



Autodesk Webcast: Federal Real Property Asset Management: Current Status and Looking Ahead

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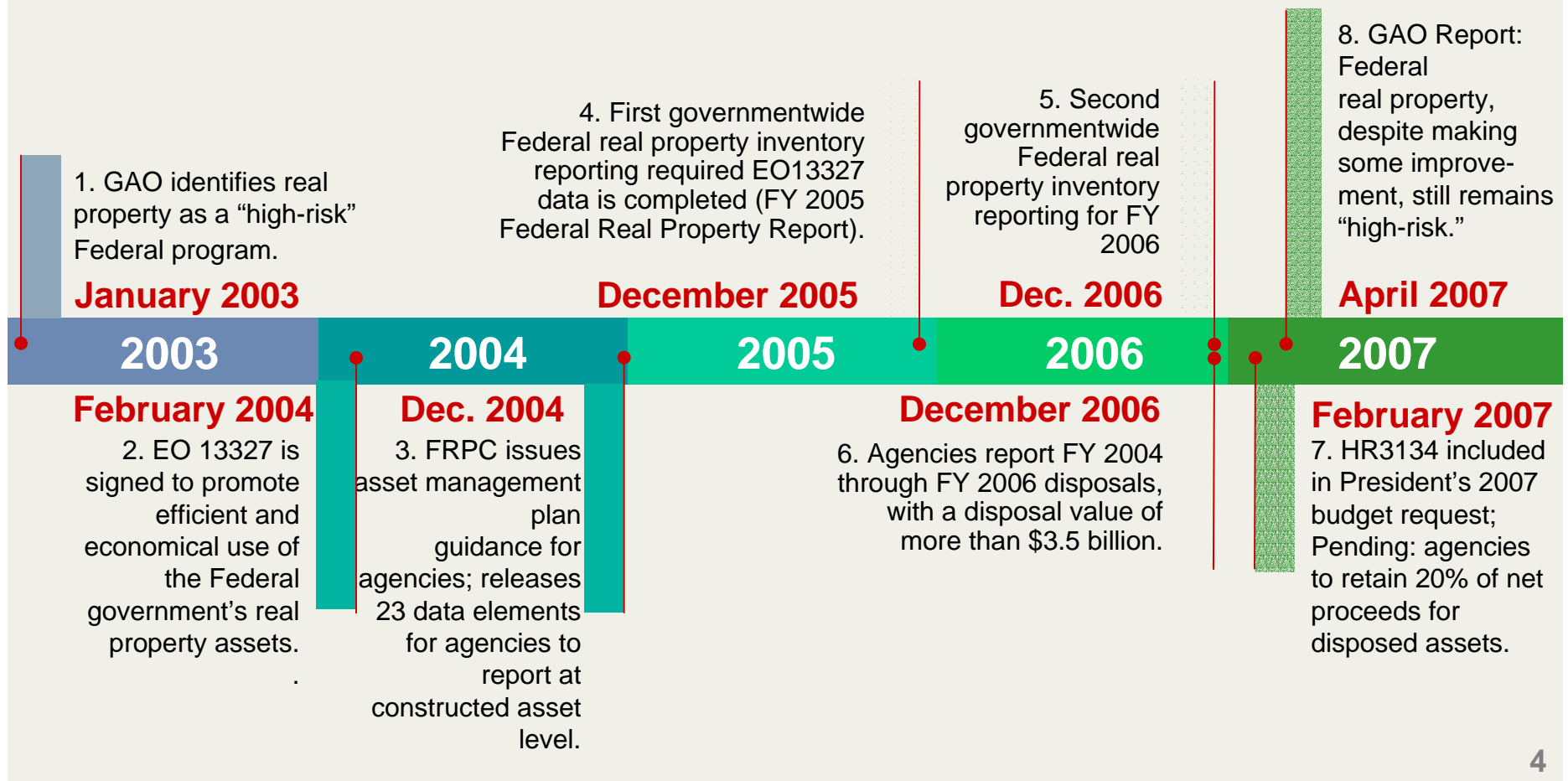
Webcast Topics

- **Federal Real Property/EO 13327 Overview**
 - FRPC Guiding Principles, Asset Management Plan, Inventory Database
 - PMA Scorecard
- **Centralized Database: Federal Real Property Profile– FRPP**
 - Overview, requirements, 24 data elements collected
 - Agency data sources, reporting process, challenges
 - FRPP FY2006 Summary Report
- **Current Status, Looking Ahead**
 - FRPC, Agencies' Accomplishments
 - Speculation on the Future

Federal Real Property Challenges

- Over the past decade, the Federal government has continued to face significant challenges in managing its real property portfolio
- January 2003 GAO High-Risk Report called for a comprehensive and integrated real property transformation strategy

