

# ON SITE

Office of  
Property  
Disposal  
Public  
Buildings  
Service

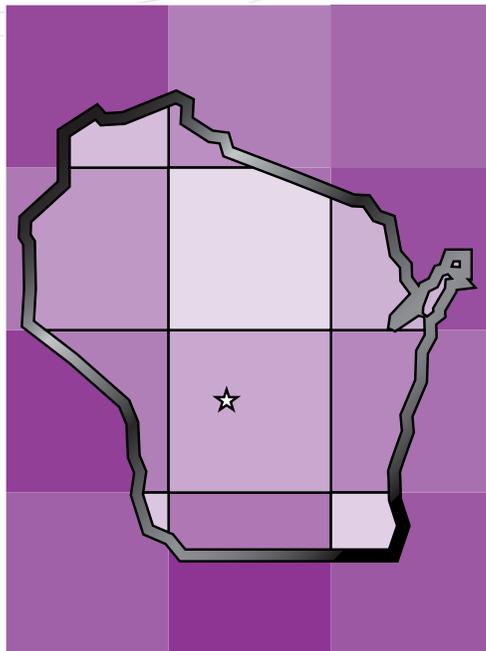


**G**SA Property Disposal has partnered with the Army to dispose of five ammunition plants around the country that are no longer necessary to the Army's mission. The Badger Army Ammunition Plant in Sauk County, Wisconsin, is one of the plants targeted for sale.

Constructed in 1941, The Badger Army Ammunition Plant produced single- and double-based propellant for cannon, rocket and small arms ammunition. After World War II, the plant was operated periodically for the wars in Korea and Vietnam, and was maintained in a state of readiness in between.

A total 7,354 acres of land and 1,558 buildings comprise the Federally-owned plant, which is maintained by the Olin Corporation under contract with the Army. Some of the buildings have been leased to private companies, while portions of the property are used as

## BADGER ARMY AMMO PLANT



grazing land by neighboring farmers and the U.S. Department of Agriculture's (USDA) Dairy Forage Research Center, located adjacent to the subject property.

GSA is preparing a reuse plan in consultation with local governments. The Sauk County Planning and Zoning

Administrator will represent local governments in the preparation of the reuse plan. The community will be kept informed about the plan through a series of public meetings. The first of these meetings, in mid-July, will explain the property disposition process to the public. GSA will report on the status of the reuse plan and solicit community opinions in

subsequent meetings.

A preliminary reuse plan, which will be completed by this coming fall, will identify the highest and best uses of the property and governmental needs for parts of the plant. The Army expects to complete an Environmental Baseline Survey, which will identify areas of contamination on the property. The preliminary reuse plan will be checked against the baseline survey to identify any need for revising the plan.

A final version of the reuse plan is scheduled for completion by the end of the year. The plan will become the basis for an analysis of the probable environmental effects of the proposed reuse concept. The environmental analysis will begin in early 1999 and require about 18 months to accomplish. Called an Environmental Impact Statement, the draft analysis will be circulated to interested agencies and the public.

## NEEDS ANALYSIS

The first part of the property disposition process determines whether there is a further Federal need for the property. GSA has officially informed all other Federal agencies that the Badger Army Ammunition Plant is available. Two Federal agencies — the USDA and the Department of the Interior, Bureau of Indian Affairs — have expressed an interest in the property. Since some of the proposed Federal uses of the property might possibly be combined, at least in part, with those of state or local governments, GSA has asked both the USDA and the DoI to participate in the reuse planning process.

In the next phases of the disposition process, beginning mid-summer, GSA will determine whether any state or local government is interested in the property.

For more information about this disposal project, contact Dennis Spearman, Chief, Chicago Operations Branch, GSA Property Disposal Division, 312-353-0302.



## ONLINE WITH THE ASSISTANT COMMISSIONER

John F. Kennedy once said "In a time of turbulence and change, it is more true than ever that knowledge is power."

