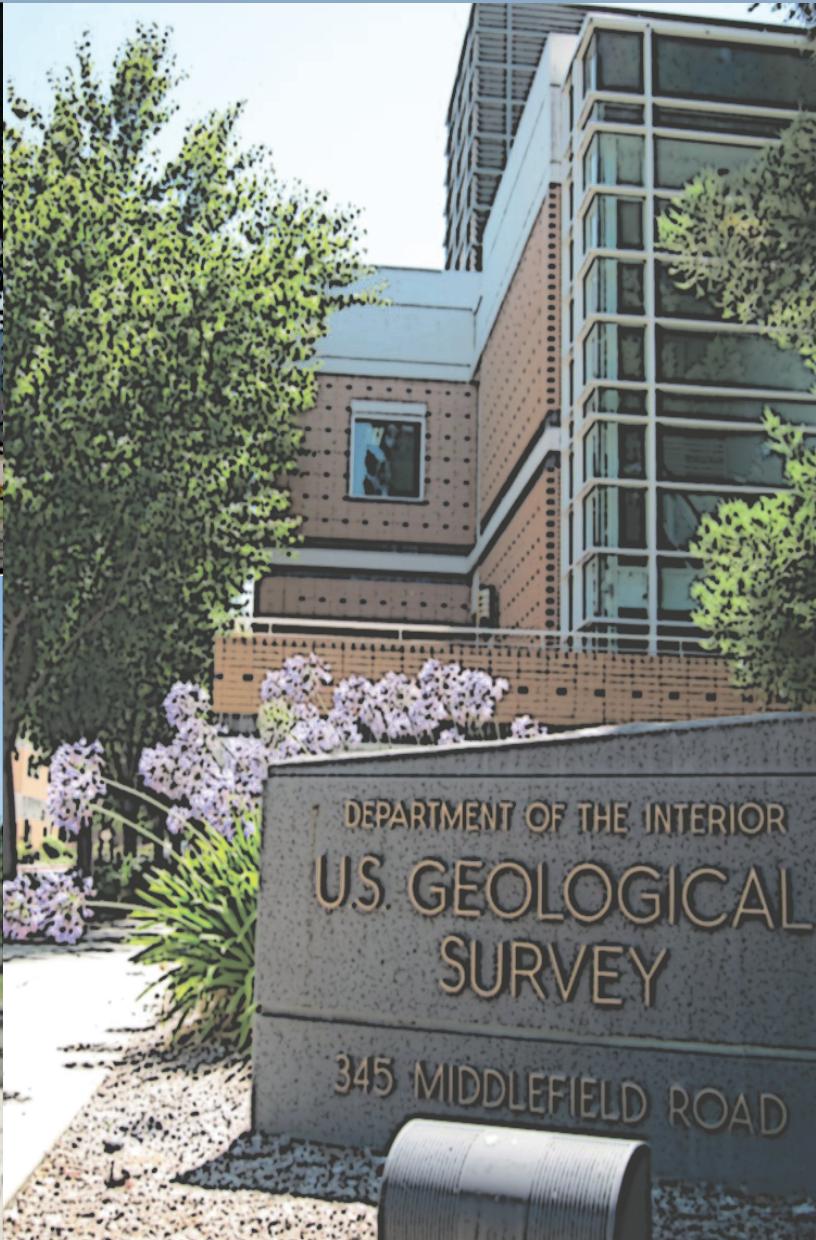


NORTHWEST ARCTIC REGION 10, PACIFIC RIM REGION 9, AND GREATER SOUTHWEST REGION 7**PUBLIC BUILDINGS REFORM BOARD**
Federal Assets Sale and Transfer Act (FASTA)

POINT OF CONTACT INFORMATION

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A G E N D A

DAY 1	MONDAY, JULY 22, 2019	SEATTLE & AUBURN, WA
Time	Activity	Notes
9:00 AM - 9:30 AM	Drive to NARA Seattle	Meet at Renaissance Hotel lobby at 9 AM. GSA will provide transportation to properties
9:30 AM - 10:15 AM	National Archive Records Admin (NARA) 6125 Sand Point Way NE Seattle, WA 98115	Site Visit Tour
10:30 AM – 11:00 AM	National Oceanic & Atmospheric (NOAA) 7600 Sand Point Way Seattle, WA 98115	Drive-by Tour
11:00 AM – 1:00 PM	Drive to the Auburn Complex and Lunch	Approximately 1-hour drive to the Auburn Complex
1:00 PM – 4:00 PM	Auburn Complex 401 15th Street SW Auburn, WA 98001	Briefing/Site Visit Tour
4:00 PM - 5:00 PM	Drop off to Seattle Airport (SEA)	Delta Flight #5810 Depart SEA at 6:50 pm Arrive: SJC at 9:05 pm

A G E N D A

DAY 2	TUESDAY, JULY 23, 2019	MENLO PARK & LIVERMORE CA
Time	Activity	Notes
7:45 AM - 9:00 AM	Drive to Menlo Park USCG	Meet at Westin San Jose lobby at 7:45 AM. GSA will provide transportation to properties
9:00 AM - 11:00 AM	U.S. Geological Survey (USGS) 345 Middlefield Road Menlo Park, CA	Briefing/Site Visit Tour
11:00 AM - 12:00 PM	U.S. Department of Veterans Affairs (VA) 795 Willow Road Menlo Park, CA	Drive by Tour
12:00 PM - 2:00 PM	Drive to VA Livermore and Lunch	
2:00 PM - 4:00 PM	U.S. Department of Veterans Affairs (VA) 4951 Arroyo Road Livermore, CA 94550	Site Visit Tour
4:00 PM - 5:00 PM	Drop off to Oakland Airport (OAK)	Southwest Flight #2297 Depart OAK at 7:00 pm Arrive LAX at 8:30 pm