Federal Real Property: At a Glance



FRPC Asset Management Guiding Principles

1. Support agency missions and strategic goals
2. Use public and commercial benchmarks and best practices
3. Employ life-cycle cost benefit analyses
4. Promote full and appropriate utilization
5. Dispose of unneeded assets
6. Provide appropriate levels of investment
7. Accurately inventory and describe all assets
8. Employ balanced performance measures
9. Advance customer satisfaction
10. Provide for safe, secure, and healthy workplaces

FRPC Guidelines for Asset Management Plans (AMPS)

- Purpose: To integrate operating, investment, and disposal decisions; support agency mission; and optimize real property asset value.
- Asset management plans must include:
 - Owner's objectives
 - Periodic asset evaluation
 - O&M and capital budgets
 - Socio-economic and environmental considerations
 - Adequate human capital support

Guidance for Improved Asset Management

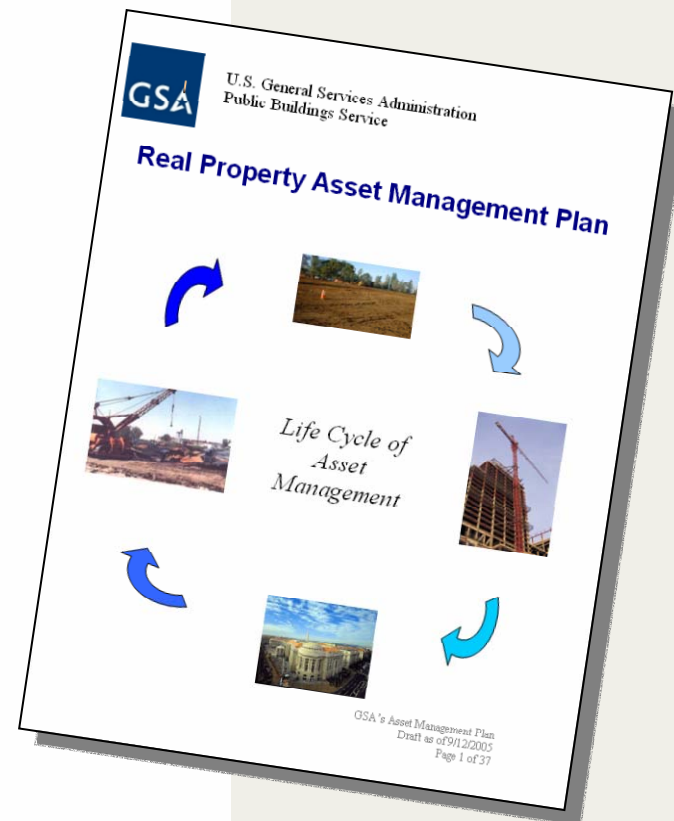
- Guiding Principles: The Guiding Principles serve as the FRPC's strategic objectives for real property management improvement. Agencies must ensure that all real property initiatives are carried out consistent with these principles.
- Asset Management Plan: Each agency will draft an Asset Management Plan (AMP) that addresses, at a minimum, the FRPC Guiding Principles and the AMP required components. AMPs are subject to Office of Management and Budget (OMB) review and approval. The FRPC guidance includes a "shelf document" that agencies are encouraged to use as a template for drafting the AMP.
- Property Inventory Data Elements and Performance Measures: The FRPC has identified and defined 24 mandatory data elements that will be captured and reported by all agencies. These data elements support the goals of the executive order, as well as the requirements of the Performance Measures Committee.

Agency Specific Document

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Asset Management Plan

- 1 Introduction**
- 2 Support of Agency Missions and Strategic Goals**
 - 2.1 Agency's Mission
 - 2.1.1 *Real Property Organization's Mission*
 - 2.2 Human Capital and Organization Infrastructure
 - 2.3 Real Property Asset Management Decision-Making
- 3 Owner's Objectives**
- 4 Acquisition of Real Property Assets**
 - 4.1 Capital Plan for Major Projects
 - 4.1.1 *New Construction Major Projects*
 - 4.1.2 *Repair and Alterations Major Projects*
 - 4.1.3 *Acquisition of Major Leases*
 - 4.2 Acquisition of Leases Below a Critical Threshold
 - 4.3 Acquisition Performance Measures and Continuous Monitoring
 - 4.4 Acquisition Initiatives
- 5 Operations of Real Property Assets**
 - 5.1 Inventory and Describe Assets
 - 5.1.1 *Historic Preservation Requirements*
 - 5.2 Asset Documentation
 - 5.3 Asset Business Plans
 - 5.4 Periodic Evaluation of Assets
 - 5.5 Operations & Maintenance Plan
 - 5.6 Plan for Basic Repair & Alteration Needs
 - 5.7 Capital and Operating Resource Requirements
 - 5.8 Operations Performance Measures and Continuous Monitoring
 - 5.9 Operations Initiatives
- 6 Disposal of Unneeded Assets**
 - 6.1 Tools to Support Decision-Making
 - 6.2 Disposal Process
 - 6.3 Disposal Performance Measures and Continuous Monitoring