Kennedy's words have particular resonance today, as we all try to do more with less. In today's government, priorities shift, new initiatives flourish, and customer needs change. Property Disposal's employees must be knowledgeable about all aspects of utilization and disposal if we are to help our customers make the most of their limited resources. By understanding our customers' unique requirements, we can effectively support their disposal efforts, thereby freeing them to focus on their agency's primary mission.

A case in point: Property Disposal's Atlanta Office has entered into an agreement with the US Coast Guard, Civil Engineering Unit, Miami, Florida, to prepare the Reports of Excess on 24 USCG properties around the southeastern coast of the US from Galveston, Texas, to Georgetown, South Carolina, and in Puerto Rico. Most properties are lighthouses or otherwise associated with aids to navigation.

In a pilot project to expedite the disposal of property, the Property Disposal/USCG team has identified actions that can be done concurrently and other methods of cutting through the red tape. For example, the properties, though not officially reported excess to GSA, have been assigned to Property Disposal realty specialists, who are working closely with our contractor Tecumseh

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## NATIONAL G.O.R.E. MEETING TACKLES STRATEGIC PLAN

During a two-day session on May 27 and 28, members of the national G.O.R.E. team met in San Francisco to revisit the G.O.R.E. strategic plan; discuss the pending Federal Supply Service Contract; participate in roundtable discussions with invited guests and speakers and exchange ideas on new initiatives to grow G.O.R.E. business across the country.

Part of the last day was devoted to updating the G.O.R.E. strategic plan, which will be incorporated into the Office of Property Disposal strategic and business plan.

Invited participants included Elva Matthews, Financial Management Service, Department of the Treasury, Washington, D.C.; Tony Richardson, President & CEO, AFR & Associates, Atlanta, Georgia, and Matt Callahan, West Region Business Development Manager, Community



Development Lending, Freddie Mac Corporation, Pasadena, California. AFR & Associates is one of Property Disposal's strategic partners. AFR's Tony Richardson provided a progress update on the results of an ongoing nationwide market analysis of Federal, state/local and associated entities that are involved in the disposition of real property. To obtain data, AFR created a World Wide Web site that included an introductory letter and an interactive questionnaire that could be completed and returned to AFR via electronic mail. The URL for AFR's web site is:

<http://members.aol.com/infocomm/gore.htm>

Richardson provided G.O.R.E. team members with the results of his study to date. Among the cities included in the study are Atlanta, Hartford, New Orleans, Baltimore, Denver, San Diego, New York, Philadelphia and Cleveland.

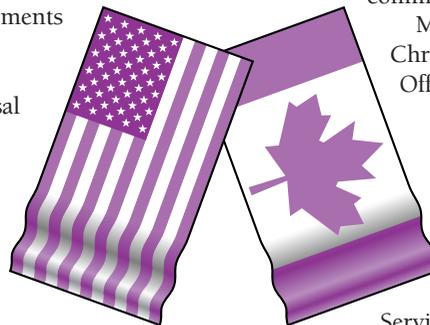
Department of Housing and Urban Development, Small Business Administration, and Federal Deposit Insurance Corp. are some of the Federal agencies contacted for the survey, along with associated entities Freddie Mac, Fannie Mae, and the Florida Bankers Association. Completion of the market

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## PROPERTY DISPOSAL AND PUBLICWORKS CANADA LINK PROPERTY LISTINGS

This past May, arrangements were made to link the respective Property Sale listings of Property Disposal and Public Works and Government Services, Canada (PWGSC).

Nearly three years ago, Brian Polly, Assistant Commissioner, Property Disposal, established a continuing relationship with PWGSC's top management. They have participated in Property Disposal's annual Industry Roundtables, and each side has visited and exchanged information on



organizational operations, new initiatives and processes. Property Disposal also shared with PWGSC the background and results of reengineering its major processes.

The new link will allow American and Canadian potential bidders to enter the marketplace on both sides of our common border.

Many thanks to Christy McFerren, PBS Office of Financial and Information Systems, and Henry Weissenberger, former head of PWGSC's Real Estate Advisory Services, who worked closely with Canadian officials to carry out this unique association.