A G E N D A

DAY 3	WEDNESDAY, JULY 24, 2019	LOS ANGELES & LAGUNA NIGUEL, CA
Time	Activity	Notes
7:45 AM – 9:00 AM	Drive to Wilshire Federal Building	Meet at Renaissance LA Airport lobby at 7:45 AM. GSA to provide transportation to properties
9:00 AM – 10:30 AM	Wilshire Federal Building 11000 Wilshire Boulevard Los Angeles, CA	Briefing/Site Visit
10:30 AM – 12:00 PM	Drive to Chet Holifield Federal Building, Laguna Niguel	
12:00 PM – 1:00 PM	Lunch	
1:00 PM – 2:00 PM	Chet Holifield Federal Building 24000 Avila Road, Laguna Niguel, CA	Briefing/Site Tour
2:00 PM – 4:00 PM	Chet Holifield Federal Building 3 rd Floor, Conference Room #3318 24000 Avila Road, Laguna Niguel, CA	Public Meeting
4:00 PM – 4:30 PM	Drop off to Orange County Airport (SNA)	Southwest Flight #451 Depart SNA at 7:15 pm Arrive DEN at 10:25 pm

A G E N D A

DAY 4	THURSDAY, JULY 25, 2019	DENVER, COLORADO
Time	Activity	Notes
8:30 AM – 9:00 AM	Drive to Denver Federal Record Center	Meet at Sheraton Denver West lobby at 8:30 AM. GSA to provide transportation to properties.
9:00 AM – 12:30 PM	Denver Federal Record Center (FRC) Building #41 Remington Arms Conference Room Denver, CO 80225	Public Meeting
12:30 PM – 1:30 PM	Drive to Denver VA Hospital and Lunch	
1:30 PM – 2:30 PM	Denver VA Hospital	Site Tour/Drive-By
2:30 PM – 3:00 PM	Drop off to Denver Airport (DEN) or Hotel	Airline/Flight No. Southwest #934 Depart DEN at 5:10 pm Arrive: BWI 10:30 pm

PROPERTY FACT SHEETS:

DAY 1:

JULY 22, 2019

**National Archives Records Administration (NARA)
Seattle, WA**

**National Oceanic & Atmospheric Administration (NOAA)
Seattle, WA**

**Auburn Complex (GSA)
Auburn, WA**

PROPERTY FACT SHEET		National Archives and Records Administration (NARA) Seattle, WA
		
Agency	U.S. General Services Administration (GSA)	
Bureau	National Archive & Record Administration	
Property Name	Federal Archive and Records Center	
Address	6125 Sand Point Way NE	
City	Seattle	
State	WA	
Zip Code	98115	
RPUID	WA0059	
Leased or Owned	Owned	
Primary Use	Warehouse	
Year of Construction	1946	
Total Number of Improvements	1	
Total Square Feet	187,751 GSF	
Total Acres	10	
Parking on Location	Yes	

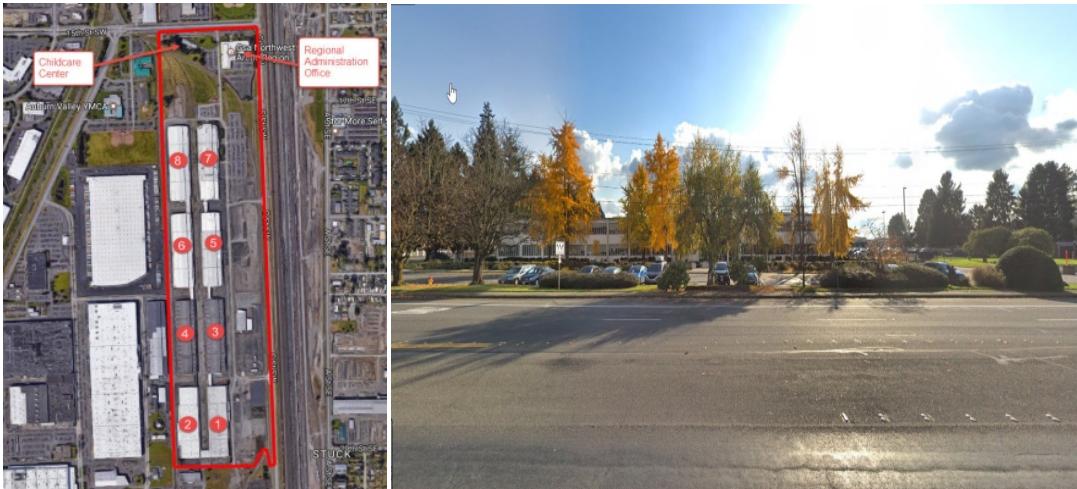
PROPERTY FACT SHEET: (Continued)		National Archives and Records Administration (NARA) Seattle, WA
Annual Operating & Maintenance Costs	\$429,771	
Is the Property located on a larger Federal Campus?	No	
Location	Suburban	
Predominant Surrounding Land Use	Residential	
Notes	<p>Replacement Value: \$49,644,084 Repair Needs: \$2,318,535 Estimated Future Capital Expenditures: \$ 2,275,921 Total Recurring Maintenance and Repair: \$204,699 Total Utilities: \$126,748 Number of Employees: 23</p>	
Summary	The warehouse facility is currently being used by the Seattle National Archives and Records. It is located about a half a mile to the south of 7600 Sand Point Way NE and could be used for Multi-Family Land.	
Surrounding Land Use	Residential/Parks/Government	
Zoning	SF5000: Single Family/5000LR3: Low-rise 3	
Estimate of Value Range	<p>\$2.8 MM/Acre-\$4.0 MM/Acre \$28 MM – \$40 MM</p> <p>This estimated value range is based on data contained in FRPP and other market data and should not be relied upon as a formal appraisal or broker opinion of value.</p>	