President's Management Agenda (PMA) Scorecard

- Scorecard tracks each agency's real property performance.
- Agencies are graded quarterly for status and progress:
 -  Green = success
 -  Yellow = mixed results
 -  Red = unsatisfactory

<u>Real Property Management *</u>		
	Status	Progress
• Agriculture		
• Defense		
• Energy		
• HHS		
• DHS		
• Interior		
• Justice	 ↑	
• Labor	 ↑	
• State		
• DOT		
• VA		
• AID		
• Corps		
• GSA		
• NASA		

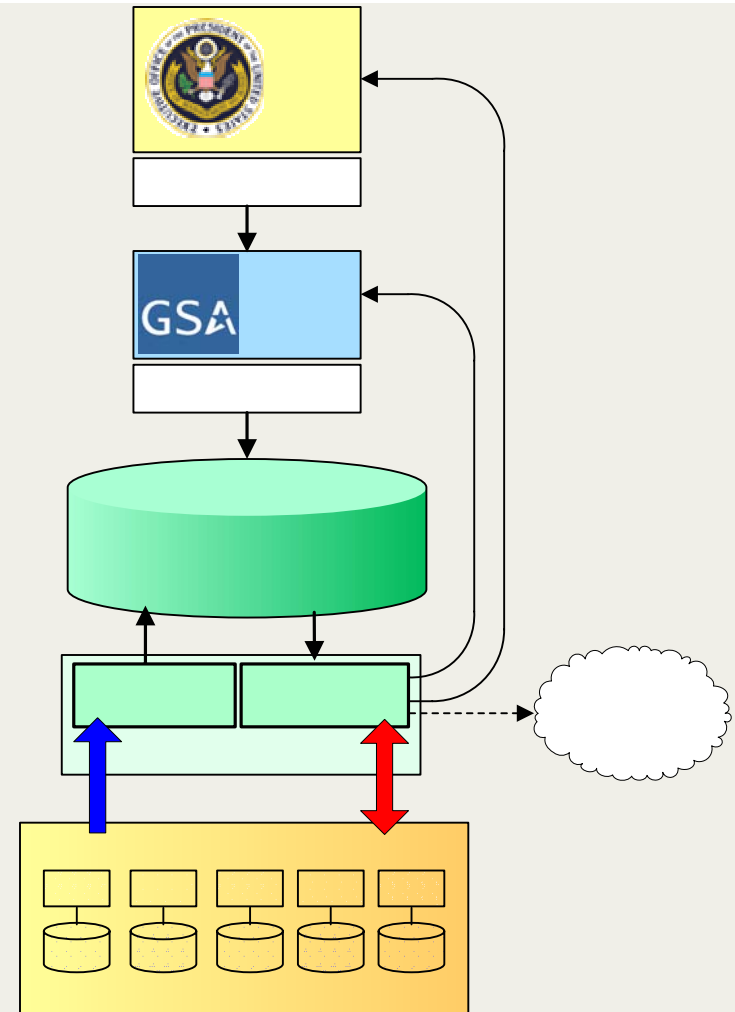
*As of March 2007

EO 13327 Goals of the Centralized Inventory Database

- Increase agency asset management accountability
- Improve decision making with accurate and reliable data
- Provide the ability to benchmark Federal real property assets

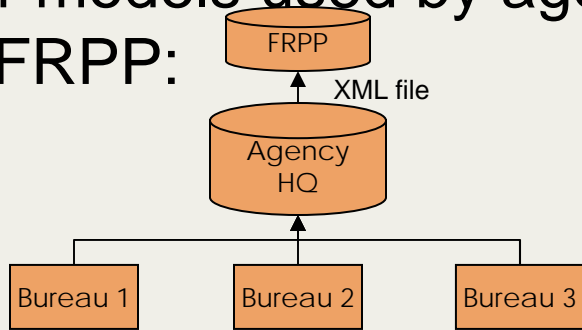
Overview of FRPP – Federal Real Property Profile

- The FRPP is the centralized database of real property assets from all of the Federal Agencies / Departments.
 - 1.25 million records
 - 24 data elements, 4 performance measures
- Agencies responsible for reporting leased and owned assets (building, land, structures) at the constructed asset level.

