

## Item 2. Properties

### Domestic

#### Land

#### Federal government owned land

The federal government owns and manages more than a quarter of the roughly 2 billion acres of land in the US. These lands are managed for many purposes, primarily preservation, recreation, and development of natural resources. Five primary federal agencies manage about 95% of this federally-owned-and-managed land. The five agencies and the land they managed are:

Fiscal year (Acres in thousands)	1990	2000	2010	2018
<b>Agency</b>				
Bureau of Land Management	272,029	264,398	247,859	244,391
Forest Service	191,367	192,355	192,881	192,919
Fish and Wildlife Service	86,822	88,226	88,949	89,206
National Park Service	76,134	77,931	79,691	79,946
Department of Defense	20,501	24,052	19,422	8,850
Total federally-owned land	646,853	646,962	628,802	615,312
Total land in US	2,271,343	2,271,343	2,271,343	2,271,343
Percentage of land in US federally-owned	28%	28%	28%	27%

\* Data source is the Congressional Research Service paper titled *Federal Land Ownership: Overview and Data*, dated February 21, 2020.

INTERACTIVE ANALYSIS

#### Federal government owned, otherwise managed, and leased land – non-public domain

Our Government sometimes refers to the land it owns and manages as public domain lands and acquired lands. According to the Congressional Research Service, public domain lands are those ceded by the original states or obtained from a foreign sovereign (via purchase, treaty, or other means). Acquired lands were obtained from a state or individual by exchange, purchase, or gift. About 90% of all federal lands are public domain lands, while the other 10% are acquired lands. Many laws were enacted that related only to public domain lands. Even though the distinction has lost most of its underlying significance today, different laws may still apply depending on the original nature of the lands involved. Owned, otherwise managed, and leased non-public domain land and related costs are as follows:

Fiscal year	2015	2016	2019
<b>Land acres<sup>1</sup></b>	<b>49,601,819</b>	<b>42,343,516</b>	<b>26,751,339</b>
Owned and otherwise managed acres	47,909,576	41,015,497	25,209,573
Total annual operating costs (in thousands) <sup>2,3</sup>	\$ 122,890	\$ 125,059	\$ 137,551
Leased acres	1,692,243	1,328,020	1,361,866
Total annual lease costs (in thousands) <sup>2,4</sup>	\$ 49,568	\$ 50,728	\$ 42,349

\* Data source is the General Services Administration (GSA) FY 2019 Federal Real Property Profile (FRPP) Open Data Set. The GSA reports that Department of Defense (DOD) data is not available for 2017 and 2018. In addition, the GSA reports that the "DOD made progress in addressing data quality concerns and is included in FY 2019. As a result, comparisons between FY 2019 and previous years' data is not recommended." It does not make sense for us to report 2017 and 2018 without DOD data, as it comprises a large portion of the data set. As such, we have limited the data in this section to the dates shown in the table above.

<sup>1</sup> Includes federal government owned and managed museum trust, state government owned, and withdrawn land, and leased land. Does not include public domain land. Details may not add to total due to rounding.

<sup>2</sup> It is difficult to compare owned and otherwise managed and leased annual operating costs due to their make-up. Owned and otherwise managed annual operating costs only includes operations and maintenance costs, whereas leased annual operating costs also includes rent to capture the full cost of the asset.

<sup>3</sup> Owned and otherwise managed annual operating and maintenance costs consist of the following: 1) recurring maintenance and repair costs; 2) utilities (includes plant operation and purchase of energy); 3) cleaning and/or janitorial costs (includes pest control, refuse collection, and disposal including recycling operations); and 4) roads/grounds expenses (includes grounds maintenance, landscaping, and snow and ice removal from roads, piers, and airfields).

PART I  
Item 2

<sup>4</sup> Lease costs comprise: 1) annual net rent to the lessor – the fully serviced rental to the lessor minus the annual operating and maintenance costs and 2) annual operating and maintenance costs – reoccurring maintenance and repair costs including: utilities (includes plant operation and purchase of energy); cleaning and/or janitorial costs (includes pest control, refuse collection, and disposal, including recycling operations); roads/grounds expenses (includes grounds maintenance, landscaping, and snow and ice removal from roads, piers, and airfields).

