligation*

	FY 2019 Enacted	FY 2020 Plan	FY 2021 Plan
Unobligated balance, start of the year	5,000,000	4,803,648	1,000,000
Annual Appropriation	-	-	3,500,000
Unobligated balance, end of the year	4,803,648	1,000,000	-
Total, obligations	196,352	3,803,648	4,500,000
<i>Net Outlays</i>	<i>164,541</i>	<i>3,655,000</i>	<i>4,355,500</i>

*Unobligated balances updated since the close of the President's Budget database

Obligations by Object Classification*

		FY 2019 Actual	FY 2020 Plan	FY 2021 Plan
11.1	Full-time permanent	13,403	166,500	171,495
11.3	Other than full-time permanent	77,738	186,500	344,961
11.8	Other personnel compensation	-	982,000	883,544
12.1	Civilian personnel benefits	10,580	265,000	265,000
21	Travel and transportation of persons	19,970	235,000	235,000
25	Advisory and assistance services	75,168	1,968,648	2,600,000
99.9	Obligations, Appropriated			
	<i>Subtotal, PC&B</i>	<i>101,721</i>	<i>1,600,000</i>	<i>1,665,000</i>
	<i>Subtotal, Non-labor</i>	<i>95,138</i>	<i>2,203,648</i>	<i>2,835,000</i>
	Total Obligations	196,859	3,803,648	4,500,000

*Obligation information updated since the close of the President's Budget database.