For Ready Reference  
<http://w3.pwgsc.gc.ca/govland>

# PROPERTY DISPOSAL BACKS TRAINING OPPORTUNITIES

Last fall, the GSA Training Center announced it was closing as of the end of December 1997.

The Office of Property Disposal recognized the need to preserve and support the GSA Utilization and Disposal course. Agency downsizing and the governmentwide loss of experienced customer agency personnel underscore the need for a quality, real estate asset management training course.

Subsequently, the course has been updated to reflect process, regulatory and statutory changes. It also teaches how to dispose of real property subject to the Federal Property and Administrative Services Act of 1949, as amended. Instruction also covers applicable portions of the Federal Property Management Regulation (FPMR) Executive Order 12512, the McKinney Homeless Assistance Act, as well as environmental regulations and other applicable laws authorizing disposal of real property to public bodies.

A session was recently completed for the Navy in San Diego, and sessions are planned in the San Francisco area (September 14-17) and Washington, DC (October 20-23).

For further information, call toll free 1-888-475-4557.

## Online with the Assistant Commissioner

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Professional Associates' pre-disposal team to identify areas that can be addressed and cleared prior to reporting the property excess. Environmental Phase I is included in the pre-disposal process for each property. Once the property actually comes into GSA's inventory, properties will be batched whenever possible for screenings and other clearances, thus saving administrative time. The pilot is being documented and packaged as it progresses so that it can be used to streamline future disposal projects.

An up-to-date understanding of policies and procedures is essential to our providing quality customer service. A National Office Business Process Reengineering team is developing a program to ensure all staff receive adequate training to meet the needs of Property Disposal's mission. One truth has become crystal clear:

training is not a one-shot deal but a continuing process.

Our aggressive approach to training is also evident in the program we recently presented onsite at each regional office. Specifically, we updated regional staffs on environmental issues affecting disposals. Topics ran the gamut: environmental requirements for acceptance and disposal; the applicability of Comprehensive Environmental Response Compensation and Liability Act to Federal facilities; Coastal Zone management; the Endangered Species Act; lead-based paint awareness. We also discussed how the existence of floodplains, wetlands, Indian sacred sites and historical and cultural resources must be handled when disposing of a property.

There is no end in sight. In fact, training will always be at the core of our service to customer agencies. The more we know about you and your business, the better prepared we are to help you succeed.

## National G.O.R.E. meeting

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analysis and marketing plan is projected for August 1998.

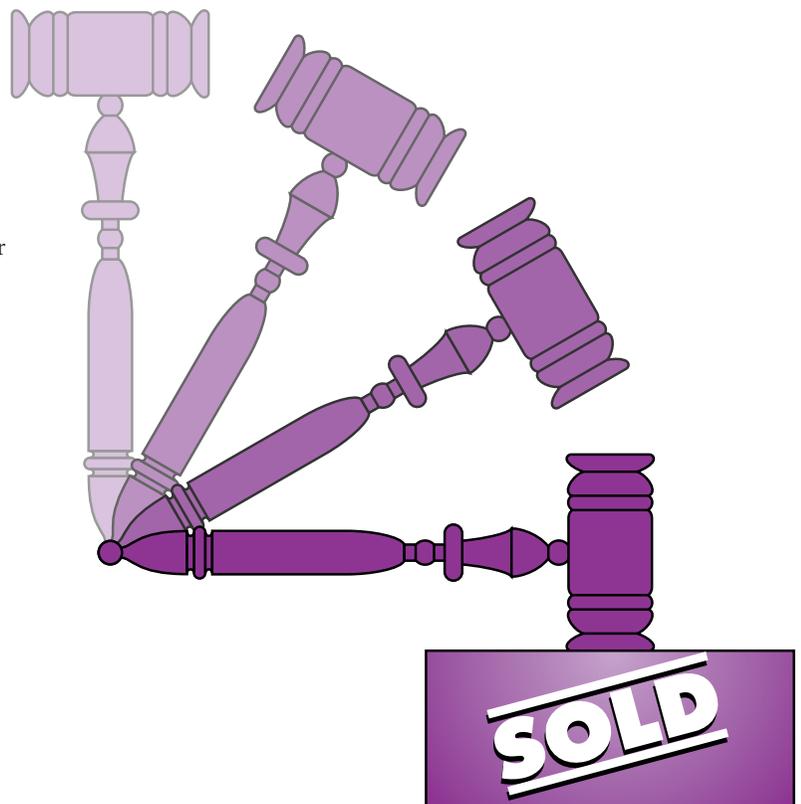
Matt Callahan, Freddie Mac, provided an overview of Freddie Mac's CDL program. Additional meetings with Freddie Mac Community Development Lending Headquarters and National Disposition offices are scheduled for the future.