PROPERTY FACT SHEET:		National Oceanic and Atmospheric Administration (NOAA) Seattle, WA
Agency	Commerce	
Bureau	National Oceanic and Atmospheric Administration	
Property Name	Western Regional Center	
Address	7600 Sand Point Way NE	
City	Seattle	
State	WA	
Zip Code	98115	
RPUID	WAW05301	
Leased or Owned	Owned	
Primary Use	Research and Development/Land	
Year of Construction	Older industrial properties built in 1939. Newer office is also found on-site	
Total Number of Improvements	Site is a mix of modern office and aging industrial facilities	
Total Square Feet	Warehouses @ 119,081 SF and 104,400 SF; Additional office space to remain	
Total Acres	103	
Parking on Location	Yes	
Deferred Maintenance	The warehouses built in 1939 have roughly \$15MM in deferred maintenance. They would be demolished and replaced.	
Is the Property located on a larger Federal Campus?	Yes. This valuation assumes that roughly 20 acres would be carved out of the larger 103-acre site for redevelopment.	
Location	Suburban	

PROPERTY FACT SHEET: (Continued)		National Oceanic and Atmospheric Administration (NOAA) Seattle, WA
Predominant Surrounding Land Use	Residential	
Summary	<p>This property consists of 103 acres in Seattle, WA, located about 5 miles Northeast of downtown Seattle. It is currently being used by the National Oceanic and Atmospheric Administration (NOAA).</p>	
Surrounding Land Use	Residential/Government buildings/Parks	
Zoning	SF 7200: Single Family 7200	
Estimate of Value Range	<p>\$600 K/Acre - \$850 K/Acre \$12.0 MM - \$17.0 MM This estimated value range is based on data contained in FRPP and other market data and should not be relied upon as a formal appraisal or broker opinion of value.</p>	

PROPERTY FACT SHEET:

Auburn Complex, Auburn, WA



Agency	U.S. General Services Administration
Bureau	Public Buildings Services
Property Name	Auburn Complex
Address	400 15 th Street
City	Auburn
State	WA
Zip Code	98001
RPUID	WA0811, WA0830, WA0831, WA0824, WA0825, WA0822, WA0823, WA0821, WA0833, WA0832, WA0817
Leased or Owned	Owned
Primary Use	Office/Storage
Year of Construction	Between 1944 and 1985.
Total Number of Improvements	11
Total Square Feet	1,544,486 gross square feet
Total Acres	129 (5,620,000 MSF)

PROPERTY FACT SHEET: (Continued)		Auburn Complex, Auburn, WA
Parking on Location	Yes: 1,000-1,500 spaces	
Deferred Maintenance	\$55MM	
Is the Property located on a larger Federal Campus?	Yes, the site is a GSA campus composed of 11 sub-installations.	
Location	Suburban	
Predominant Surrounding Land Use	Industrial/Commercial	
Notes	<p>The 2006 Auburn Complex renovation to Bldg 7 was a major renovation converting the warehouse to flexible office space. The roof trusses were also extensively retrofitted and are in good condition. The remaining 7 warehouses have been vacated due to structural deficiencies and are beyond their useful life.</p>	
Summary	<p>There are eight similar sized and type warehouses along with three smaller support facilities of the Auburn GSA Center (WAKF) that encompasses more than 1.4 million rentable square feet.</p> <p>Most of the existing structures on the subject property have exceeded their useful life, and major reinvestment cannot be justified. Recent follow-up building structural assessments indicate that damages to the roof truss systems are more widespread than originally evaluated. Two of the facilities on site, the GSA building, Social Security Building and the Federal Day Care are not compromised.</p> <p>Currently, the GSA and FPS occupy about 60,000 sf, and SSA occupies 200,000 sf in buildings on site.</p>	
Zoning	<p>“C3 - Heavy Commercial District”. This is according to Auburn’s current parcel, zoning, and land use library. The subject is in the primary corridor of the city.</p>	
Estimate of Value Range	\$89M + (Fee Simple)	

PROPERTY FACT SHEETS:

DAY 2:

JULY 23, 2019

U.S. Geological Survey (USGS)
Menlo Park, CA

U.S. Department of Veterans Affairs (VA)
Menlo Park, VA

U.S. Department of Veterans Affairs (VA)
Livermore, CA

PROPERTY FACT SHEET:

U.S. Geological Survey, Menlo Park, CA



Agency	U.S. General Services Administration
Bureau	Region 9
Property Name	USGS Menlo Park
Address	345 Middlefield Road
City	Menlo Park
State	CA
Zip Code	94025
RPUID	CA090100 thru CA090900 and CA091200 thru CA091600
Leased or Owned	Owned
Primary Use	Office Buildings, labs and data center
Year of Construction	1953 - 1999
Total Number of Improvements	17
Total Square Feet	412,663; 390,217 Rentable
Total Acres	17.36
Parking on Location	475 spaces
Annual Operating & Maintenance Costs	\$12,000,000
Is the Property located on a larger Federal Campus?	No, collection of buildings forms a campus
Location	Suburban Setting
Predominant Surrounding Land Use	Office buildings, retail, seminary, multi-family and single-family homes
Notes	Menlo Park USGS completed agreements with NASA and has substantially completed the first portion of Phase 1 renovations. USGS conducted a ribbon cutting on 07/10/19 and is starting their move to Moffett. Planning Phase 2 labs is underway. Phase 1 is the renovation of an existing NASA office building and moving of staff that is not associated with labs. Phase 2 is the renovation and build out of lab space at NASA.

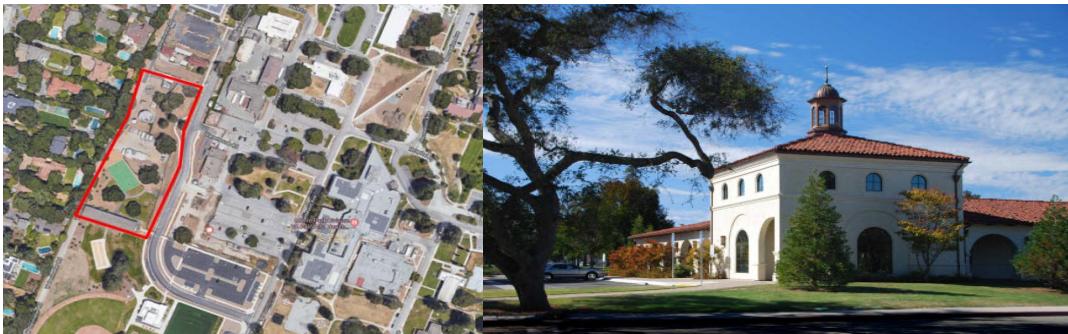
PROPERTY FACT SHEET: (Continued)

U.S. Geological Survey, Menlo Park, CA

Notes	The consolidation of USGS onto Moffett Field will save \$12 million annually. With the estimated investment of \$59 million, this is a proforma payback of less than 5 years.
Summary	<p>The 17.36-acre campus consists of 17 bldgs totaling 412,663 GSF. The largest buildings on the east side of the campus include the 2-story Buildings 1 (office/lab) and 2 (office) built in 1953 and renovated in 2002. Building 1 is 42,614 GSF while Building 2 is 45,502 GSF. The west side of the campus includes Building 3 (office/lab) a 92,795 GSF building constructed in 1953 and renovated in 1998. The largest and most modern facility is the McKelvey Building, a 159,555 GSF office lab facility that was built in 1995.</p> <p>The remainder of the site has smaller buildings that house labs, storage, offices, etc. Except for the McKelvey Building, all of the facilities are considered obsolete. However, a buyer of the site could have a different plan for the property and demolish the McKelvey building as well. A child care building is located on the property and operated via private outlease to a child care cooperative.</p>
Surrounding Land Use	The site is surrounded by St. Patrick's Seminary (north), office buildings (east, west & south), industrial (south) and single and multi-family homes (south & east).
Environmental	No environmental information was provided
Zoning	The Property is currently zoned Public Facilities and per the city of Menlo Park's General Plan the Property is designated Public/Quasi-Public. These zoning designations allow for schools, libraries and government offices. Surrounding property zoning is for commercial office and medium density residential. The surrounding neighborhood is a mix of residential and lower density commercial. The City of Menlo Park and Atherton are typically averse to large scale redevelopments and it would be expected that any new development would be opposed by residents and face an entitlement process of 1-2 years.
Estimate of Value Range	\$100M+

PROPERTY FACT SHEET:

Veterans Affairs, Menlo Park, CA



Agency	Veterans Affairs
Bureau	VHA
Property Name	Parcel of land at the VA Palo Alto Health Care System
Address	795 Willow Road (Main address of VA Palo Alto Health Care System)
City	Menlo Park
State	CA
Zip Code	94025
RPUID	No number, small parcel of land on the west side of the site
Leased or Owned	Owned
Primary Use	Recreational courts, fields and 2 buildings; also, some above ground tanks
Year of Construction	Building built in 1929. TBD for a second building scheduled for demolition
Total Number of Improvements	2 buildings
Total Square Feet	15,200 GSF
Total Acres	2.24
Parking on Location	Yes
Is the Property located on a larger Federal Campus?	Yes, part of the VA Palo Alto Health Care System site
Location	Suburban
Predominant Surrounding Land Use	VA Care Center and single-family housing
Notes	Need to check easements across the site

PROPERTY FACT SHEET: (Continued)

