

GSA Office of Real Property Utilization and Disposal

NASA Facilities Engineering and Real
Property Symposium

May 13, 2009

Introduction



- Santa Susana Field Laboratory - California
- NASA Space Shuttle Program Historical Artifacts - GSA's Prescreening Module
- Denver Federal Center - Lakewood, Colorado
- Plum Island Animal Disease Center - New York

Santa Susana Field Laboratory (SSFL)



- SSFL consists of 2,850 acres (only 452 acres owned by U.S)
- April 10, 2009 NASA furnished the required 30 day notice to their oversight committee to report SSFL excess to GSA
- California Senate Bill 990
 - Established a higher level of required clean-up for SSFL
 - Must meet the agricultural standard of clean-up prior to transfer
- Burro Flats Painted Cave and Community Mill
 - Listed on the National Registry of Historic Places (NRHP) in 1976
 - Site contains one of the best examples of Native American pictography in North America







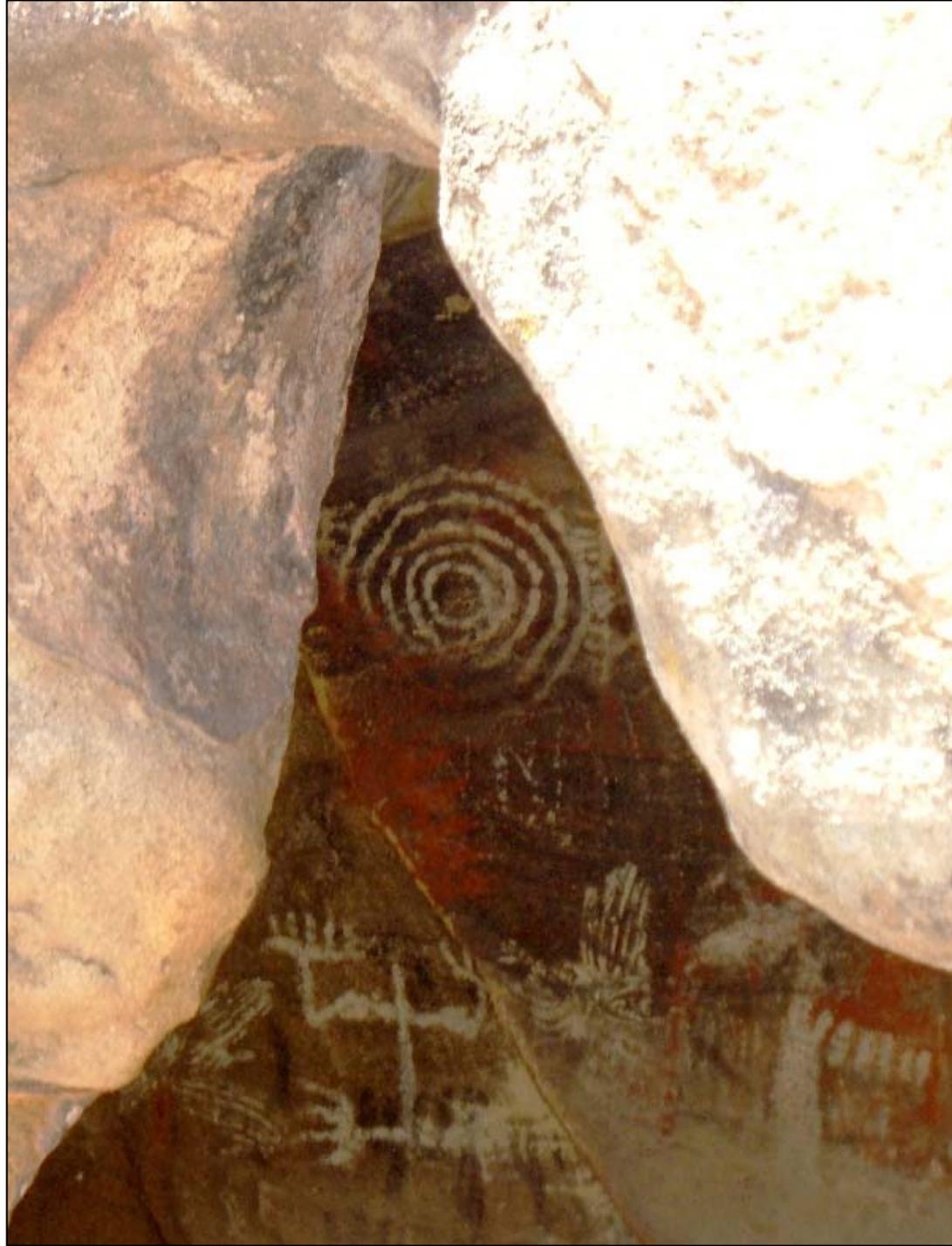
















NASA Space Shuttle Program Historical Artifacts: GSA's Prescreening Module



NASA Space Shuttle Program Disposal



- Property to be disposed of:
 - Non-Specialized Items
 - GSAXcess®--current
 - Historical Artifacts
 - GSAXcess® Prescreening Module

