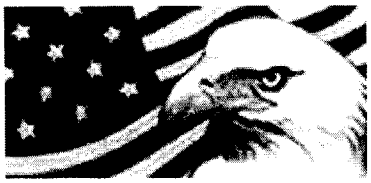

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Summary Property Act Reform Bill

At the request of Congress and the Office of Management and Budget, GSA, in collaboration with other agencies, developed a legislative proposal to amend the Federal Property and Administrative Services Act of 1949 in order to enhance property management government-wide. This reform effort is critical to bringing Federal asset management into the 21st Century. The Property Act reform bill incorporates private industry practices that will provide the flexibility needed by agencies to effectively manage their portfolios and personal property assets. Major highlights of the Property Act reform bill brought about as a result of this collaborative effort are summarized below:

Life Cycle Planning and Management

Asset Management Principles. Establish an authority for the Administrator of GSA to publish and maintain a set of principles that guide decision making regarding all phases in the life cycle of Federal property assets, from acquisition to ultimate disposal.

Performance Measures. Establish an authority for the Administrator of GSA to develop performance measures to determine the effectiveness of Federal real property management. These performance measures will enable Congress and the heads of agencies to track agency progress in achieving property management objectives and allow for a comparison against industry and other public sector agencies.

Strategic Real Property Planning. Provide that each landholding agency monitor and develop asset plans to ensure that the management of their real property holdings are fully consistent with and supportive of the agency strategic mission goals and objectives. The current emphasis is on the disposal end of the process only.

Agency Real Property Officer. Each landholding agency will appoint an Agency Real Property Officer to oversee and ensure assets meet strategic objectives, ensure the observance of asset management principles, prepare asset management plans and generally coordinate agency real property functions and processes. Corporations are clearly recognizing the importance and value of their real property and are giving increasing strategic emphasis on real property and the workplace. Major Government landholders should do the same.

Governmentwide Real Property Information Database. Provide a statutory basis for the establishment and timely maintenance of an inventory database comprehensively describing all real property assets owned by the Government and universally accessible to both the public and private sectors.

Flexibility to Optimize Asset Performance

Exchange/Sale. Authorize landholding agencies to exchange or transfer property with other Federal agencies and enter into agreements with non-Federal entities to exchange or sell property as a means of acquiring replacement property better suited for mission purposes.

Subleasing. Authorize agencies to sublease unexpired portions of government-leased property.

Outleasing. Authorize agencies to lease assets that must remain in Federal ownership and underutilized portions of non-excess government-owned property to ensure full utilization and optimum performance of assets, including the ability to enlist private sector capital and expertise for the redevelopment or improvement of selected Federal holdings through partnerships, cooperative ventures, limited liability companies or other business arrangements.

Incentives for Improvement

Proceeds from Dispositions of Real Property. Authorize agencies to retain the bulk of proceeds from real property transactions and allow that such funds be used in meeting agency capital asset needs.

Proceeds from the Sale of Personal Property. Authorize agencies to retain proceeds from the sale of surplus personal property to offset direct and indirect costs incurred in the disposal of such property.

Disposal Authority. Requires GSA's Administrator to grant agencies a delegation of disposal authority if requested.

Streamlined and Enhanced Processes

Surplus Property for Historic Preservation Purposes. Authorize conveyances of surplus real property to qualified nonprofit entities for historic preservation purposes.

Congressional Review of Negotiated Disposals of Surplus Property. Eliminate obsolete and unnecessary limitations on real and personal property negotiated sales and increase to $2 million the value threshold for explanatory statements concerning real property disposals.

Property for Homeless Assistance. Reduce the administrative burdens associated with real property available for homeless assistance purposes under Title V of the McKinney Act, now the McKinney-Vento Homeless Assistance Act (P.L.. 106-400).

Public Benefit Conveyances. With the exception of homeless conveyances, eliminate any priority consideration being given to a specific public benefit conveyance and enable all potential conveyances to be evaluated equally based on merit.

Exchange/Sale of Personal Property. Permit agencies to acquire not only replacement property but also services directly related to that property and/or functions it performs.

Abandonment of Property. Expand existing authority to allow both public and non-profit organizations to acquire abandoned personal Federal property that has no commercial value.

Donation of Surplus Personal Property. Clarify and remove conflicting provisions pertaining to the donation of personal property and reduce administrative and record keeping burdens placed on State surplus property agencies.

ACQUISITION AND
TECHNOLOGY

THE UNDER SECRETARY OF DEFENSE

3010 DEFENSE PENTAGON
WASHINGTON, DC 20301-3010

AUG 21 2000

MEMORANDUM FOR UNDER SECRETARY OF THE ARMY
UNDER SECRETARY OF THE NAVY
UNDER SECRETARY OF THE AIR FORCE
DIRECTOR, ADMINISTRATION AND MANAGEMENT
DIRECTORS OF DEFENSE AGENCIES

SUBJECT: Emergency Electricity Reduction Measures in Federal Facilities

The Nation's electricity demand is growing faster than its generation capability. Last summer, extreme temperatures stretched electrical generating and transmission systems to the limit in some parts of the country. This summer, some regions have already experienced shortages of electric power.

To help mitigate this problem, the Secretary of Energy has published a plan of action that calls on Federal facilities to adopt some simple, common sense procedures to reduce their electrical load and enhance response to emergency electricity shortages. I encourage each of you to incorporate the measures outlined in the attached plan of action in the energy management programs of your facilities to enhance the efforts you have already undertaken in this regard.