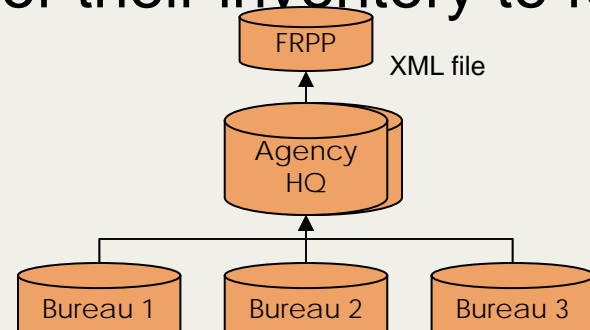


Agency Inventory Systems

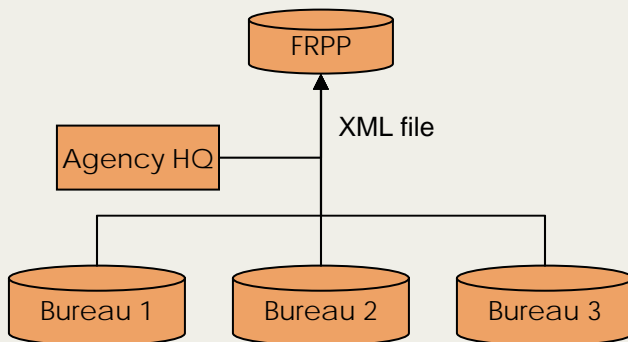
- Agencies' FRPP data come from a variety of source systems
- Four models used by agencies for their inventory to feed the FRPP:



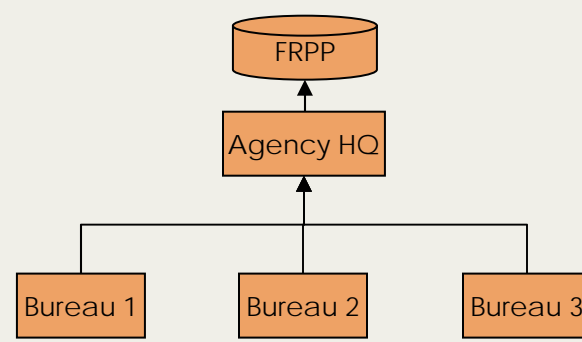
1. Centralized HQ App



2. HQ Feed by Bureau Apps



3. Bureau's feed FRPP



4. Agency uses FRPP directly

FRPP Data Elements

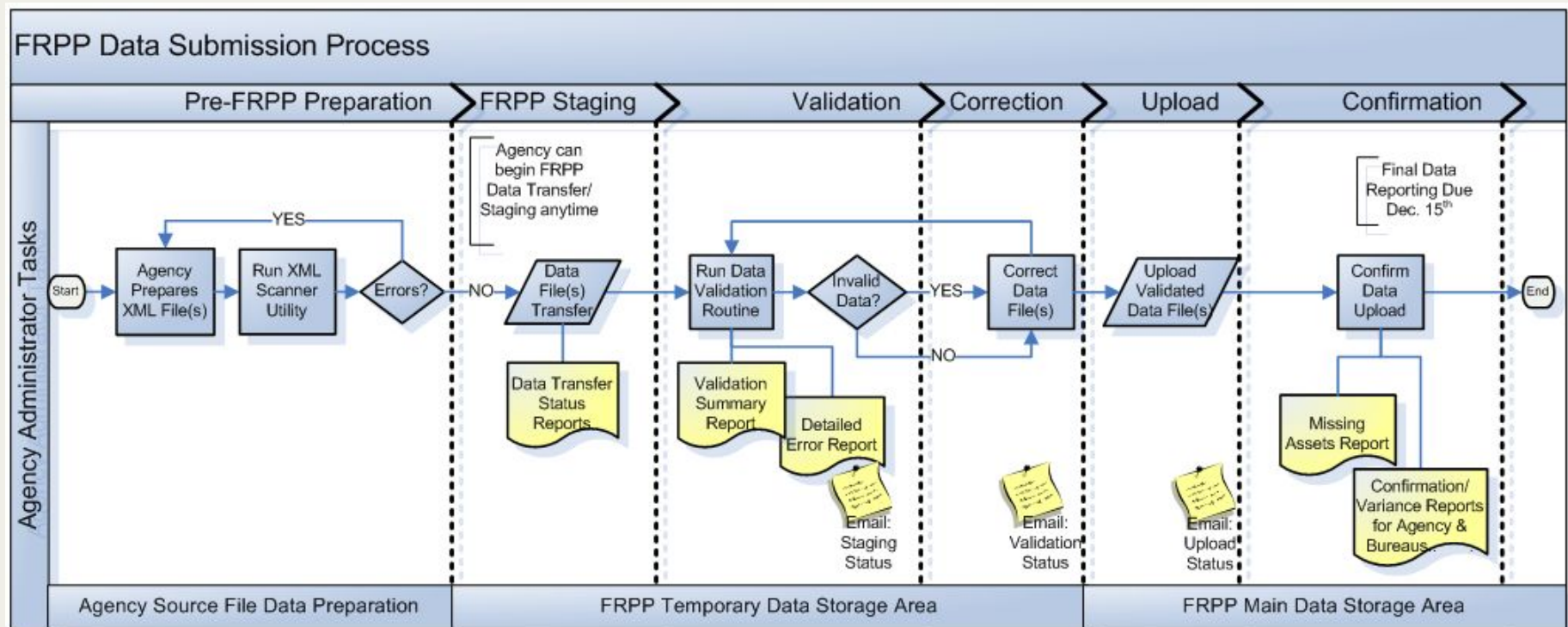
“24 data elements reported at the constructed asset level”