NASA Historical Artifacts-Transfers

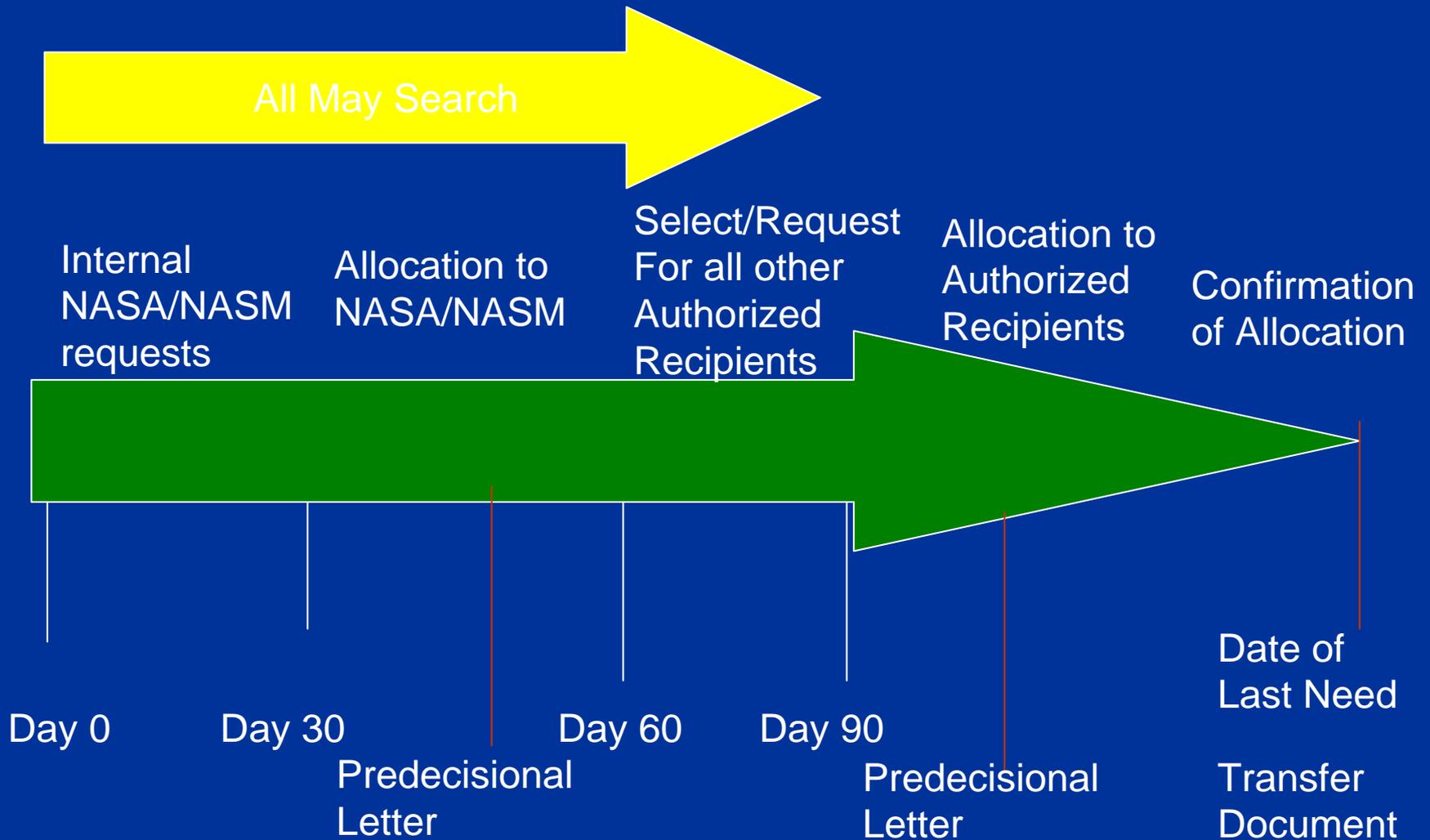


- Internal
 - NASA/NASM
- Direct
 - Universities and Schools
- GSA
 - Federal Agencies
 - Donees through SASPs
 - Museums
 - Universities
 - Schools
 - Others

GSA Prescreening Module



- Large volume of artifacts:
 - 12,500 lines [approximate]
 - NASA wants to have the items removed as soon as possible [15 days after the Date of Last Need]
- Potential Recipient will need time to plan and secure funds to:
 - Deconstruct the property
 - Transport the property
 - Maintain the property
 - House the property



Property Reported by NASA

GSA Prescreening Module



- At checkout, system will display a pop up and ask—
 - “Who” are you?
 - NASA
 - NASM
 - University requesting a direct transfer
 - School requesting a direct transfer
 - Federal Agency
 - University sponsored by a Federal Agency
 - Museum
 - University requesting through a SASP
 - School requesting through a SASP
 - Other Donee requesting through a SASP

GSA Prescreening Module



- How do you intend on using the artifact [except NASA]?
 - Static Display
 - Training
 - Education
 - Historical
 - Other
- How do you intend on using the artifact [NASA]?
 - Technical Program Use
 - Visitor's Center Display [On Site]

GSA Prescreening Module



- Allocation will generate:
 - Pre-decisional letter [allocation]
 - Denial letter
 - FY2009
- Confirmation will generate
 - Transfer document
 - FY2010 and beyond

GSA Prescreening Module



- Documents to be signed
 - Letter of Intent
 - Museums
 - All other SASP donees
 - Direct Transfer recipients
 - Conditional Transfer Document
 - Museums
 - All other SASP donees
 - Direct Transfer recipients
 - Export Administration Regulations [EAR]
 - All potential recipients
 - International Traffic in Arms Regulation [ITAR]
 - All potential recipients

GSA Prescreening Module



- All signed documents must be scanned and uploaded into the system
- The system will:
 - Populate documents with required information from data supplied at checkout by pop-up
 - Provide an upload feature
 - Assign the file name for documents
- Planned Implementation
 - June 30, 2009



Denver Federal Center - Lakewood, Colorado

Past: A 1940's Remington Arms Munitions Plant



Denver Ordnance Plant

Produced 6.2 million 0.30 caliber cartridges per day at its peak and employed 20,000 workers a day in 3 shifts.



