

Subtotal, Special Emphasis Programs 150,000

Total FY 2020 Repairs and Alterations Program 1,662,410

Rental of Space.—This activity provides for the leasing of privately-owned buildings, including space occupied by Federal agencies in U.S. Postal Service facilities. GSA provided 182 million square feet of rental space in 2018. GSA expects to provide 180 million square feet of rental space in 2019 and 180 million in 2020.

Building Operations.—Building Services: This activity provides services for Government-owned and leased facilities, including cleaning, utilities and fuel, maintenance, and miscellaneous services (such as moving, evaluation of new materials and equipment, and field supervision). Salaries and Expenses: This activity provides general management and administration of all real property related programs, including salaries and benefits paid from the FBF, administrative costs funded directly by the FBF, and contributions to the GSA Working Capital Fund. The following tables provide additional detail regarding the 2019 and 2020 building operations program (estimated obligations in millions).

	2019 Obligations est.	2020 Obligations est.
Cleaning	373	377
Utilities	269	274
Maintenance	418	439
Security	57	56
Other Building Services	29	51
IT	45	50
Salaries and Benefits	675	702
GSA Working Capital Fund Payments	357	365
Management Support	60	76
Travel	11	12
Other Administrative Costs and Funding Sources	-72	-19
Total	2,222	2,384

Other Programs.—When requested by other Federal agencies, the Public Buildings Service provides, on a reimbursable basis, building services such as tenant alterations, cleaning, utilities, and other operations, and protection services which are in excess of those services provided under the commercial rental charges.

Object Classification (in millions of dollars)

Identification code 047-4542-0-4-804	2018 actual	2019 est.	2020 est.
Reimbursable obligations:			
Personnel compensation:			
11.1 Full-time permanent	534	528	544
11.5 Other personnel compensation	13	15	18
11.9 Total personnel compensation	547	543	562
12.1 Civilian personnel benefits	179	175	183
21.0 Travel and transportation of persons	11	11	13
23.2 Rental payments to others	5,640	5,555	5,509
23.3 Communications, utilities, and miscellaneous charges	385	390	395
25.1 Advisory and assistance services	571	544	448
25.2 Other services from non-Federal sources	73	61	60
25.3 Other goods and services from Federal sources	407	422	435
25.4 Operation and maintenance of facilities	1,881	1,568	1,590
25.7 Operation and maintenance of equipment	24	32	32
26.0 Supplies and materials	9	7	7
31.0 Equipment	72	57	58
32.0 Land and structures	1,146	2,069	1,953
42.0 Insurance claims and indemnities	1	1	2
43.0 Interest and dividends	37	26	26
99.9 Total new obligations, unexpired accounts	10,983	11,461	11,273

Employment Summary

Identification code 047-4542-0-4-804	2018 actual	2019 est.	2020 est.
2001 Reimbursable civilian full-time equivalent employment	5,307	5,511	5,480

FEDERAL BUILDINGS FUND, RECOVERY ACT

Program and Financing (in millions of dollars)

Identification code 047-4543-0-4-804	2018 actual	2019 est.	2020 est.
Change in obligated balance:			
Unpaid obligations:			
3000 Unpaid obligations, brought forward, Oct 1	20	7	1
3020 Outlays (gross)	-13	-6
3050 Unpaid obligations, end of year	7	1	1
Memorandum (non-add) entries:			
3100 Obligated balance, start of year	20	7	1
3200 Obligated balance, end of year	7	1	1
Budget authority and outlays, net:			
Discretionary:			
Outlays, gross:			
4011 Outlays from discretionary balances	13	6
4180 Budget authority, net (total)
4190 Outlays, net (total)	13	6

This appropriation provided funding for the construction and renovation of Federal buildings, courthouses, and land ports of entry; the conversion of existing General Services Administration facilities to High-Performance Green Buildings; and \$4,000,000 for transfer to the Office of Federal High-Performance Green Buildings. Of the available amounts, \$5,000,000,000 was available until September 30, 2010 and the remaining amounts were available until September 30, 2011.

FEDERAL CAPITAL REVOLVING FUND

(Legislative proposal, subject to PAYGO)

Program and Financing (in millions of dollars)

Identification code 047-4614-4-4-804	2018 actual	2019 est.	2020 est.
Obligations by program activity:			
0001 Direct program activity	288
0900 Total new obligations, unexpired accounts (object class 94.0)	288
Budgetary resources:			
Budget authority:			
Appropriations, mandatory:			
1200 Appropriation	10,000
Spending authority from offsetting collections, mandatory:			
1800 Collected	19
1900 Budget authority (total)	10,019
1930 Total budgetary resources available	10,019
Memorandum (non-add) entries:			
1941 Unexpired unobligated balance, end of year	9,731
Change in obligated balance:			
Unpaid obligations:			
3010 New obligations, unexpired accounts	288
3020 Outlays (gross)	-288
Budget authority and outlays, net:			
Mandatory:			
4090 Budget authority, gross	10,019
Outlays, gross:			
4100 Outlays from new mandatory authority	288
Offsets against gross budget authority and outlays:			
Offsetting collections (collected) from:			
4120 Federal sources	-19
4180 Budget authority, net (total)	10,000
4190 Outlays, net (total)	269

This account provides \$10 billion to support a new Federal Capital Revolving Fund (FCRF) to finance federally-owned civilian real property projects. A robust discussion of the FCRF can be found in the Budget Process chapter of the *Analytical Perspectives* volume.

In summary, the FCRF will create a mechanism that is similar to a capital budget but operates within the traditional rules used for the Federal budget. Upon approval in an Appropriations Act, the revolving fund will transfer money to agencies to finance large-dollar real property purchases. Executing

FEDERAL CAPITAL REVOLVING FUND—Continued

agencies will then be required to repay the fund in 15 equal annual amounts using discretionary appropriations.