- Real Property Unique Identifier
- Installation/ Sub-Installation Identifier
- Main Location
- City
- County
- Congressional District
- State
- ZIP code
- Country
- Real Property Type
- Legal Interest
- Real Property Use
- Size
- Status
- Restrictions
- Historical Status
- Reporting Agency
- Using Organization
- Value
- **Utilization**
- **Condition Index**
- **Mission Dependency**
- **Annual Operating Costs**
- Disposition Data

*bold blue text indicates performance measures

Agency Process for Reporting Real Property Data

- FRPP provides workflow, notifications, and data validation tools.



XML Schema for Data Transfer to FRPP

- XML – Internet standard for data transfer
- Example is for Land asset record
- Tag name for each data element
- Sample value is shown in black, in between tags
- Sub-data elements are indented

```

<?xml version="1.0" ?>
- <FRPPData FY="2007">
  - <Type20Land>
    <RealPropertyType>20</RealPropertyType>
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    <State>06</State>
    <Country>926</Country>
    <County>097</County>
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      <InstallationIdentifier>N00849</InstallationIdentifier>
      <SubInstallationIdentifier>ABCXYZ</SubInstallationIdentifier>
    </InstallationAndSubInstallationIdentifier>
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    - <DispositionData>
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      <DispositionDate>01/01/2006</DispositionDate>
      <NetProceeds>54232221</NetProceeds>
      <Recipient>Private</Recipient>
    </DispositionData>
  </Type20Land>
  
```

The FY="2007" attribute is required.

XML Name Tags are Case Sensitive!

The Reporting Agency and the Agency selected in File Stage options should be the same. You cannot stage data for another Agency.

The value for Urban Acres OR Rural Acres can be "Zero" - but "Zero" cannot be entered in both fields

Use geo-codable format for Street Address, i.e., can be mapped by GIS software or used by an overnight delivery service to deliver packages.

Use GLC codes for City, State (no abbreviations), Country and County fields.

The Country code for USA is 926, NOT US.

Congressional District should NOT have State Abbreviations.

SubInstallation ID is a required field, please refer to Data Dictionary for definition.

Agency Challenges & Benefits

■ Challenges

- Administrative/Operational
- Technical

■ Benefits

- Groundwork for strategic approach to Federal real property asset management
- Collaboration, benchmarking and sharing best practices

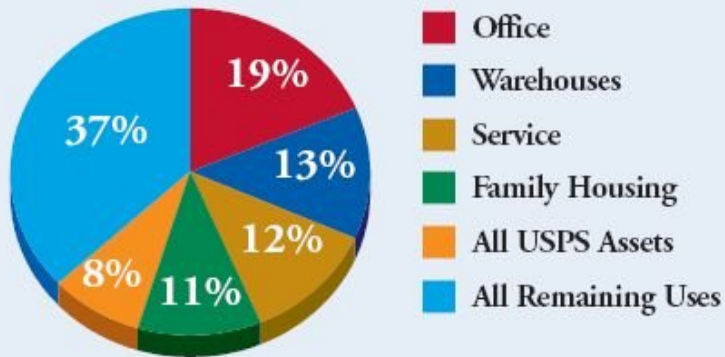
FY 2006 Summary Report Data: Key Statistics

	FY 2005	FY 2006	Variance
Total Federal Building Assets <i>*may include multiple leases in one building</i>	501,128	505,559	4,431
Total Area of Building Assets ²	3.73 billion square feet	3.87 billion square feet	136.4 million square feet
Total Replacement Value of Building Assets ³	\$684.9 billion	\$808.8 billion	\$123.9 billion
Total Federal Structures	475,054	508,363	33,309
Total Replacement Value of Structures	\$571.3 billion	\$719.2 billion	\$147.9 billion
Total Federal Land Acreage	54,914,928 acres	56,669,483 acres	1,754,555 acres
Total Land Records ⁴	234,229	239,899	5,670
Total Federal Assets	1,210,411	1,253,821	43,410
Total Replacement Value of Assets (Buildings and Structures)	\$1.26 trillion	\$1.53 trillion	\$271.8 billion