Owned and otherwise managed (OOM) and leased non-public domain land by agency as of 2019 was as follows:

Fiscal year (In thousands)	Acres			
	Agency	OOM	Leased	Total
Corps of Engineers		7,574	83	7,657
Army Department		6,042	1,004	7,046
Department of Interior		6,271	1	6,272
Department of Energy		2,191	9	2,200
Navy Department		1,728	32	1,760
Air Force Department		725	102	827
Other department or agency		678	131	809
Total		25,209	1,362	26,571

<sup>†</sup> Data source is the General Services Administration (GSA) FY 2019 Federal Real Property Profile (FRPP) Open Data Set.

## State and local government owned and leased land

We are not aware of a source of state and local government OOM and leased land for each government.

## Buildings and other structures

Below is detail of federal and state-OOM and leased buildings and structures.

Fiscal year	2015	2016	2019
<b>Buildings <sup>4</sup></b>	<b>273,125</b>	<b>267,127</b>	<b>286,773</b>
OOM <sup>1</sup>	253,481	247,723	268,043
Total square feet (in thousands)	2,520,991	2,490,265	2,546,061
Total annual operating costs (in thousands) <sup>3,6</sup>	\$ 11,644,642	\$ 12,022,269	\$ 16,356,346
Leased	19,644	19,404	18,730
Total square feet (in thousands)	283,125	280,103	286,138
Total annual lease costs (in thousands) <sup>3,7</sup>	\$ 7,103,442	\$ 7,284,160	\$ 7,630,462
<b>Structures <sup>7</sup></b>	<b>496,022</b>	<b>496,174</b>	<b>525,240</b>
OOM <sup>1</sup>	492,263	492,725	521,948
Total annual operating costs (in thousands) <sup>3,6</sup>	\$ 8,787,913	\$ 6,326,949	\$ 12,023,494
Leased	3,759	3,449	3,292
Total annual lease costs (in thousands) <sup>3,7</sup>	\$ 58,053	\$ 59,135	\$ 64,360
<b>Buildings real property utilization <sup>8</sup></b>			
Utilized	96,718	89,359	117,601
Underutilized	3,598	7,859	4,413
Unutilized	3,414	3,120	15,199
<b>Repair needs <sup>1,2</sup></b>			
OOM building repair needs costs (in thousands)			\$ 123,445,593
OOM structure repair needs costs (in thousands) <sup>5</sup>			\$ 126,497,876

<sup>†</sup> Data source is the GSA FY 2019 FRPP Open Data Set. The GSA reports that DOD data is not available for 2017 and 2018. In addition, the GSA reports that the "DOD made progress in addressing data quality concerns and is included in FY 2019. As a result, comparisons between FY 2019 and previous years' data is not recommended." It does not make sense for us to report 2017 and 2018 without DOD data, as it comprises a large portion of the data set. As such, we have limited the data in this section to the dates shown in the table above.

<sup>1</sup> Includes federal government, foreign government, museum trust, and state government owned and otherwise managed.

<sup>2</sup> Repair needs are only a required data element for owned assets. Repair needs is the objective amount necessary to ensure that a constructed asset is restored to a condition substantially equivalent to the originally intended and designed capacity, efficiency, or capability. This should exclude any consideration of the likelihood that the repair will be performed at any time before the asset's disposition.