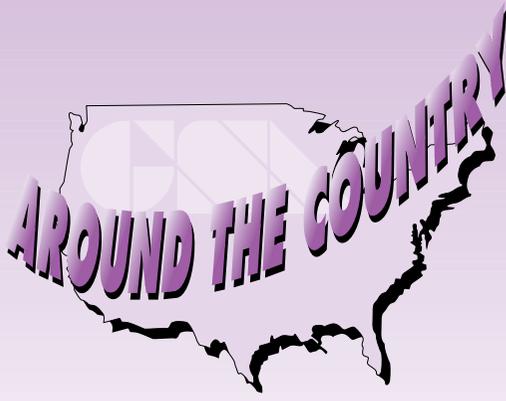
Elva Matthews, FMS, Treasury, has assisted and worked very closely with G.O.R.E. team members across the country. Since 1993, Treasury has been a partner with GSA in the development and growth of G.O.R.E. Our appreciation to Elva Matthews for her participation and support of G.O.R.E.

Kitty Nichols, with Tecumseh Professional Associates, Inc., another strategic partner of Property Disposal, worked with G.O.R.E. team members in the development of

program strategies. She produced critical issue papers related to the future direction of the G.O.R.E. program.

A special thanks goes to Bethany Toppert, Region 4, Atlanta, for her able, yet firm facilitation during the two-day session. G.O.R.E. Team members include: Ron Rice, National Office; Saundra Robbins; Boston zone, Kathy Corley, Mike Graham, Laura Yeager; Atlanta zone, John Robinson, Melvin Freeman, Fort Worth zone; Fabian Huey, Stuart Hagen, Peter Hebert, San Francisco zone, Ken Lindebak, Mike May, Auburn Field Office, Region 10.





**Fort Worth:**

## GSA HAS STARRING ROLE IN DIFFICULT SALE

The former Federal Aviation Administration Southwest regional headquarters located in Fort Worth, Texas, had been empty for three years when it was sold by GSA's Region 7 on June 9 of this year. Eighteen structures comprise the 19.36-acre facility, nicknamed the "Reservation." Built in 1917 as the first helium production plant in the United States, these facilities had been converted to office space over the years.

There were several challenges to selling the property, not the least of which was the fact that half the property is in a 100-year floodplain. The largest buildings are subject to historic preservation covenants and are filled with asbestos and lead based paint. Finally, the highest and best use of the Reservation was determined to be as vacant land, which meant demolishing the improvements.

FAA was spending \$10,000 a month guarding the Reservation because of the residential neighborhood adjoining this industrial property's boundary.

Truly, an avoidance of additional and potential costs to the government was the key motivator behind the sealed bid sale.

The property was vacated in November 1994 when FAA employees moved into a new, class A building that had been lease-built specifically for them. Although the new building has better working conditions in every way than the poor, class C- space of the Reservation, there were some staff whose history at the site made the move difficult to accept. Over its long history — from W.W.I helium plant, to W.W.II avionics radio production, to the Civil Aviation Authority and finally FAA — the Reservation impacted the lives of thousands of Fort Worth's citizens. The Reservation is memorialized in a Historic American

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**Atlanta:**

## ACES DEALS A FULL DECK

Region 4 Property Disposal participated in the ACES conference on April 8-10 in Atlanta. ACES, an acronym for Achieving Customer Expectations, was formerly known as the Partnership in Administration conference, an annual event.