Present



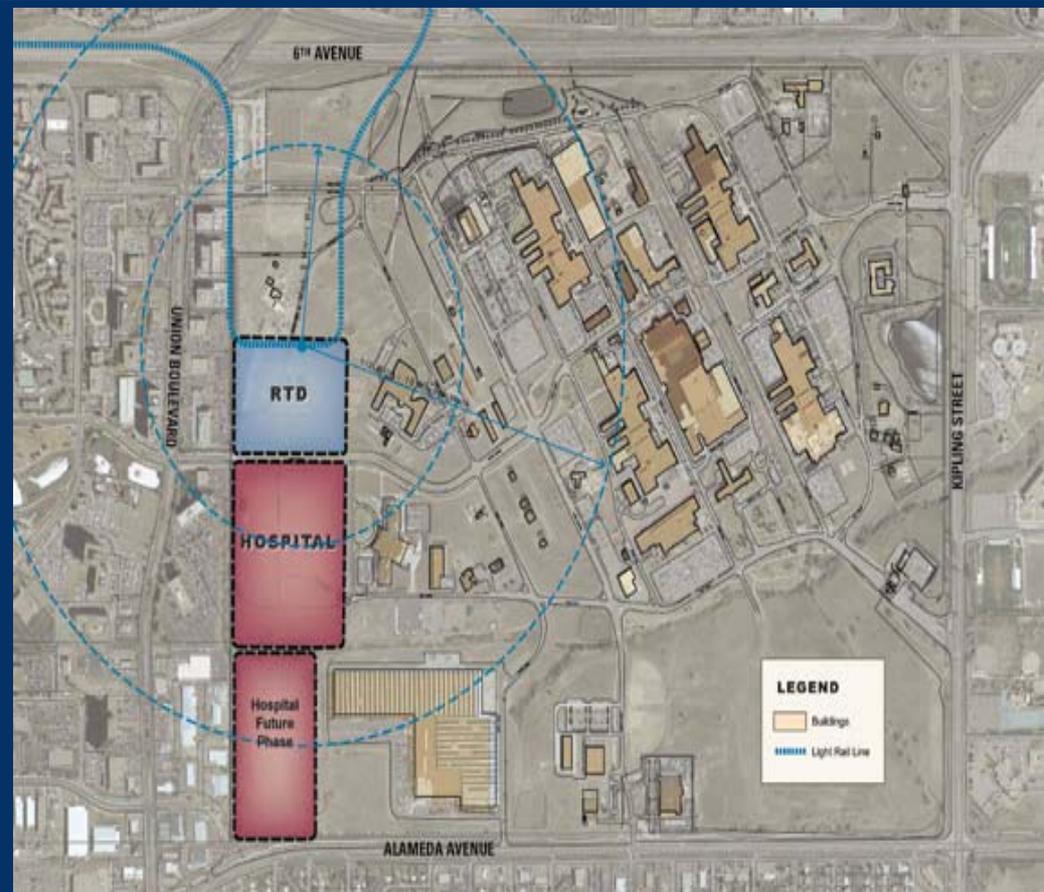
- A Federal Research, Laboratory, and Business Campus Managed by GSA
- 6,000 employees, 50 active buildings, 26 Federal Agencies. Including Bureau of Reclamation Headquarters and USGS National Mapping Center