PART I  
Item 2

- <sup>3</sup> It is difficult to compare owned and leased annual operating costs due to their make-up. Owned and otherwise managed annual operating costs only includes operations and maintenance costs, whereas leased annual operating costs also includes rent to capture the full cost of the asset.
- <sup>4</sup> Buildings (examples): office, laboratories, hospital, warehouse
- <sup>5</sup> Structures (examples): airfield pavements, flood control and navigation, utility systems, navigation, and traffic aids
- <sup>6</sup> Owned and otherwise managed annual operating and maintenance costs consist of the following: 1) recurring maintenance and repair costs; 2) utilities (includes plant operation and purchase of energy); 3) cleaning and/or janitorial costs (includes pest control, refuse collection, and disposal including recycling operations); and 4) roads/grounds expenses (includes grounds maintenance, landscaping, and snow and ice removal from roads, piers, and airfields).
- <sup>7</sup> Lease costs comprise: 1) annual net rent to the lessor – the fully serviced rental to the lessor minus the annual operating and maintenance costs and 2) annual operating and maintenance costs – reoccurring maintenance and repair costs including: utilities (includes plant operation and purchase of energy); cleaning and/or janitorial costs (includes pest control, refuse collection, and disposal, including recycling operations); roads/grounds expenses (includes grounds maintenance, landscaping, and snow and ice removal from roads, piers, and airfields).
- <sup>8</sup> The reporting of utilization is only required for offices, laboratories, hospitals, warehouses, family housing, dormitories, and barracks.

## Buildings detail (2019)

As shown in the table above, our Government occupies 2.8 billion square feet of building space in the US and US territories, of which 2.5 billion square feet are owned and otherwise managed and 286 million square feet are leased. Information by use and by government agency as of 2019 are shown in the tables below:

Buildings Real Property Use Fiscal year (in thousands, except per sq ft)	OOM sq/ft <sup>1</sup>	Annual	OOM Annual	Leased sq/ft	Leased Annual	Leased
		Operating and Maintenance Costs <sup>1,4</sup>	Costs per sq/ft <sup>1,4</sup>		Costs <sup>2,4</sup>	Annual Costs per sq/ft <sup>2,4</sup>
<b>Total</b>	<b>2,546,061</b>	<b>\$ 16,356,346</b>	<b>\$ 6.42</b>	<b>286,138</b>	<b>\$ 7,630,462</b>	<b>\$ 26.67</b>
Office	508,123	\$ 3,163,337	\$ 6.23	181,657	\$ 5,461,767	\$ 30.07
Service	401,422	\$ 2,154,282	\$ 5.37	6,777	\$ 96,611	\$ 14.26
Warehouses	299,749	\$ 812,354	\$ 2.71	28,302	\$ 264,880	\$ 9.36
School	248,705	\$ 1,536,556	\$ 6.18	3,052	\$ 27,393	\$ 8.97
Dormitories/Barracks	227,714	\$ 1,267,189	\$ 5.56	1,828	\$ 19,279	\$ 10.54
Laboratories	174,046	\$ 1,988,073	\$ 11.42	5,028	\$ 163,855	\$ 32.59
Other institutional uses	164,791	\$ 1,052,001	\$ 6.38	1,702	\$ 19,292	\$ 11.33
Hospital	118,353	\$ 1,215,879	\$ 10.27	659	\$ 22,218	\$ 33.72
Industrial	110,531	\$ 941,636	\$ 8.52	870	\$ 9,845	\$ 11.31
Family housing	46,068	\$ 185,923	\$ 4.04	1,442	\$ 13,431	\$ 9.31
Prisons and detention centers	42,518	\$ 303,840	\$ 7.15	92	\$ 452	\$ 4.90
Outpatient healthcare facility	41,367	\$ 465,711	\$ 11.26	14,222	\$ 496,368	\$ 34.90
Communications systems	19,924	\$ 220,835	\$ 11.08	606	\$ 9,883	\$ 16.30
Navigation and traffic aids	12,663	\$ 252,907	\$ 19.97	710	\$ 18,285	\$ 25.77
Child care center	9,286	\$ 35,829	\$ 3.86	26	\$ 430	\$ 16.54
Museum	6,988	\$ 36,534	\$ 5.23	289	\$ 42	\$ 0.15
Land port of entry	5,121	\$ 64,678	\$ 12.63	841	\$ 17,208	\$ 20.46
Facility security	4,966	\$ 23,484	\$ 4.73	50	\$ 456	\$ 9.14
Data centers	3,017	\$ 68,536	\$ 22.72	405	\$ 10,612	\$ 26.19
Border/Inspection station	2,794	\$ 38,633	\$ 13.83	7,037	\$ 92,798	\$ 13.19
Comfort stations/Restrooms	1,773	\$ 30,788	\$ 17.37	—	\$ —	\$ —
Public facing facility	1,576	\$ 35,010	\$ 22.22	18,368	\$ 560,504	\$ 30.51
Post office	979	\$ 6,517	\$ 6.66	—	\$ —	\$ —
Aviation security related	378	\$ 5,463	\$ 14.46	3,318	\$ 152,074	\$ 45.83
All other <sup>3</sup>	93,209	\$ 450,351	\$ 4.83	8,857	\$ 172,779	\$ 19.51