ACES gives customers an overall view of services provided by GSA. The Property Disposal workshop, whimsically titled "Chicken Soup for the Sold," provided information on all our services. We concluded with a mock auction to give customers a look at the workings of a typical property sale.



Region 4 Property Disposal staff (l-r) Lori Dennis, Shontise Cullins and Elaine Dilbeck "man the decks" at the recent ACES conference.

## GSA PARTNERS WITH EPA FOR LAND SALE

Region 4 Property Disposal received a high bid of \$805,000 at its recent auction of 62.8 acres of vacant land in Durham County, North Carolina. The sale was held on behalf of the Environmental Protection Agency (EPA) and the State of North Carolina. The EPA and State of North Carolina have 75 days to either accept or reject the high bid.

## GSA-US MARSHALS SERVICE PARTNERSHIP CONTINUES TO PROSPER

On May 28 and 29, Region 4 Property Disposal Division sold two properties on behalf of the United States Marshals Service of South Carolina.

**Auburn:**

## NORTHWEST/ARCTIC REGION ASSISTS CENSUS/GSA JOINT VENTURE 2000

The Auburn, Washington, office of Property Disposal recently played a role in GSA's quick response in providing the Census Bureau with low-cost, short-term space in Moses Lake, Grant County, Washington.

Property Disposal staff notified regional PBS counterparts via e-mail that a former Army Reserve building was being excessed in Moses Lake. The PBS/Census project coordinator's response indicated a potential interest, so Property Disposal put a "hold" on the excess screening and notified the Corps of Engineers to stop any non-Federal permit actions until Census' needs were confirmed.

Property Disposal then contacted the adjoining housing authority and Boys &

Girls Club to reassure them that portions of the building not needed for Census would still be available to the community on an interim basis.

To expedite the process, Property Disposal coordinated the on-site inspections and provided PBS with building condition reports, floor plans and site drawings.

Census located a room, offering a separate entrance, in the former Army Reserve building that would meet its needs for six months. Property Disposal then helped to stretch PBS' limited dollars by having the Boys & Girls Club provide volunteer grounds maintenance, roof repair, and interior cleanup on a "good neighbor" basis. The building's parking, restrooms, and kitchen will be jointly shared by Census and the Club.

In summary, the Census office was occupied on schedule — June . The remainder of the building will be used by the Boys & Girls Club for recreation during the summer, while the disposal action is underway.

## AMENDMENTS TO 49 ACT BENEFIT THE PUBLIC

Two amendments to the Federal Property and Administrative Services Act of 1949 (49 Act) were passed and signed into law in the fall of 1997. The amendments expand GSA's public benefit authority to convey surplus real property for self-help/low income housing and law enforcement/emergency management response purposes including fire and rescue services. Each provides particular new uses.

### Public Law 105-50 (HR 680) Self-Help Housing

Signed by the President on October 6, 1997, the law amends section 203(k) of the 49 Act and authorizes GSA to assign surplus real property to the Department of Housing and Urban Development for conveyance (at 75 percent of fair market value) to state/local agencies and non-profit organizations that provide housing and/or housing assistance to low income individuals and families.

Language in the law allows the HUD Secretary to convey property at a discount greater than 75 percent. Individuals and families receiving property under the new authority are required to contribute a significant amount of labor toward construction, rehabilitation or refurbishment of the property.

### Public Law 105-119 (HR2267) DOJ Appropriations Act) 1998

The President signed this law on November 26, 1997. It amends section 203(2)(p)(1) of the 49 Act to allow for the conveyance of surplus real property at 100 percent discount for law enforcement and emergency management response purposes, including fire and rescue services. The law expires December 31, 1999. Unless the law is extended, no new applications for such purposes can be accepted. Any conveyance made prior to the expiration of the authority must remain in compliance.