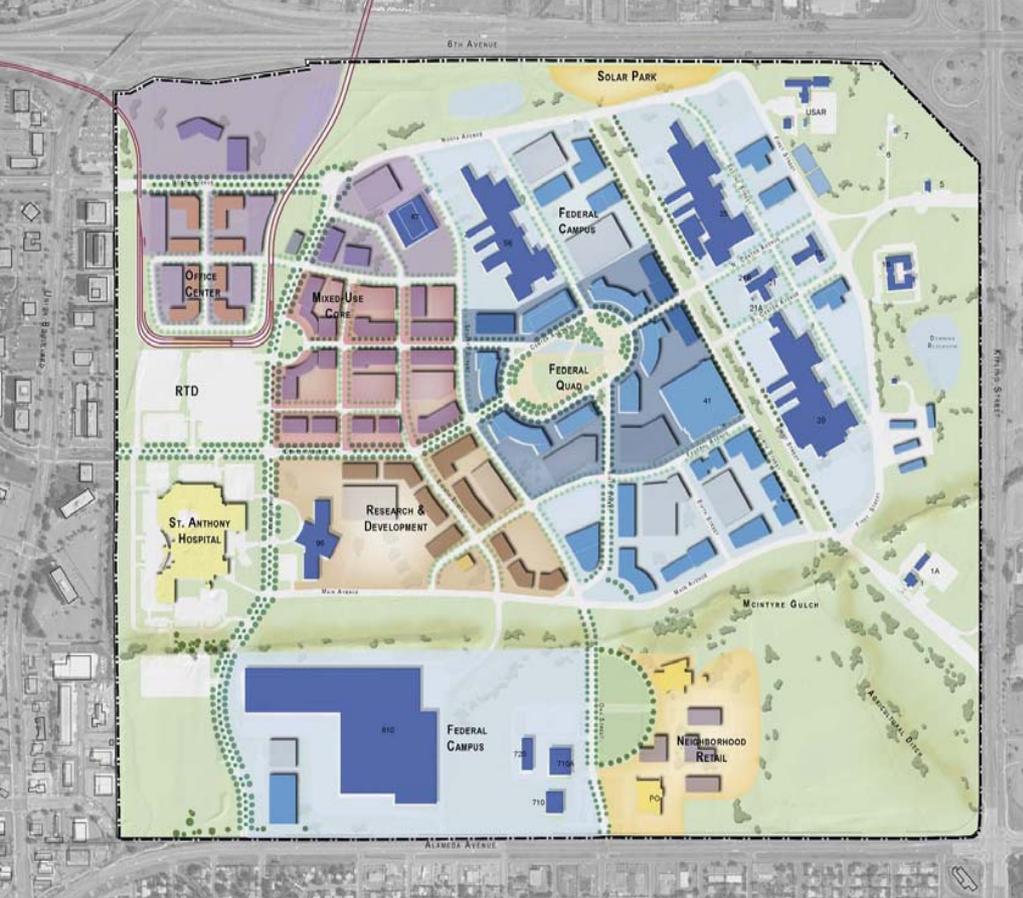
Recent Actions



- Disposal of a parcel on the western edge for a new hospital spurred demand for supporting private sector development
- Disposal of a parcel on the western edge for a new RTD Light Rail station will create additional demand for retail, office and residential development
- Private sector has expressed unsolicited interest in redevelopment on the DFC



Future



Recently Completed Master Plan Highlights Goals to:

- Create a world-class federal campus with a mix of uses
- Serve as a model for innovative partnerships enhancing taxpayer value
- Promote sustainability and design excellence
- Serve as a progressive community hub capitalizing on new intermodal transit hub

Sustainability & Design Excellence Actions



- Implement Sustainability and Environmental Management Plan
- Construct 1 Mega-Watt Solar Array to reduce carbon footprint and reduce peak electrical demand by 10%
- Utilize electric vehicles to reduce emissions
- Invest in building envelope improvements, efficient HVAC systems, and advanced metering systems

Industry Advice

Entity	<p>Corporations Owner - Occupier</p>
Goal	<ul style="list-style-type: none"> ▪ Strategic Utilization of Real Estate to Enhance Operations and Maximize Productivity
Assumptions	<ul style="list-style-type: none"> ▪ Continuing Need for Space in Lakewood Market ▪ Projected Increase in Long-Term Federal Housing Needs ▪ Minimal Available Equity ▪ Limited Debt Capacity ▪ Use Real Estate to Bolster Balance Sheet / Income Statement ▪ Market Demand for Speculative Development
Political Transaction Structures	<ul style="list-style-type: none"> ▪ Sale of Excess Assets ▪ New Construction / Renovation ▪ Sell Site / Relocate to Leased Space ▪ Sale / Leaseback (Full or Partial) ▪ Lease / Leaseback (Full or Partial) ▪ Joint Venture (with Real Estate or Real Estate plus Equity Contribution)
Probable Course of Action	<ul style="list-style-type: none"> ▪ Parcel 1: Sale of Excess Assets ▪ Parcel 2: Maintain Continued Ownership (NE) ▪ Parcel 2: Sale of Excess Assets (SE) ▪ Parcel 3: Sale of Excess Assets ▪ Parcel 4: Sale / Partial Leaseback ▪ Parcel 5: Lease / Leaseback ▪ Parcel 6: Maintain Continued Ownership ▪ Parcel 7: New Construction / Renovation ▪ Parcel 8: Sale of Excess Assets

- GSA has sought the advice of a leading real estate firm for their recommendations
- What would a prudent investor do with Denver Federal Center?
- Align GSA's Mission, Goals, and Authorities to a Prudent Investor Analysis

DFC Next Steps...