FY 2006 Summary Report Data: Building Usage

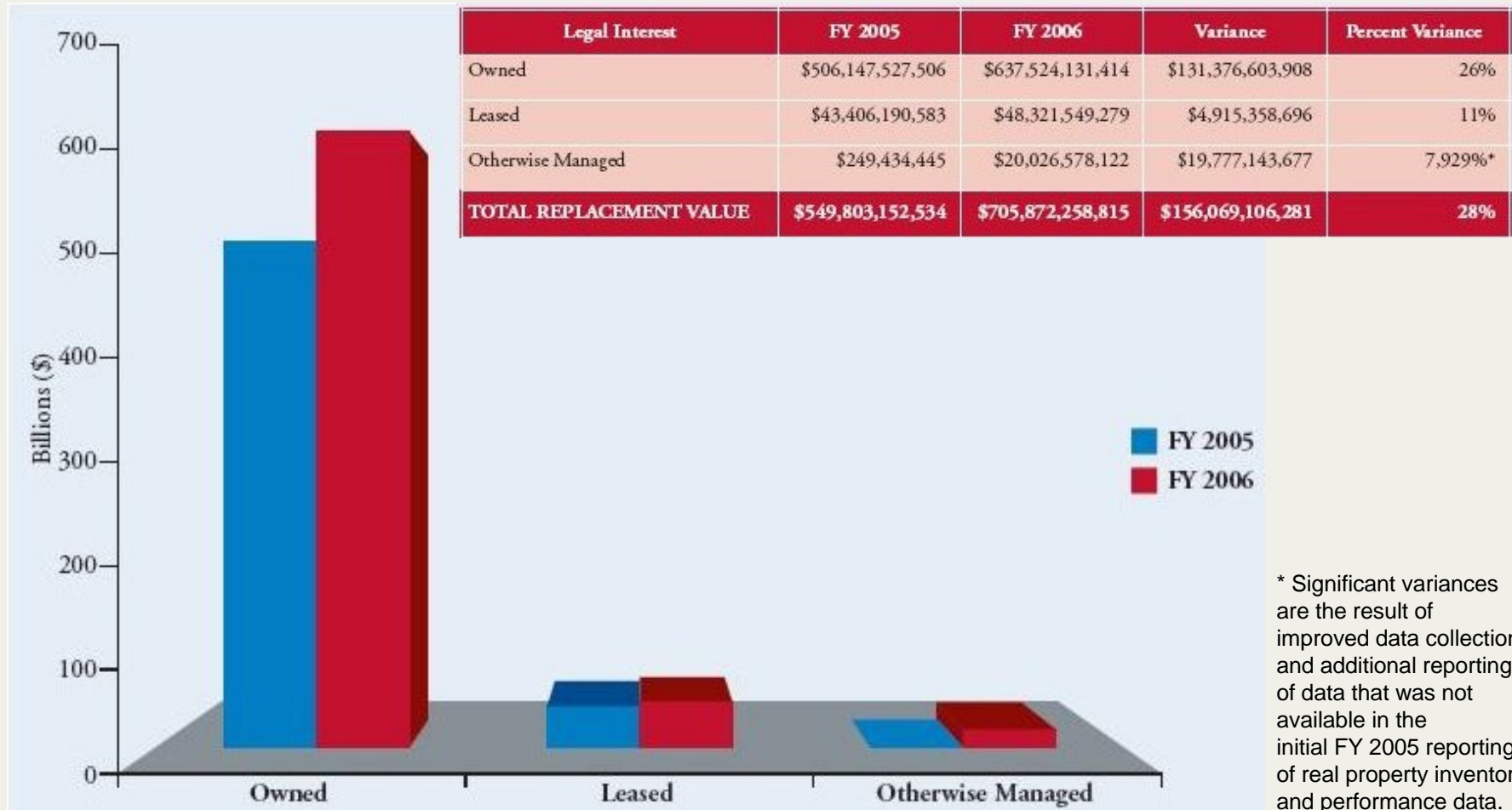
Predominant Use of Buildings by Square Footage

FY 2006



Predominant Use	FY 2006 Square Feet
Office	723,058,298
Warehouses	506,058,535
Service	456,407,527
Family Housing	435,103,697
All USPS Assets*	316,425,576
All Remaining Uses**	1,429,113,497
TOTAL SQUARE FEET	3,866,167,130