The Offices of Property Disposal and Governmentwide Policy and sponsoring agencies are responsible for developing regulations to implement the new authorities. GSA regulations will govern how property will be assigned to the sponsoring agencies and who will be responsible for developing regulations to govern the programs. For further information on the new conveyance authorities, contact Nichelle Shoats, Office of Property Disposal, at 202-501-2183.

## San Francisco: GIFT FOR THE PERSON WITH EVERYTHING:

### Space Shuttle Launch Payload Changeout Room

On April 7, 1998, the General Services Administration proved that a well-planned marketing approach works with even the most unusual "property."

As a result of its comprehensive marketing and sales effort, GSA's San Francisco office sold one of the truly unique structures in GSA's disposal inventory: Space Shuttle Launch, Payload Changeout Room, Building 350.

The structure was sold at public sale to the highest bidder for off-site removal.

The Space Shuttle Launch is located within the boundaries of South Vandenberg Air Force Base, 10 miles north of Lompoc, California. Fifteen stories high, 87 feet long and 52 feet wide, the structure consists of carbon steel girders and checker plate floor panels, and



assorted stainless steel I-beams. The exterior is steel grating, handrails and smooth and ribbed steel siding. It has insulated stairwells inside and 2 elevators.

The structure contains lighting fixtures, electrical conduit and cables, specialized explosion proof fixtures and switches and heavy duty electrical switching equipment.

Unfortunately, there was no clear-cut market for a shuttle launch. GSA suspected that the buyer would be some kind of salvage operation, but for what industry it was hard to say. So, rather than hone in on a specific target market with direct mail, GSA used a combination of print advertising and publicity. The publicity was generated by a rather light-hearted press release that was distributed to area newspapers, television and radio stations, as well as trade publications serving the aerospace industry.

R.M.R. Inc. of Santa Maria, California, was the successful bidder. The dismantling and removal of the structure will take approximately 180 days to complete.

## REENGINEERED UTILIZATION PROGRAM PROCESS IMPROVEMENTS FURTHER CUSTOMER FOCUS AND REINFORCE SERVICE DELIVERY

The reengineered utilization program emphasizes a better way of doing business. New processes were designed to decrease redundant steps, eliminate unnecessary hand-offs and secondary reviews, reduce paperwork and zero-base, annual GSA survey quotas. The Office of Property Disposal changed its focus from the role of policeman to one of customer assistant.

A national Property Disposal utilization team composed of specialists from the national/zonal offices, with the help of several customer agencies, implemented recommendations dealing with the annual data call, GSA and holding agency Executive Order 12512 utilization surveys, and GSA's relocation and compliance programs.

Property Disposal accomplished a complete reconstruction of the real property utilization program sub-processes:

- Eliminated paper submissions by

customers as part of GSA annual paper data call for information (replaced by electronic transmission);

- Stopped annual GSA utilization land survey quotas of customer agency properties;
- Instituted individual collaboration with each of the landholding agencies to agree on candidate properties for baselining and deferral;
- Created Web-based data cataloging and tracking capability;
- Eliminated secondary reviews of relocation program candidates by Office of Management and Budget;
- Established opportunity for state/local transferees to "self certify" that public benefit properties conveyed for wildlife conservation and correctional purposes are used for intended purposes;
- Instituted a cultural change from an oversight function to one of strategic asset management and consulting to facilitate the disposal of real property for customer agencies.

## Boston: G.O.R.E. AUCTION FEATURES HOMES

A recent four-day G.O.R.E. auction combined the efforts of GSA, U.S. Postal Service and HUD to bring from 600-650 mostly-residential properties to market. A pre-bid seminar was held one-to-two weeks prior to the auction in each of the sale locations: Hartford, Connecticut; Providence, Rhode Island; and Portsmouth, New Hampshire.

