Overview of Real Estate and Appraisal program

Appraisal Institute Summer Conference
Nashville

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July 2018

The views, opinions and findings contained in this presentation are those of the presenter and should not be construed as an official Department of the Army position, policy or decision, unless so designated by other official documentation.
Agenda

- A Historical Perspective
- Vision/Mission
- Organization
- Civil Works
- Military and International Operations
- Real Estate Mission
- Appraisal Cadre and structure
- Discussion
The U.S. Army Corps of Engineers: A Brief History

- 1802: The US Army Corps of Engineers established.
- 1802-1820s: USACE supervised coastal fortification construction/mapping of the American West.
- 1824: USACE directed by Congress to survey, improve, and maintain major riverine navigation channels marking the beginning of Corps involvement in navigation.
- 1884: USACE completed construction of the Washington Monument.
- 1899: Congress designated USACE authority for waterway regulation.
- 1904-1914: US purchases Panama Canal. USACE completes the $375 million project ($8.6 trillion dollars today).
- 1927: Great Mississippi Flood
- 1936: USACE designated the lead Federal flood control agency.
- 1941: USACE assigned responsibility for all Army real estate, construction and maintenance in the US and abroad.
- 1942-46: USACE participated in Manhattan Project.
- 1943: USACE completed construction of the Pentagon.
- 1961: USACE begins construction of the JFK and Manned Spacecraft Centers.
- 1970: National Environmental Policy Act (NEPA) requires environmental analysis of all proposed Corps activities.
- 1972: Clean Water Act-USACE regulation of dredging and filling in “Waters of the U.S.” including many wetlands.
- 1986: Water Resources Development Act (WRDA) requires cost sharing for most projects.
- 1990: WRDA authorizes projects for primarily environmental preservation/restoration. Today about 10% of Civil Works funds go for environmental activities.
- 2011: Record floods on Missouri and Lower Mississippi Rivers managed with no loss of life.
- 2012: Completion of Greater New Orleans Hurricane and Storm Damage Risk Reduction System (HSDRRS).
- 2012: Response to Superstorm Sandy.
- 2018: Infrastructure Initiative????
242 Years of Service to the Nation

Washington Monument
Lincoln Memorial
U.S. Capitol

Panama Canal

Wankel T. Rex

Bonneville Dam

The Pentagon

Kennedy Space Center

WE CLEAR THE WAY
THE CORPS OF ENGINEERS
USACE Vision
Engineering solutions for our Nation’s toughest challenges.

USACE Mission
Deliver vital public and military engineering services; partnering in peace and war to strengthen our Nation’s security, energize the economy and reduce risks from disasters.
USACE MISSION AREAS

Military Programs
- DOD Construction Agent
- CCMD Support, Overseas Contingency Operations (OCO)
- Installation Support, Environmental, Energy and Sustainability

Civil Works

Contingency Operations
- ESF-3 FEMA “Whole of Government” Disaster Response and Recovery
- Life-Cycle Flood Risk Management
- Critical Infrastructure

International and Interagency

Geospatial Support
- Army Common Operating Picture / Mission Command
- Civil Works Programs
- Military & IIS Programs
- Emergency and Contingency Operations

Research and Development
- Support to Warfighter Readiness (ONS/JUONS/IPLs)
- Force Protection, Installations & Energy Solutions
- Environment
- Water Resources Modeling

Real Estate — Acquire, Manage and Dispose / DoD Recruiting Facilities / Contingency Operations

USACE Has a Diverse Mission Set Driven by Diverse Project Sponsors/Stakeholders/Partners
USACE ORGANIZATIONAL STRUCTURE

Headquarters USACE

Humphreys Engineer Center Support Activity (FOA)

Great Lakes & Ohio River Division
- Buffalo
- Chicago
- Detroit
- Huntington
- Louisville
- Pittsburgh
- Nashville

Mississippi Valley Division
- Vicksburg
- Memphis
- New Orleans
- St Paul
- Rock Island
- St Louis

North Atlantic Division*
- Baltimore
- Kansas City
- New England
- New York
- Norfolk
- Philadelphia
- Europe

Northwestern Division
- Baltimore
- Kansas City
- New England
- New York
- Norfolk
- Philadelphia
- Europe

Northwestern Division
- Kansas City
- New England
- New York
- Norfolk
- Philadelphia
- Europe