- Review industry recommendations
- Create a redevelopment implementation plan for DFC





Plum Island, New York

USDA Animal Disease Center

- Owned by DHS and used to house USDA's Animal Disease Center
- 840 acre island
- Current operations primarily on northwest section
 - laboratory space, decontamination plant
 - independent utilities; water supply, steam, wastewater, fuel storage and back up power
 - primary power and telecommunications via cable
 - Security and Harbor operations
- Orient Point, NY parking and support facilities



Plum Island Legislation

PL 110-329 (HR 2638) September 30, 2008

CONSOLIDATED SECURITY, DISASTER ASSISTANCE, AND CONTINUING APPROPRIATIONS ACT, 2009

SEC. 540. Notwithstanding any other provision of law, should the Secretary of Homeland Security determine that the National Bio and Agro-defense Facility be located at a site other than Plum Island, New York, the Secretary shall liquidate the Plum Island asset by directing the Administrator of General Services to sell through public sale all real and related personal property and transportation assets which support Plum Island operations, subject to such terms and conditions as necessary to protect government interests and meet program requirements

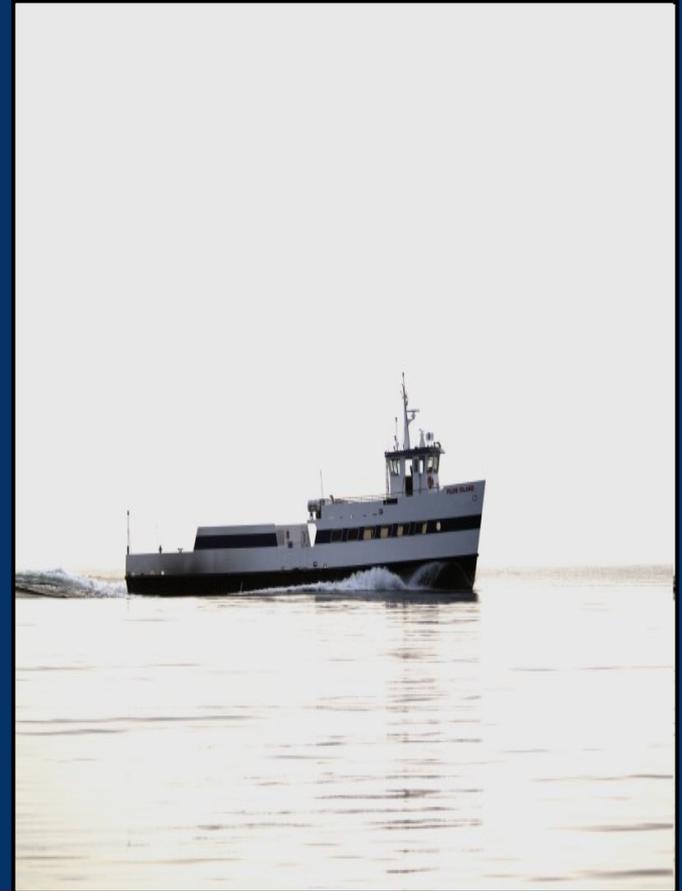
Goals and Objectives

- Support DHS potential asset management decision to close facility and relocate mission
- Provide expert realty services to ensure timely sale that minimizes expenses and maximizes proceeds
- Concurrent planning to ensure seamless transition
- Complement closure and relocation actions
- Target DHS divestiture date of January 2018