According to Sandra Robbins, G.O.R.E. program manager for GSA's Property Disposal Division in Boston, GSA worked closely with the other two agencies to promote the auctions to the public. A resounding success, these sales generated \$12 million in sales and returned 300 properties to the tax rolls.



## LIGHTHOUSE CONVEYANCE IS GLOWING SUCCESS

With support from GSA's Boston Office, the U.S. Coast Guard recently transferred 28 lighthouses to state, local and non-profit agencies in Maine.

The Maine transfers were the result of special federal legislation, sponsored by Senator Olympia Snowe (R-ME), that created the Maine Lights Program. The Maine Lights program is sponsored by the

Island Institute, a non-profit conservation group with offices in Rockland, Maine.

The Maine Lights Program authorized the transfer of lighthouses from the Coast Guard to municipal, state and federal agencies, as well as nonprofit, education and community service organizations. The new owners must maintain the lighthouses according to the mandates of the National Historic Preservation Act of 1966, and use them for educational, historical, recreational and/or cultural purposes.

As part of its national partnership with the United States Coast Guard and in support of the Maine Lighthouse Program, Sandra Robbins, GSA Region 1

representative, attended monthly meetings in Maine over the past year. She served as GSA liaison, working with USCG and Anne Webster-Wallace, Director of the Island Institute, Maine Lights Program.

Additionally, Sandra represented GSA at the Maine Lighthouse Transfer Ceremony in Rockland, Maine, on June



Twenty-eight of the "new owners" received the deed to their lighthouse property at the transfer ceremony on June 20.

20. The highlight of the ceremony was the conveyance of the deeds to 28 USCG Lighthouses to their new owners. Honored guests included Admiral James Loy, Commandant and Rear Admiral Richard Larrabee of the U.S. Coast Guard; Retired Rear Admiral Richard Rybacki, chairman of the Maine Light Selection Committee; and USCG Chief Real Property Ted Dernago, Civil Engineering Unit (CEU), Providence, Rhode Island.

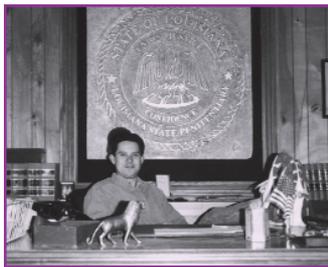
"The transferring of 28 lighthouses was not only an interesting program, but will preserve a part of navigation history for future generations to come," notes Sandra.

## GSA sale in Fort Worth

(From page 1)

Buildings Study report and in other historic documents and books.

During public body screening, the Region 7 office licensed the use of the Reservation for five days for film production. Through the magic of movie-making, the Reservation was transformed into Angola, the Louisiana State Penitentiary. The site provided the exterior "prison" set for "Still Holding On - The Legend of Cadillac Jack," a fact-based, made-for-television movie. When CBS aired the movie on April 28, millions of viewers watched country singer Clint Black portray "Cadillac." His real-life wife, Lisa Hartman-Black, played Mrs. Cadillac Jack. According to the plot, the couple finds themselves caught up in a



John Robinson on the Warden's Office set of "The Legend of Cadillac Jack."

quagmire resulting from a heinous, double murder. Jack was framed and later prosecuted for the highly publicized crime to advance the career of a district attorney with his sights set on the governor's office.

The production company paid \$4,000 for five days' use of the Reservation. Some joked that they might as well have bought property. Of course they would have also been buying an \$800,000 asbestos remediation, 100,000 PCB light ballasts, and loads of flaking lead-based paint, as well as a \$120,000-

per-year-security nightmare. But who's counting?

GSA successfully sold the Reservation to a customer as an investment property. Now that all's said and

done, the government is saving a potential one-year expense of \$1 million, while creating the opportunity for community-beneficial development of the Reservation. Because the expense of maintaining such properties is not readily apparent, cost efficiencies such as realized through the Reservation's

sale are seldom applauded. The reality is that, occasionally, low-value property has much larger impact on government funding than the first glance analysis would lead you to believe.



Movie make-believe transforms former FAA property into a prison.



Camera boom arrives at FAA movie set.