Veterans Affairs, Menlo Park, CA

Summary	<p>The 2.24 +/- acre site is located on the SE side of a larger VHA facility located in Menlo Park, CA. It contains a baseball and soccer field. The site also has a basketball court.</p> <p>There are two buildings on the site. The 3-story building from 1929 could be on the National Register. Need to confirm restrictions. The second building is a former dorm or administration building that will be demolished.</p> <p>There are several above ground tanks on the property. There is no information what was or is stored in these tanks.</p> <p><u>A targeted asset review is being prepared on this site.</u></p>
Surrounding Land Use	Predominant land use west of the property is single-family residential. North and east of the site are primarily the grounds of the VA campus. Apartments are the primary use south of the site.
Zoning	The parcel is part of the larger VA campus and is zoned PF (Public Facilities). Adjacent properties to the west are zoned for single family us and to the south for medium density residential.
Environmental	No environmental review was provided
Estimate of Value Range	<p>Value As-Is: \$6.0 MM/ acre or \$12 MM</p> <p>This estimated value range is based on data contained in FRPP and other market data and should not be relied upon as a formal appraisal or broker opinion of value.</p>

PROPERTY FACT SHEET:

Veterans Affairs, Livermore, CA



Agency	Veterans Affairs
Bureau	Palo Alto Health Care System
Property Name	Livermore Division
Address	4951 Arroyo Road
City	City of Livermore, Alameda County
State	CA
Zip Code	94550
RPUID	CA1773
Leased or Owned	Owned. Occupied with tenant relocation to Stockton Campus pending. No relocation completion date has been set at this time. LHA has not set closure date for facility, nor has a relocation completion date been set for tenants to move to the new Stockton Campus.
Primary Use	Primary Use: The VA Livermore facility is currently used to provide a range of services to veterans. These services include general outpatient services, primary care, and mental health services.
Year of Construction	1920's-1990's
Total Number of Improvements	24
Total Square Feet	247,369 SF
Total Acres	VA states 113 acres. A 2016 Boundary Report states 198.70 +/-
Parking on Location	Yes
Is the Property located on a larger Federal Campus?	Property is the entirety of the Livermore Campus
Location	The Palo Alto Health Care System (VAPAHCS) Campus is located in Livermore, CA, a desirable suburban property.

PROPERTY FACT SHEET: (Continued)

Veterans Affairs, Livermore, CA

Predominant Surrounding Land Use	The area surrounding the VA Livermore Campus is almost entirely agricultural or park land. The agricultural land consists of vineyards or vineyard related uses owned by Wente Vineyards or olive groves owned by Olivina. The VA Livermore Campus is also adjacent to land that is part of Sycamore Grove Regional Park.
Notes	Title Issue: A major discrepancy in the reported number of acres of the property exists. The VA states the property consists of 113 acres. However, a recent boundary survey (2016) indicates the property consists of 198.70+/- acres. VA needs to consult with the Livermore Recreation and Park District and the Tri-Valley Conservancy to determine who owns the land to the south and west of the VA Campus. The VA has had various land sale and easement transactions with the Livermore Recreation and Park throughout the history of the Campus. The VA also needs to consult with the title company that provided the Preliminary Title Reports in 2015 which were used to produce the 2016 Boundary Survey.
Summary	The VA Livermore facility is improved with 24 buildings and parking available on site. The campus facility is currently used to provide a range of services to veterans. These services include general outpatient services, primary care, and mental health services. It is a highly desirable property from an investment perspective.
Zoning	<p>The VA Livermore Campus is an unincorporated portion of Alameda.</p> <p>Zoning & Entitlement Info: County. Through the passage of Measure D in 2000 and the implementation of the East County Area Plan (ECAP) as amended by Measure D, Alameda County has made a conscious effort to strictly limit development in this area. The ECAP for unincorporated areas, including the Livermore Campus, encourages the development of more wineries and discourages any economic development when properties are sold. Almost no new building is allowed, and what building is allowed, is very limited in size.</p>

PROPERTY FACT SHEET: (Continued)**Veterans Affairs, Livermore, CA**

Zoning	Any change in zoning/land use parameters would require a referendum vote by the citizens of Alameda County. Some type of “wine country” experience hospitality/lodging may be supported by the citizens of Alameda County.
Environmental	No environmental documents provided.
Estimate of Value Range	Unknown

PROPERTY FACT SHEETS:

DAY 3:

JULY 24, 2019

Wilshire Federal Building (GSA)
Los Angeles, CA

Chet Holifield Federal Building (GSA)
Laguna Niguel, CA

WestEd Campus (Department of Education)
Los Alamitos, CA

PROPERTY FACT SHEET:		Wilshire Federal Building, Wilshire, CA
		
Agency	U.S. General Services Administration	
Bureau	Public Buildings Service	
Property Name	Wilshire Federal Building	
Address	11000 Wilshire Boulevard	
City	Los Angeles	
State	CA	
Zip Code	90024	
RPUID	CA0168	
Leased or Owned	Owned	
Primary Use	Office	
Total Number of Improvements	3 buildings	
Total Square Feet	561,271 GSF	
Total Acres	28. 2	
Parking on Location	Approximately 1,500 parking spaces	
Annual Operating & Maintenance Costs	\$3.6M	
Deferred Maintenance	\$82.5M	
Is the Property located on a larger Federal Campus?	No, the entire site is a campus/installation	
Location	CBD, West Los Angeles Sub Market	
Predominant Surrounding Land Use	Commercial, residential, public facilities	

PROPERTY FACT SHEET: (Continued)

