U. S. General Services Administration Public Buildings Service (PBS)

One of the largest and most diversified public RE organizations in the world.

- In 2,100 communities
- 7,005 employees
- About 35 appraisers nationwide
1,530 Owned Buildings; 179 million RSF
8,094 Leased Bldgs; 191 million RSF

Recovery Act – 270 projects; $5.2 Billion in obligations – Greening the portfolio

1.1 million workers in PBS space
481 historic buildings, including 11 National Historic Landmarks
121 Land Ports of Entry
Appraisal Programs:
1. Fair Market Value (FMV) and Acquisition
2. Fair Annual Rent (FAR)
3. Property Disposition, Utilization, Acquisition

$3+ Million annually for individual contracts for appraisal services

FBI Regional Office, Chicago
FMV Appraisal Program
Managed by Central Office
Approximately 140 assets appraised in 2010
2011 focuses on transitional assets
Self-contained, complete, extensively reviewed
Cycles through the entire owned inventory
FAR Appraisal Program
(Fair Annual Rent)

Establishes the rent paid to GSA by agencies nationwide ($3.5B rent)
FAR Appraisal Program

Managed by 11 GSA Regional Appraisers
350 - 400 appraisals annually
Federal office buildings, courthouses, warehouses
Summary reports
Regional and
Central Office Reviews
Disposal Appraisal Program

Managed by
5 GSA Disposal Offices

GSA and other agencies – Disposal or Repositioning
Complex properties - Challenging appraisals; Environmental, Historic, Seismic, Functional obsolescence, Structural deficiencies, Market difficulties

A wide variety of property types for various agencies

Generally Fee Simple, vacant
Analysis of HIGHEST AND BEST USE
Alternative uses; zoning; lease-up or retrofit time, Extensive review process
On October 5, 2009, President Obama issued Executive Order 13514, “Federal Leadership in Environmental, Energy and Economic Performance.” This EO states that, “It is the policy of the United States that Federal Agencies shall...design, construct, maintain, and operate high performance sustainable buildings in sustainable locations; (to help) strengthen the vitality and livability of the communities ….”

On September 9, 2010, The Administrator of the General Services Administration (GSA) issued the GSA’s Strategic Sustainability and Performance Plan (SSPP) which includes commitments to reduce greenhouse gas emissions (GHG) by focusing on building occupants, commuting as well as the design and location of GSA buildings.
Visit gsa.gov and govsales.gov

Dwight D. Eisenhower Executive Office Building

U.S. Department of Justice

Leadership, Expertise, Innovation, Sustainability

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Professionals Providing Real Estate Solutions

Annual Meeting, Aug. 15–17
Vegas 2011

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