As a result, purchases/construction/renovation of real property assets will no longer compete with annual operating and programmatic expenses for the limited funding available under tight discretionary caps. Instead, agencies will pay for real property over time as it is utilized. Repayments will be made from future appropriations, which will incentivize project selection based on highest mission need and return on investment, including future cost avoidance. The repayments will also replenish the revolving fund so that real property can continually be replaced as needed.

ASSET PROCEEDS AND SPACE MANAGEMENT FUND

For carrying out the purposes of the Federal Assets Sale and Transfer Act of 2016 (Public Law 114–287), \$31,000,000, to remain available until expended, to the Asset Proceeds and Space Management Fund.

Note.—A full-year 2019 appropriation for this account was not enacted at the time the budget was prepared; therefore, the budget assumes this account is operating under the Continuing Appropriations Act, 2019 (Division C of P.L. 115–245, as amended). The amounts included for 2019 reflect the annualized level provided by the continuing resolution.

Program and Financing (in millions of dollars)

Identification code 047–0614–0–1–804	2018 actual	2019 est.	2020 est.
Obligations by program activity:			
0001 Space Management		10	31
0900 Total new obligations, unexpired accounts (object class 94.0)		10	31
Budgetary resources:			
Unobligated balance:			
1000 Unobligated balance brought forward, Oct 1		5	
Budget authority:			
Appropriations, discretionary:			
1100 Appropriation	5	5	31
1930 Total budgetary resources available	5	10	31
Memorandum (non-add) entries:			
1941 Unexpired unobligated balance, end of year	5		
Change in obligated balance:			
Unpaid obligations:			
3000 Unpaid obligations, brought forward, Oct 1			7
3010 New obligations, unexpired accounts		10	31
3020 Outlays (gross)		–3	–10
3050 Unpaid obligations, end of year		7	28
Memorandum (non-add) entries:			
3100 Obligated balance, start of year			7
3200 Obligated balance, end of year		7	28
Budget authority and outlays, net:			
Discretionary:			
4000 Budget authority, gross	5	5	31
Outlays, gross:			
4010 Outlays from new discretionary authority		1	6
4011 Outlays from discretionary balances		2	4
4020 Outlays, gross (total)		3	10
4180 Budget authority, net (total)	5	5	31
4190 Outlays, net (total)		3	10

This appropriation provides for the purposes of carrying out actions pursuant to the Public Buildings Reform Board recommendations for civilian real property. In addition, amounts received from the sale of any civilian real property pursuant to a recommendation of the Board are available, as provided in appropriations Acts. Activities authorized include consolidation, co-location, exchange, redevelopment, reconfiguration of space, disposal, covering costs associated with sales transactions, acquiring land, construction, constructing replacement facilities, and conducting advance planning and design as may be required to transfer functions from a Federal asset or property to another Federal civilian property.

REAL PROPERTY RELOCATION

Program and Financing (in millions of dollars)

Identification code 047–0535–0–1–804	2018 actual	2019 est.	2020 est.
Budgetary resources:			
Unobligated balance:			
1000 Unobligated balance brought forward, Oct 1	11	11	11
1930 Total budgetary resources available	11	11	11
Memorandum (non-add) entries:			
1941 Unexpired unobligated balance, end of year	11	11	11
4180 Budget authority, net (total)			
4190 Outlays, net (total)			

This appropriation covers relocation costs involved in moving agencies from valuable underutilized property, targeted for public sale, to facilities determined to be more economically suitable to their needs. Relocation and disposal is considered when the benefit/cost ratio is at least 2:1. The sale of these valuable underutilized properties would provide significant revenue to the Treasury and would far outweigh the relocation costs involved.

No appropriation is requested for this program in 2020. The General Services Administration will solicit relocation proposals from agencies.

DISPOSAL OF SURPLUS REAL AND RELATED PERSONAL PROPERTY

Special and Trust Fund Receipts (in millions of dollars)

Identification code 047–5254–0–2–804	2018 actual	2019 est.	2020 est.
0100 Balance, start of year	74	77	80
Receipts:			
Current law:			
1130 Receipts of Rent, Leases and Lease Payments for Government Owned Real Property		3	3
1130 Other Receipts, Surplus Real and Related Personal Property	10	15	15
1130 Transfers of Surplus Real and Related Personal Property Receipts	–5	–6	–6
1199 Total current law receipts	5	12	12
1999 Total receipts	5	12	12
2000 Total: Balances and receipts	79	89	92
Appropriations:			
Current law:			
2101 Disposal of Surplus Real and Related Personal Property	–3	–9	–9
2132 Disposal of Surplus Real and Related Personal Property	1		
2199 Total current law appropriations	–2	–9	–9
2999 Total appropriations	–2	–9	–9
5099 Balance, end of year	77	80	83

Program and Financing (in millions of dollars)

Identification code 047–5254–0–2–804	2018 actual	2019 est.	2020 est.
Obligations by program activity:			
0001 Real Property Utilization and Disposal	1	9	9
Budgetary resources:			
Budget authority:			
Appropriations, mandatory:			
1201 Appropriation (special or trust fund)	3	9	9
1232 Appropriations and/or unobligated balance of appropriations temporarily reduced	–1		
1260 Appropriations, mandatory (total)	2	9	9
1930 Total budgetary resources available	2	9	9
Memorandum (non-add) entries:			
1940 Unobligated balance expiring	–1		
Special and non-revolving trust funds:			
1951 Unobligated balance expiring	1		
1952 Expired unobligated balance, start of year	3	4	4
1953 Expired unobligated balance, end of year	3	4	4