Pacific Ocean Division
- Alaska
- Far East
- Honolulu
- Japan
- Seattle
- Walla Walla

South Atlantic Division
- Charleston
- Jacksonville
- Mobile
- Savannah
- Wilmington

South Pacific Division
- Albuquerque
- Sacramento
- San Francisco
- San Francisco
- San Francisco

Southwestern Division
- Albuquerque
- Sacramento
- Galveston
- Fort Worth
- Little Rock
- Tulsa

USACE Logistics Agency (FOA)

USACE Finance Center (FOA)

Institute for Water Resources (FOA)

Marine Design Center (FOA)

249th Prime Power Battalion

Engineering and Support Center, Huntsville

Engineer Research and Development Center (7 Labs)

Army Geospatial Center

* Alignment with a Combatant Command

Organization with a Military Mission
Civil Works Business Lines...What We Do

Deliver enduring and essential water resource solutions using effective transformation strategies

Navigation

Environmental
(Ecosystem Restoration and Environmental Stewardship)

Flood Risk Management

Hydropower

Water Supply

Emergency Management

Recreation

Regulatory

FUSRAP

Navigation
Lock & Dam 15 / Mississippi River

Environmental
Ecosystem Restoration / Everglades / South Florida

Flood Risk Management
Hurricane & Storm Damage Risk Reduction System / New Orleans, LA

Hydropower
Bonneville II Powerhouse / Columbia River

Water Supply
Washington Aqueduct / Washington, DC

Recreation
Greers Ferry Lake / Arkansas

Regulatory
Sill Pond Creek / Maryland

Emergency Management
Repairs after Hurricane Sandy / New Jersey Shore

Formerly Used Sites Remedial Action Program (FUSRAP)
DuPont Site / Pennsville, New Jersey
Support National Security and Readiness by delivering innovative, resilient, and sustainable solutions to the DOD and the Nation.

Military Construction
Army / Air Force / DoD

Overseas Contingency Operations (OCO)

Support to Combatant Commands

Installation Support
Master Planning

Environmental

Real Estate

Interagency and International

Energy and Sustainability

Mission Assurance
Real Estate Products and Services

- **Acquisition**
  - Civil and Military
  - Inlease Recruiting / Inlease all other
  - Rights of Entry
  - Licenses and Permits
  - Facility/Utility Relocations
  - Withdrawal/Transfer/Donations

- **Disposal**
  - Standard and non BRAC
  - BRAC
  - Special Legislature
  - Timber

- **Technical Services**
  - Appraisal
  - Title and Record Search
  - Project Development Support
  - GIS mapping
  - Non-Federal Sponsor Oversight

- **Management**
  - Real Property Accountability
  - Claims
  - DoD exchange Programs/Benefits
  - Outgrants
  - Concessions
  - Enhanced Use Leases
  - Residential Communities Initiative
  - Outgrant Administration
  - Ingrant
  - Retrocessions/Legislative Jurisdictions
Chief Appraiser – Headquarters USACE (Washington DC)
7 Division Chief Appraisers
43 District Staff Appraiser (larger Districts have a Lead Appraiser)

Delegations apply to inherently governmental function of Reviewing and Approval of Appraisals
Delegations flow from the Chief Appraiser to Division Chiefs and further to District Staff Appraisers
Delegations are specific to the person depending on experience and qualifications, not positions
Appraisal Products and Services

- Standard Appraisal Reports
- Feasibility Studies
- Gross Appraisals
- Cost Estimates (ROMs)
- Technical Appraisal Review
- Consultation
- Market Rent Surveys
- Development of Statements of Work for complex assignments
- Informal Value Estimates
- Provide assistance to Non-Federal Sponsors regarding Appraisal Contracting and related matters
- Litigation Support to the DOJ
- Real Estate Planning Reports
Guidance Materials

- Public Law 91-646 (Uniform Act)
- USPAP
- Uniform Appraisal Standards for Federal Land Acquisitions (yellow book)
- Corps of Engineer Regulation (ER 405-1-04) Appraisal Handbook
Discussion

- Easements and other partial estates
- Non-Federal Sponsor participation and cost sharing
- Federal Rule vs. State Rules
- Non standard Lease terms
- OCONUS assignments
- Highest and Best use of Rural Properties
Questions