Wilshire Federal Building, Wilshire, CA

<p>Notes</p>	<p>The FBI, as the primary tenant, anticipates rapid growth in the coming years and this building serves as the FBI/LAFO headquarters facility. The building meets FBI's security needs and State's public facing needs that would otherwise be difficult to achieve in the lease market. The location of the federal building is critical to meeting the FBI's mission and operation critical seismic, infrastructure, and fire/life/safety den.</p> <p>Building improvements are necessary to address deficiencies, to meet the long-term occupancy of the FBI LA Field Office and other tenant agencies.</p> <p>Approximately 13 acres of the property is covered with paved parking, including a 3-story garage. An estimated \$26 million dollars is required for structural and seismic enhancements with an additional \$140 million dollars sought for other infrastructure, fire and life safety, and asbestos abatement improvements.</p>
<p>Summary</p>	<p>The Federal Building, located in West Los Angeles, is a Class B stand-alone high-rise structure. The 17-story building is occupied by the Federal Bureau of Investigation (FBI), Veteran's Administration (VA), and State Department (Passport Office). South of the main tower are two similarly-sized, single- story structures: The West Annex is currently awaiting FBI occupancy by July, 2019 and the East Annex, upon its future restoration, will again house an appropriately sized food service, USPS office, Voice of America, and a small passport photo studio. FBI and GSA consider the building a long term hold due to the security and replication costs.</p>
<p>Surrounding Land Use</p>	<p>Notable neighbors:</p> <ul style="list-style-type: none"> • UCLA - 1 mile • VHA Hospital - .5 miles • Beverly Hills – 3 miles • VA Cemetery - .6 miles
<p>Zoning</p>	<p>The site itself and the VHA Hospital campus across I405 are not currently under local zoning. If redeveloped with any private sector uses, the site would be rezoned and be impacted by local zoning codes.</p> <p>The property is in an area with a multiple overlay district. Zoning ordinances that include new incentives to developers to create mixed-income and affordable housing within a half-mile of a major transit stop and various ordinance tied to development near transit.</p>
<p>Estimate of Value Range</p>	<p>\$100M +</p> <p>This estimated value range is based on data contained in FRPP and other market data and should not be relied upon as a formal appraisal or broker opinion of value.</p>

PROPERTY FACT SHEET:

Chet Holifield FB, Laguna Niguel, CA



Agency	U.S. General Services Administration
Bureau	Public Buildings Service
Property Name	Chet Holifield Federal Building
Address	24000 Avila Road
City	Laguna Niguel
State	CA
Zip Code	92677-3400
RPUID	CA521SS – CA527SS
Leased or Owned	Owned
Primary Use	The building is primarily utilized for general federal office space. Major tenants: DHS CIS, ICE and CBP; IRS and TIGTA, GSA and Army Corps of Engineers.
Year of Construction	1971
Total Number of Improvements	1 building and 6 support structures (water tank, cooling tower, energy plant, service maintenance and guard shacks)
Total Square Feet	GSF: 1,054,297, GSA RSF: 1,003, 647 and USF: 802,092
Total Acres	92
Parking on Location	Yes, 6,198 total (outdoor: 6,196 and indoor: 2)
Annual Operating & Maintenance Costs	\$5,240,204 (2018 Actual)
Deferred Maintenance	\$37,790,563 (IRIS Planned R&A)
Is the Property located on a larger Federal Campus?	No
Location	Suburb

PROPERTY FACT SHEET: (Continued)

Chet Holifield FB, Laguna Niguel, CA

Predominant Surrounding Land Use	The building is the sole federally-owned facility in south Orange County, and is located in a suburban region primarily comprised of commercial (retail & office) and residential zones.
Notes	<p>Seismic and asbestos risks require substantial reinvestment for retrofit and remediation in the building. Potential disposal of the building and associated structures eliminates this potential future federal reinvestment and allows for development of a new, secure facility for DHS CIS on the south part of the property. The 92 acre site is under-utilized with potential of approximately three-quarters of the land area can be used for other uses, if about one-third of the site accommodates a new DHS CIS facility. The building is eligible for listing on the national historic register.</p> <p>The President's FY20 budget includes prospectus for new construction of a building on site to house USCIS and a prospectus lease for IRS to relocate by 2023.</p>
Summary	The Chet Holified Federal Building is a Class B stand-alone structure located on a 92-acre parcel in Laguna Niguel, CA. It is part of a Federal Facility comprised of one building and six separate supportive structures. The main building is comprised of over one million gross square feet of multi-tenant office and warehouse space, with major tenants including Department of Home Land Security and the Internal Revenue Service. Completed in 1971, the eight-story building is constructed of reinforced concrete with precast concrete cladding; due to the architectural design, the building is eligible for listing on the national register. Amenities include a full service cafeteria, health unit, credit union, fitness center and day care center. The other structures on the compound include 24,000 sf maintenance warehouse, a 500,000 gallon water tank, a 9.252 sf energy plant, a cooling tower, and two guard shacks.
Zoning	Community Commercial, Office and Industrial
Environmental	Asbestos
Estimate of Value Range	<p>\$50M+</p> <p>This estimated value range is based on data contained in FRPP and other market data and should not be relied upon as formal appraisal or broker opinion of value.</p>

PROPERTY FACT SHEET:

