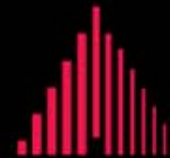




Government  
Client Forum



Appraisal  
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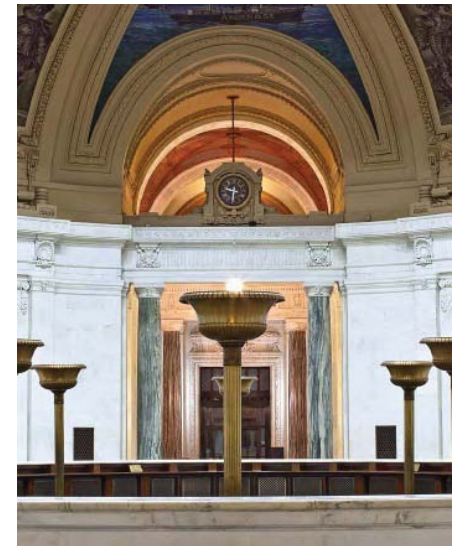


## U. S. General Services Administration Public Buildings Service (PBS)



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

- In 2,100 communities
- 7,005 employees
- About 35 appraisers nationwide



GSA

Leadership, Expertise,  
Innovation, Sustainability





1,530 Owned Buildings; 179 million RSF

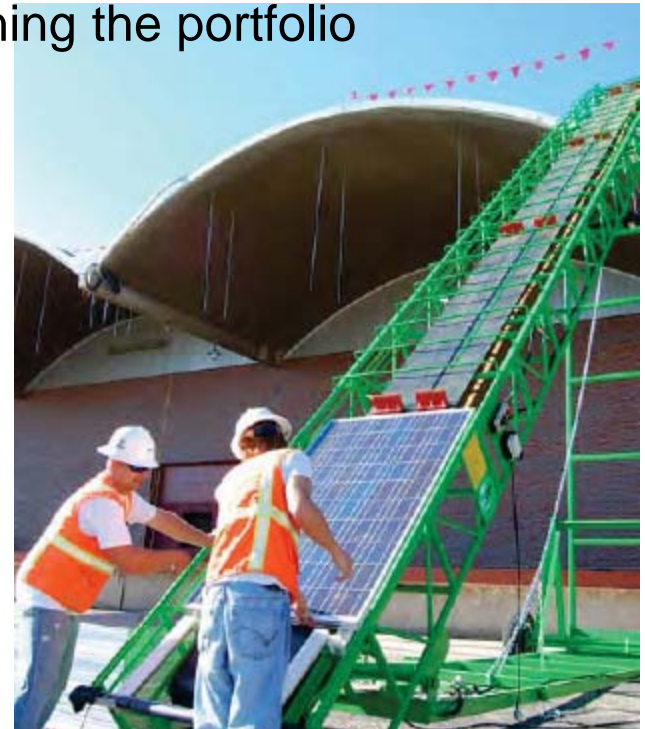
8,094 Leased Bldgs; 191 million RSF

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



GSA

Leadership, Expertise,  
Innovation, Sustainability





## 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



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US Courthouse, Seattle

# 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

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Edith-Green Wendell Wyatt Federal Building Portland, OR

# FAR

## Appraisal Program

(Fair Annual Rent)

Establishes the rent paid to GSA by agencies nationwide (\$3.5B rent)

**GSA**

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Innovation, Sustainability





# 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



Hipolito F. Garcia Federal Building and U.S. Courthouse,  
San Antonio, TX



50 United Nations Plaza San Francisco, CA

# Disposal Appraisal Program

Managed by  
5 GSA Disposal Offices

GSA and other agencies – Disposal or Repositioning





## Disposal Appraisal Program



**GOVSALES.gov**  
The Official Site to Buy U.S. Government Property

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





## GSA and Sustainability

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.

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Visit [gsa.gov](http://gsa.gov) and [govsales.gov](http://govsales.gov)



**Dwight D. Eisenhower Executive Office Building**



**U.S. Department of Justice**



**GOVSALES.gov**  
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