GSA's Role

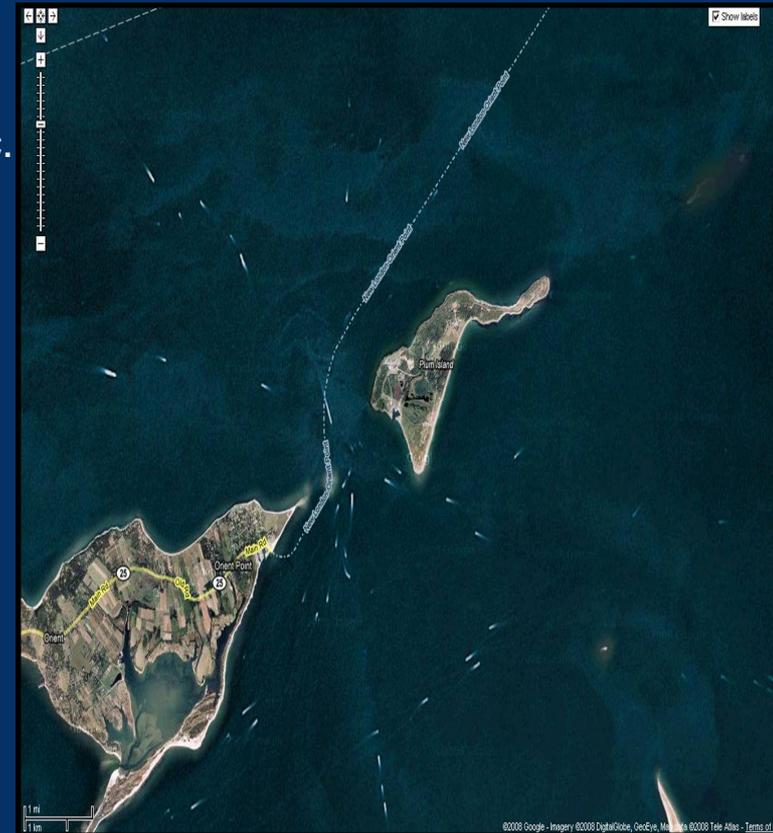
- Manage the entire competitive sale process
 - coordinate with DHS as requested
- Resource effort as appropriate
 - staff and contract support
- Achieve regulatory compliance for disposal action
- Keep key stakeholders informed for duration of process
- Address all inquires regarding sale process and real estate offered



Sale Process



- Collect pertinent property information
 - title documents, surveys, building plans, utility drawings, environmental data, encumbrances, etc.
- Establish web based information depository
 - simplify bidders due diligence review
 - provide access to only registered bidders
 - control information flow
- Develop and Execute Marketing Strategy
 - establish communications plan
 - prepare offering package and sale contract
 - host bidders conference and tours
 - identify best media mix, place ads, signage
 - conduct sale
- Online auction proposed



AUCTIONRP.COM

GSA U.S. General Services Administration Office of Real Property Disposal

Home Featured Auctions Registration Account

Map Satellite Hybrid

Welcome
The Office of Real Property Disposal of the U.S. General Services Administration (GSA) welcomes you to our online auction site of surplus Federal property.

Search
Choose...
Property Type: Choose...
Status: Choose... GO

Google Map Legend
Coming Soon
Now Open
Closing Soon
Closed
Temporarily Suspended
Multiple Properties

Login
email address
password
Login
Use your email address and password to login to the system to place a bid.
Create a new account.

Opportunities to bid on Government property are available every day at GSA's Auction RP site. Clicking on a GSA marker will reveal multiple properties in specific location. Clicking on a map marker will provide specific property details.

You may also locate available properties by searching by property characteristics or viewing all available properties using the Featured Auctions tab.

Login to register for an auction and once you have been approved to bid, GSA welcomes your bid using auctionrp.com.

Contact Us | About Us | FAQs | Terms of Service | Related Links | How to Bid | Government Customer Resource Center | GSA ©2008 GSA Real Property Disposal

GSA U.S. General Services Administration Office of Real Property Disposal

Home Featured Auctions Registration Account

Plum Island (1PR-09-0XX)

Sale Type: Online Auction
Status: Coming Soon

Auction Details

Current Bid: No bid has been received yet.
Minimum Bid Increment: \$2,000.00
Minimum Bid: \$0.00
Opening Date: 11/10/2009 15:00:00 Eastern Standard Time
Closing Date: To Be Announced

Bid History

No bids have been made yet on this lot.

Contact

Project Manager
project.manager@gsa.gov
617-565-5700

Property Description

COMING SOON!!!

Plum Island Online Auction

Property Location

City: Plum Island
State: New York

Important Documents

Invitation for Bids (IFB)

Submit Bid
Sign In / Register
Watch This Property
Review Documents

Photos
1 of 1
Zoom

Map Satellite Hybrid

Powered by Google Maps

Get Directions

[+] Reduce Text