WestEd Campus, Los Alamitos, CA



Agency	Department of Education
Bureau	WestEd
Property Name	WestEd Campus
Address	4665 Lampson Avenue
City	Los Alamitos (South Orange County)
State	CA
Zip Code	90270
RPUID	CA1708
Leased or Owned	The building is occupied by a non-Federal tenant. The occupant (WestEd) has a license granted to them in 1972 for undisturbed use of the land and property for 50-years. The license will expire in 12/31/2022. The Government can <u>not</u> modify or terminate the lease before that date.
Primary Use	Office Space/Research Facility
Year of Construction	Construction began in 1971/Completed in 1972
Total Number of Improvements	1
Total Square Feet	86,400 GSF and 80,880 NSF
Total Acres	12.36
Parking on Location	362 parking spots
Annual Operating & Maintenance Costs	Estimate \$100,000
Deferred Maintenance	N/A
Is the Property located on a larger Federal Campus?	No
Location	Suburban

PROPERTY FACT SHEET: (Continued)

WestEd Campus, Los Alamitos, CA

Predominant Surrounding Land Use	The property is surrounded by multiple uses. The North is a dog park, to the South are single-family residential tract homes, to the West is the Joint Forces Training Base Los Alamitos and to the East is a Navy golf course.
Notes	The occupant's license and their tenant's sublease will expire 12/31/2022.
Summary	The WestEd Campus is located at 4665 Lampson Avenue in a desirable suburban city in Orange County. The property includes a two story concrete building with manicured landscaping and has 362 parking spots, office plates. On-site amenities include an atrium, conference facilities and storage space. The property is approximately 12.36 +/- acres (86,400 GSF and 80,880 NSF).
Zoning	Zoning is for Commercial use. License grants undisturbed use until 12/31/2022.
Environmental	Tetra Tech Phase 1 completed in Nov 2015. The report identifies that the building has lead-based paint and asbestos-containing materials, but not considered REC (Recognized Environmental Condition).
Estimate of Value Range	\$20M+

PROPERTY FACT SHEET:

DAY 4:

JULY 25, 2019

Federal Center Station (GSA)

Lakewood, CO

VHA (Old Campus) Medical Center (VA)

Denver, CO

PROPERTY FACT SHEET:		Denver Federal Center, Lakewood, CO
		
Agency	U.S. General Services Administration	
Bureau	Public Buildings Service	
Property Name	Federal Center Station	
Address	4th and Union	
City	Lakewood	
State	CO	
Zip Code	80220	
RPUID		
Leased or Owned	Owned	
Primary Use	Vacant Land	
Year of Construction	N/A - Land acquired in 1940	
Total Number of Improvements	None	
Total Square Feet		
Total Acres	59.049	
Parking on Location		
Annual Operating & Maintenance Costs	\$20,000/Year: Primarily for ongoing environmental monitoring	
Deferred Maintenance	N/A	
Is the Property located on a larger Federal Campus?	Yes	

PROPERTY FACT SHEET: (Continued)

Denver Federal Center, Lakewood, CO

Location	The Federal Center Station property is located at Union Blvd. and W. 6 th Ave., Lakewood, Jefferson Co., CO. The parcel is situated in the northwestern corner of the larger Denver Federal Center. The property fronts the southside of West 6 th Ave, and is east of Union Boulevard. Office use is primarily along Union Blvd. while St. Anthony's Hospital south. The Denver Federal Center abuts the eastern edge of the property.
Predominant Surrounding Land Use	Retail, commercial, hotel, residential, mixed use
Notes	There is a soil cap which encompasses approximately 15.3 acres located at the northern section of the parcel. Development activities will be regulated by the Colorado Department of Public Health and Environment.
Summary	The Federal Center Station property is vacant land, other than road improvements and storm water detention pond. The property consists of approximately 59 acres and is one of the last remaining large vacant land parcels in the city of Lakewood.
Surrounding Land Use	<ul style="list-style-type: none"> • North – 6th Ave major highway between downtown Denver and Lakewood • East – Denver Federal Center • South – RTD Light Rail Station and St. Anthony's Hospital • West – Union Blvd., commercial, hotel, residential
Zoning	Per GSA developed Master Plan
Estimate of Value Range	\$3-50 Million

PROPERTY FACT SHEET:

VHA (Old Campus) Medical Center



Agency	U.S. Department of Veterans Affairs
Bureau	VHA
Property Name	VHA Denver (Old Campus) Medical Center (VAMC)
Address	1055 Clermont Street
City	Denver
State	CO
Zip Code	80220
RPUID	TBD
Leased or Owned	Owned
Primary Use	The Denver VAMC consists of 18 buildings including the main hospital, a medical building, a 60-bed nursing home (Building 38) and an eight (8) story parking garage.
Year of Construction	Most constructed in the late 1940s and early 1950s. Building 38 was constructed in 1984 and the Parking Structure in 2002.
Total Number of Improvements	18
Total Square Feet	605,172 Gross
Total Acres	12.96
Parking on Location	757 cars in garage
Annual Operating & Maintenance Costs	N/A – Buildings to be vacated. The VA hospital functions are moving to a new hospital starting in late 2018.
Deferred Maintenance	Extensive deferred maintenance and needed upgrades to an aging medical platform have resulted in numerous studies that recommended the construction of the replacement facility that is nearly complete.
Is the Property located on a larger Federal Campus?	The property is an 18 building VA hospital campus