My point of contact in this matter is CDR Kelly Snook in the Office of the Deputy Under Secretary of Defense (Installations). He can be reached at (703) 697-6195.

J. S. Gansler

Attachment

PLAN OF ACTION
EMERGENCY ELECTRICITY REDUCTION MEASURES - FEDERAL FACILITIES

BACKGROUND

Extreme temperatures during the summer of 1999 stretched the capabilities of electrical generating and transmission systems in parts of the country. This resulted in: (1) rolling blackouts; (2) voltage reductions; (3) requests from utilities for voluntary reductions; (4) interruptible power curtailments; and, (5) requests from utilities for companies to operate emergency generators.

Energy Secretary Bill Richardson, in a July 19, 1999 speech to the National Association of Regulatory Utility Commissioners, announced a six-point initiative to help prevent power outages. Secretary Richardson's speech is available at: http://www.doe.gov/news/speeches99/julss/naruc.htm This plan addresses point five of the initiative: "Lead by Example - So that the Federal Government is ready to take emergency actions to cut electricity consumption in its buildings and facilities when utilities make urgent appeals for conservation, we will work with the General Services Administration to devise a plan of action."

Many Federal facilities already realize the financial benefits of planning for electrical load reductions and have excellent plans in place. The experience gained by these facilities forms the basis of this Federal-wide plan to be implemented by all Federal facilities in support of local electrical use reduction efforts. Individual facility plans should be customized to site-specific conditions. The requirement for emergency conservation plans is contained in Title 10, Code of Federal Regulations, Part 436, Subpart F, Paragraph 436.105.

GENERAL

1. Establish/enhance communications with the local utility company. Understand their needs for load reductions. Work with the local utility to develop the individual facility plan. An example is the Potomac Electric Power Company's (PEPCO's) Curtailable Load Program. During the summer of 1999, participating Federal agencies in the Washington, DC, area provided an estimated eight megawatts of peak load reduction on five occasions when requested by PEPCO, assisting PEPCO, and enhancing grid reliability.

2. Identify load reduction measures appropriate for the facility. Investigate separating loads into: (1) Life, health and safety driven; (2) Mission critical; and, (3) Non-critical. If not separately switchable, investigate modifying systems to allow terminating or reducing non-critical loads.

3. Establish a system to alert employees of expected high demand days including, but not limited to E-mail, voice mail, or public address announcement to all employees.

Communicate early to allow employees to take load reduction measures at home and to dress appropriately.

4. Monitor total facility demand and demands for individual major loads (if separate metering is available). Monitor weather forecasts to predict high demand days and be proactive in communicating with the local utility to assess need to reduce load.

5. Initiate load reduction measures. Employees can take steps to reduce lighting, personal computers, and appliance electricity use. While energy efficiency should be encouraged on a daily basis, stress the need for increased diligence to alleviate the emergency. Air conditioning operating changes and other system-wide measures should be accomplished by facilities management, Federal facilities that have energy management and control systems are well suited for this task. Facilities should also consider additional measures appropriate for site specific circumstances.

6. Encourage employees to reduce electrical loads in their homes to reduce demand on the utility system. If no one is at home during the workday, unneeded appliances and lights should be turned off, and air conditioning thermostats should be set higher before departing for the day. Also, some utilities offer cost incentives to residential customers who allow the utility to remotely cycle off power to air conditioning and electric water heating systems. Periods without power are limited, so that comfort is not sacrificed. Encourage employees to participate in these programs to assist the local utility while reducing their electricity bill.

7. Enhance employee awareness of energy efficiency through training and less formal methods. Provide mandatory and voluntary training opportunities on smart energy practices so that employees can practice energy efficiency during emergency periods and year-round. In addition to training, run public service announcements about energy efficiency on televisions in cafeterias and other public use areas; send periodic e-mail messages about turning off lights and computers and implementing other efficiency practices; post signs or billboards near light switches or communal printers; and consider holding annual energy fairs prior to seasonal emergency periods to provide additional information for employees about how to manage energy use in the work place and in their homes.

LIGHTING MEASURES

1. Turn off fluorescent lights when leaving an area for more than one minute. (During non-emergencies, five minutes is recommended, to keep from excessively reducing lamp life.) Turn off incandescent lights when leaving areas for any period of time.

2. In areas with sufficient day light, turn off lights. Adjust blinds, if available, to reduce glare.

3. Use task lighting and turn off general lighting, where it is feasible to maintain sufficient lighting levels for safety and productivity.

4. Encourage employees to not use copiers during peak demand period. Turn off selected copiers. Ensure power saver switch on copiers is enabled.

5. Turn off unnecessary loads such as fountain pumps.

LONG-TERM SOLUTIONS

1. Consider purchasing interruptible power for selected loads with high electrical demand, and which will not suffer adverse consequences in the event of the utility turning off power. The cost savings from the lower rate may far outweigh the inconvenience of power being turned off within the interruption limitations agreed to in the utility contract.

2. Consider installing sub-metering to identify high intensity loads to be shed during emergencies.

3. Investigate thermal storage systems or alternative energy sources for air conditioning.

4. Install motion sensors and separate lighting circuits to allow turning off unneeded lights. (Some agencies have installed switching to separate public areas from agency work spaces).

5. Install an Energy Management and Control System to allow shedding and monitoring loads from one central location. If non-critical loads are not separately switchable, modify systems to allow terminating. Local utilities or energy services companies (ESCOs) can assist with this effort.

6. Consider adding on-site generation using micro-turbines, fuel cells, combined heat and power, renewable, or other appropriate technology.