FY 2006 Summary Report Data: Building Replacement Value by Legal Interest



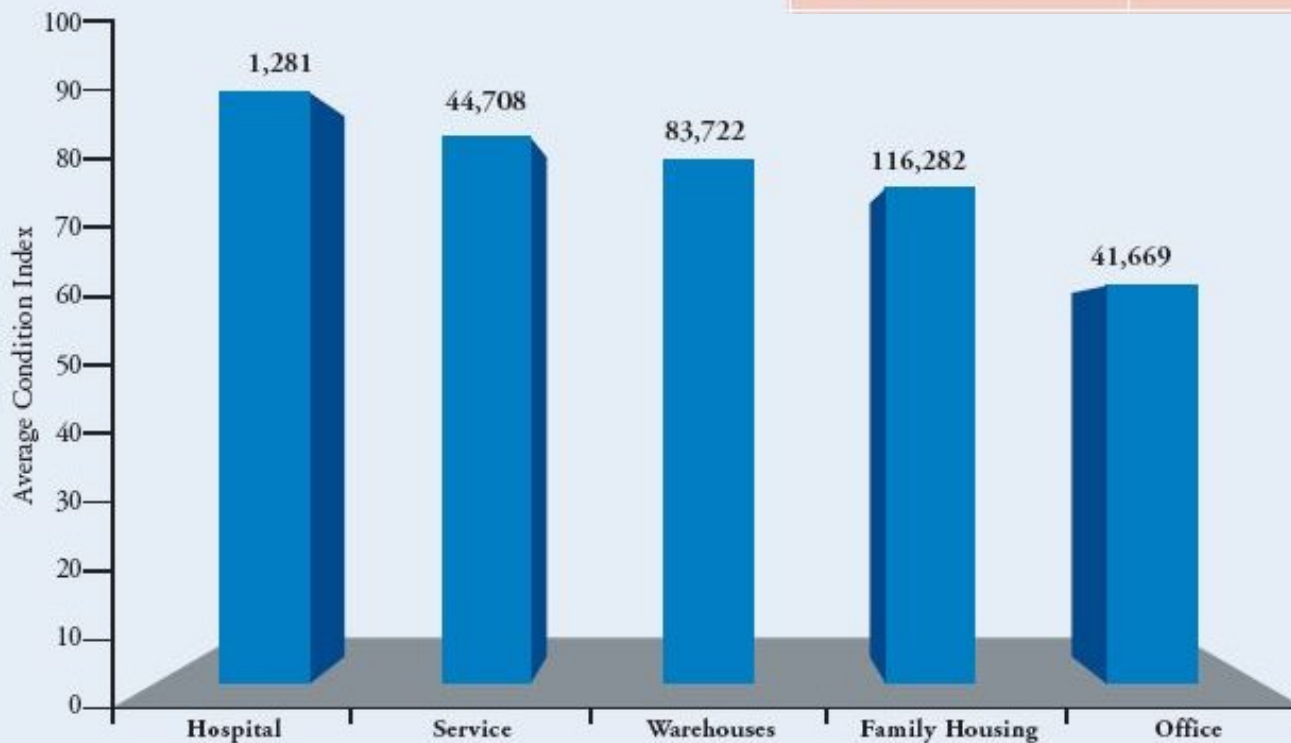
* Significant variances are the result of improved data collection and additional reporting of data that was not available in the initial FY 2005 reporting of real property inventory and performance data.

FY 2006 Summary Report Data: Condition Index (CI)

CI reported on a scale of 0% to 100%. The higher the CI, the better the condition of the constructed asset.

$$CI = (1 - \text{\$repairneeds}/\text{\$PRV}) \times 100.$$

Predominant Use	FY 2006 Average Condition Index
Hospital	92.54
Service	85.63
Warehouses	81.97
Family Housing	77.59
Office	62.27