<sup>1</sup> Data source is the GSA FY 2019 FRPP Open Data Set.

<sup>2</sup> Includes federal government, foreign government, museum trust, and state government owned and otherwise managed.

<sup>3</sup> Includes operations and maintenance costs and rent.

<sup>4</sup> The All Other category is defined as "buildings that cannot be classified elsewhere."

<sup>5</sup> It is difficult to compare owned and leased annual operating costs due to their make-up. Owned and otherwise managed annual operating costs only includes operations and maintenance costs, whereas leased annual operating costs also includes rent to capture the full cost of the asset.

Fiscal year (In thousands)	Building Square Feet			
	Agency	OOM	Leased	Total
Army Department		743,582	19,776	763,358
Air Force Department		450,843	5,426	456,269
Navy Department		446,305	3,011	449,316
General Services Administration		228,786	187,928	416,714
Department of Veterans Affairs		156,900	19,656	176,556
Department of Energy		112,691	608	113,299
Department of Interior		99,885	2,959	102,844
Other department or agency		307,069	46,774	353,843
<b>Total</b>		<b>2,546,061</b>	<b>286,138</b>	<b>2,832,199</b>

\* Data source is the GSA FY 2019 FRPP Open Data Set.

The US Government Accountability Office (GAO) reports that federal agencies continue to face long-standing challenges in several areas of real property management, including: (1) effectively disposing of excess and underutilized property, (2) collecting reliable real property data for decision making, and (3) protecting federal facilities.<sup>31</sup>

### Federal Indian reservations<sup>35</sup>

A federal Indian reservation is an area of land reserved for a tribe or tribes under treaty or other agreement with the US, executive order, or federal statute or administrative action as permanent tribal homelands, and where the federal government holds title to the land in trust on behalf of the tribe. Approximately 56.2 million acres (approximately 2% of total US land area) are held in trust by the US for various Indian tribes and individuals. There are approximately 326 Indian land areas in the US administered as federal Indian reservations (i.e. reservations, pueblos, rancherias, missions, villages, communities, etc.). The largest is the 16 million-acre Navajo Nation Reservation located in Arizona, New Mexico, and Utah. The smallest is a 1.32-acre parcel in California where the Pit River Tribe’s cemetery is located. Many of the smaller reservations are less than 1,000 acres.

### International<sup>36</sup>

We are not aware of a current aggregated source for land held by our Government outside of the US. However, the Department of Defense (DOD) reports on its overseas holdings. As of 2018 (the latest available data), the DOD managed a worldwide real property portfolio that spanned 45 foreign countries, including 514 overseas sites:

- *By country* – Germany (194 sites), Japan (121 sites), and South Korea (83 sites) had the most sites by country;
- *By service* – 202 were for the Army, 166 for the Air Force, 123 for the Navy, and 23 for the Marine Corps; and
- *By value* – 430 had a replacement value of less than \$1.102 billion each, 21 had a replacement value of equal to or more than \$1.102 billion and less than \$2.067 billion each, 24 had a replacement value of equal to or more than \$2.067 billion each, and 39 had a replacement value of zero.