PROPERTY FACT SHEET:		VHA (Old Campus) Medical Center
Location	Mostly residential surrounds the property	
Predominant Surrounding Land Use	Multifamily housing, single family homes and Rose Medical Center across the street	
Notes	This property is well located a short drive to the Denver CBD.	
Installation Summary	<p>The site consists of 18 buildings including the main hospital, a medical building, a 60-bed nursing home (Building 38) and an eight (8) story parking garage. Building 38 has received some upgrades to house Post Traumatic Stress Disorder (PTSD) patients until a replacement facility is determined in roughly 2 to 3 years.</p>	
Surrounding Land Use	<p>Continuum Partners is developing a 26-acre site west of the VAMC. Proposed uses include residential, retail, office and restaurant uses. Broadstone on 9th, a mid-rise 324-unit market rate apartment complex has been developed south of the site.</p> <p>The Rose Medical Center (RMC) is a 422-bed hospital and physician office center is east of the VAMC. The RMC has limited land for expansion on its existing site.</p> <p>Like the Denver VAMC, the 60 plus year old RMC has outgrown its campus and has no additional land on which to expand. Its current zoning includes Hospital, Campus Healthcare and Planned Unit Development</p>	
Zoning	<p>The property is currently zoned for several Campus Healthcare zones. These zones allow hospital uses including medical office, residential and supporting medical activities.</p> <p>Based on the Continuum Partners development of the former University of Colorado Health Sciences Center directly west of the VAMC, it is likely that a buyer would look to rezone the site to allow a variety of mixed-use commercial projects including multi-family residential, retail and office uses.</p>	
Environmental	Environmental reports will be requested by buyers	
Estimate of Value Range	<p>This property is not zoned for its likely future use. We recommend that the GSA work with local zoning officials and potential buyers to mitigate the uncertainty associated with the re-zoning entitlement process. This work by the GSA may increase the sale proceeds. 4.0 MM (\$7.00/SF) to \$4.5MM (\$8.00/SF) – Quick close \$6.0 + MM if Entitled. This estimate value range is based on data contained in FRPP and other market data and should not be relied upon as a formal appraisal or broker opinion of value.</p>	

METHODOLOGY:

1. Given your knowledge of federal real property databases (i.e., Government wide inventory databases such as FRPP or GSA D2D and/or internal agency data)
 - a. How would you tackle the data set to help identify viable/actionable disposal projects?
 - b. Do you know of additional data sets the Board should consider using?
2. Given the timing requirements of FASTA disposals (1-year from acceptance of report of excess), **How would you prioritize properties to ensure the Board can meet the required deadlines?**
3. Given your knowledge of the federal disposal process, and taking into consideration some of the waivers provided by FASTA during the first round, **What are some real estate challenges to be aware of when identifying properties?**
4. As we all know, FASTA provides relief from GSA's screening processes during the first year (Federal, Surplus, McKinney); however, it provides no relief from the government's regulatory compliance obligations.
 - a. Discuss your knowledge of impacts of environmental, historic, others on the disposal process/transaction timing
 - b. How can the Board ensure they identify properties with a clear path to regulatory compliance?
 - c. Do you see this as too great of a challenge for the Board? If so, what kind of projects would you recommend to get past this?
5. Are there specific property use types or building types that the Board should target over others? Specific Markets? **Are you aware of any specific opportunities that would make viable FASTA candidates?**
 - a. Should the Board be prepared to recommend projects other than sales? How do you recommend the Board best identify these projects?
 - b. What information would be useful to best identify these projects?
 - c. How should the Board prioritize projects that aren't direct to sale (i.e. consolidations, collocations, other)?
6. Recently, Congress provided the Board with the authority to identify projects that could benefit from a 3-year lease back as part of the transaction. In general, explain how the private sector would view this as a term and condition of sale.
 - a. Are you aware of any properties today that could/should take advantage of this authority?
 - b. How are fully/partially occupied buildings received by buyers/developers?
 - c. Should the Board focus on these projects or simply use this authority as needed?

MARKET INFORMATION

1. From a buyer's perspective, **what due diligence information is most helpful to ensure the bidding public is properly informed?**
2. Which metrics are the most important when identifying a healthy real estate market?
3. What type of response should the Board expect from local communities during deliberations and once the list is made public?
4. Given the timeline of FASTA, requiring sales to be completed within a year, what role would you envision for communities?

INCENTIVES

1. If you were a Board member, **how would you incentivize/encourage federal agencies to participate in FASTA?**
2. The Board will be able to identify the use of funds from proceeds to implement projects in future years (subject to appropriation),
 - a. how should the Board identify projects are the most worthy of the use of these funds?
 - b. How should the Board make its case for a full appropriation of these funds from Congress?
 - c. How do you balance an agency's long-term mission needs vs. cost savings/efficient use of property/reinvestment?
 - d. How can the Board assist agencies in addressing some of these issues?

DATABASE QUESTIONS

FOR GSA OGP - **How flexible is the database in adding/subtracting data elements to meet the needs of federal customers?**

1. What efforts are being made to make the FRPP database a more useful tool?
2. Do you see this as a database capable of assisting federal managers in their real estate decision making or is it simply an inventory system?
3. What information, not presented in these databases, would be most useful to the Board during their deliberations?

CLOSING

What advice would you give to the Board to ensure their success that hasn't yet been addressed today?

- NOTES -

- NOTES -

- NOTES -