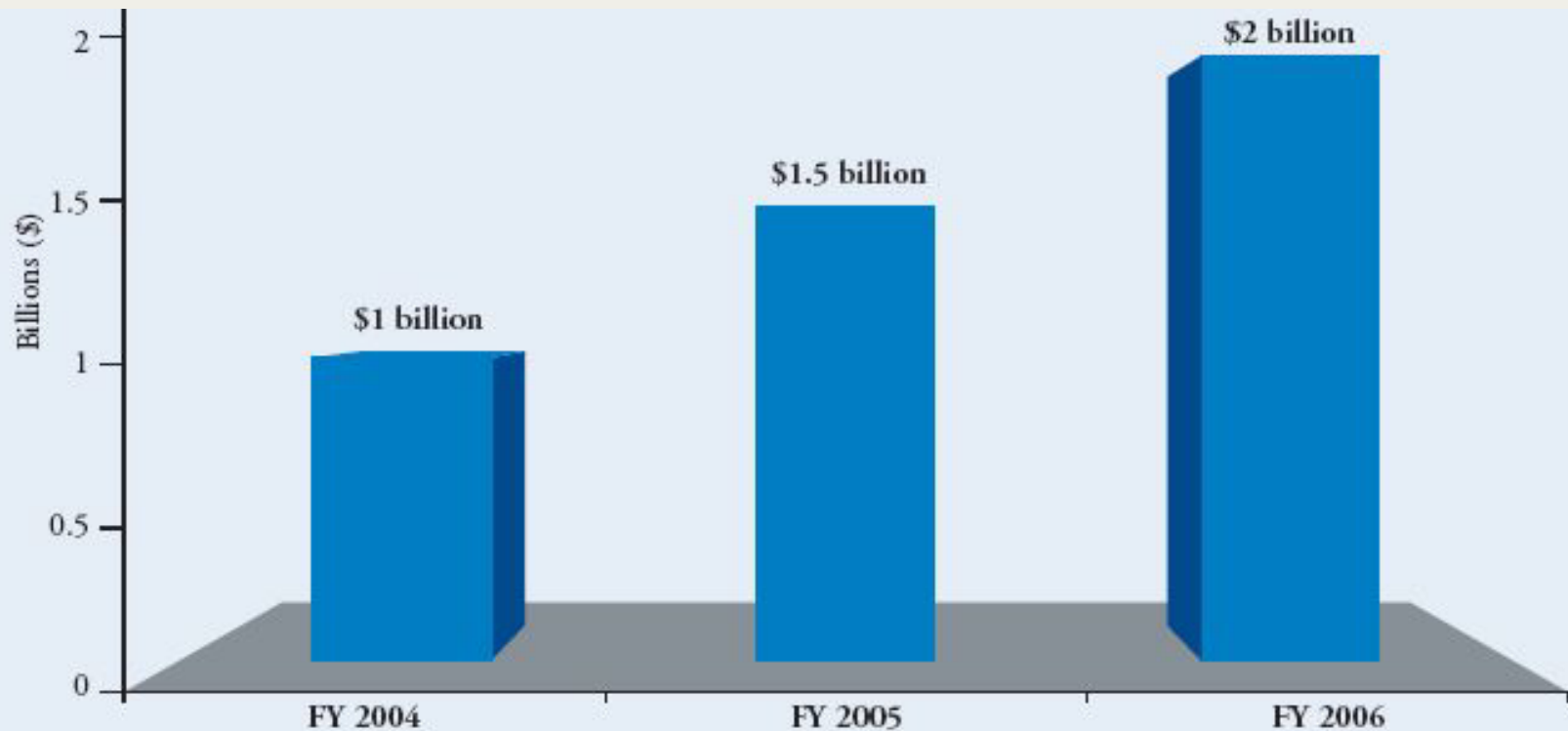


FY 2006 Summary Report Data: Building Utilization

FY 2006 Utilization Performance Measure

Predominant Use	Over-utilized	Utilized	Under-utilized	Not Utilized	Not Reported
Hospital	55.74%	24.90%	12.65%	6.71%	0.00%
Laboratories	43.45%	48.73%	2.99%	4.83%	0.00%
Office	48.26%	45.13%	6.10%	0.50%	0.01%
Warehouse	30.78%	62.61%	4.49%	2.11%	0.01%

FY 2006 Summary Report Data: Total Disposition Value by Year



Goal: To dispose of \$9 billion in unneeded real property by 2009 and an additional \$6 billion of unneeded real property by 2015.

FRPC Achievements for FY2006

- Enhanced FRPP Database/System Functionality
 - Disposition Data, Legal Interest
 - Data Validation, Variance reporting
 - User-friendly standard reports
- Developed tools for improved strategic asset management
 - Asset Management Guiding Principles
 - Asset Management Plan Template Document
 - FRPP Performance Assessment Tool

Agency Accomplishments Realized

- Improved business processes
- Implemented internal real property asset management systems
- PMA Scorecard improvements
- \$4.2 billion assets disposed since FY 2004.

Recommendations...Looking Ahead

- Recommendations for OMB, FRPC:
 - Develop a framework to better ensure the validity and usefulness of key agency data.
 - Develop an action plan for addressing key problems, including reliance on leasing, security challenges, and the effect of competing stakeholder interests.
 - Create a clearer link between agencies' efforts under the real property initiative and broader capital planning requirements.

Future Initiatives

- FRPC/GSA
- Agencies

Bottom Line..

Reliable real property inventory data = smarter asset management decisions

For More Information

- EO 13327 and the FRPC:
www.whitehouse.gov/omb/financial/fia_asset.html
- GAO High-Risk Series:
www.gao.gov/docsearch/featured/highrisk.html
- PMA scorecard information:
www.whitehouse.gov/results/agenda/scorecard.html
- GSA Real Property, FRPC, FRPP information:
www.gsa.gov/Portal/gsa/ep/channelView.do?pageTypeId=8203&channelId=-13180
- Autodesk Federal Portal: