

114TH CONGRESS  
2D SESSION

# S. 2509

To improve the Government-wide management of Federal property.

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IN THE SENATE OF THE UNITED STATES

FEBRUARY 4, 2016

Mr. CARPER (for himself, Mr. PORTMAN, Mr. JOHNSON, Mr. KING, Ms. HEITKAMP, and Mr. LANKFORD) introduced the following bill; which was read twice and referred to the Committee on Homeland Security and Governmental Affairs

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## A BILL

To improve the Government-wide management of Federal property.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Federal Property Man-  
5 agement Reform Act of 2016”.

6 **SEC. 2. PURPOSE.**

7 The purpose of this Act is to increase the efficiency  
8 and effectiveness of the Federal Government in managing  
9 property of the Federal Government by—

1           (1) requiring the United States Postal Service  
2           to take appropriate measures to better manage and  
3           account for property and modernize the Postal fleet;

4           (2) providing for increased collocation with  
5           Postal Service facilities and guidance on Postal  
6           Service leasing practices;

7           (3) establishing a Federal Property Council to  
8           develop guidance on and ensure the implementation  
9           of strategies for better managing Federal property;

10          (4) providing incentives to agencies to dispose  
11          of excess property through retention of proceeds;  
12          and

13          (5) providing guidance for surplus property do-  
14          nations to museums.

15 **SEC. 3. PROPERTY MANAGEMENT.**

16          (a) IN GENERAL.—Chapter 5 of subtitle I of title 40,  
17          United States Code, is amended by adding at the end the  
18          following:

19           **“Subchapter VII—Property Management**

20           **“§ 621. Definitions**

21           “In this subchapter:

22           “(1) ADMINISTRATOR.—The term ‘Adminis-  
23           trator’ means the Administrator of General Services.

1           “(2) COUNCIL.—The term ‘Council’ means the  
2 Federal Property Council established by section  
3 623(a).

4           “(3) DIRECTOR.—The term ‘Director’ means  
5 the Director of the Office of Management and Budg-  
6 et.

7           “(4) DISPOSAL.—The term ‘disposal’ means  
8 any action that constitutes the removal of any prop-  
9 erty from the inventory of the Federal agency, in-  
10 cluding sale, transfer, deed, demolition, donation, or  
11 exchange.

12           “(5) FEDERAL AGENCY.—The term ‘Federal  
13 agency’ means—

14           “(A) an executive department or inde-  
15 pendent establishment in the executive branch  
16 of the Government; or

17           “(B) a wholly owned Government corpora-  
18 tion.

19           “(6) FIELD OFFICE.—The term ‘field office’  
20 means any office of a Federal agency that is not the  
21 headquarters office location for the Federal agency.

22           “(7) POSTAL PROPERTY.—The term ‘postal  
23 property’ means any building owned or leased by the  
24 United States Postal Service.

1           “(8) PUBLIC-PRIVATE PARTNERSHIP.—The  
2 term ‘public-private partnership’ means any partner-  
3 ship or working relationship between a Federal  
4 agency and a corporation, individual, or nonprofit  
5 organization for the purpose of financing, con-  
6 structing, operating, managing, or maintaining 1 or  
7 more Federal real property assets.

8           “(9) UNDERUTILIZED PROPERTY.—The term  
9 ‘underutilized property’ means a portion or the en-  
10 tirety of any real property, including any improve-  
11 ments, that is used—

12                   “(A) irregularly or intermittently by the  
13 accountable Federal agency for program pur-  
14 poses of the Federal agency; or

15                   “(B) for program purposes that can be  
16 satisfied only with a portion of the property.

17 **“§ 622. Collocation among United States Postal Serv-**  
18 **ice properties**

19           “(a) IDENTIFICATION OF POSTAL PROPERTY.—Each  
20 year, the Postmaster General shall—

21                   “(1) identify a list of postal properties with  
22 space available for use by Federal agencies; and

23                   “(2) not later than September 30, submit the  
24 list to—

1           “(A) the Committee on Homeland Security  
2           and Governmental Affairs of the Senate; and

3           “(B) the Committee on Oversight and Gov-  
4           ernment Reform of the House of Representa-  
5           tives.

6           “(b) VOLUNTARY IDENTIFICATION OF POSTAL PROP-  
7           ERTY.—Each year, the Postmaster General may submit  
8           the list under subsection (a) to the Council.

9           “(c) SUBMISSION OF LIST OF POSTAL PROPERTIES  
10          TO FEDERAL AGENCIES.—

11           “(1) IN GENERAL.—Not later than 30 days  
12           after the completion of a list under subsection (a),  
13           the Council shall provide the list to each Federal  
14           agency.

15           “(2) REVIEW BY FEDERAL AGENCIES.—Not  
16           later than 90 days after the receipt of the list sub-  
17           mitted under paragraph (1), each Federal agency  
18           shall—

19           “(A) review the list;

20           “(B) review properties under the control of  
21           the Federal agency; and

22           “(C) recommend collocations if appro-  
23           priate.

24           “(d) TERMS OF COLLOCATION.—On approval of the  
25           recommendations under subsection (c) by the Postmaster

1 General and the applicable agency head, the Federal agen-  
2 cy or appropriate landholding entity may work with the  
3 Postmaster General to establish appropriate terms of a  
4 lease for each postal property.

5 “(e) RULE OF CONSTRUCTION.—Nothing in this sec-  
6 tion exceeds, modifies, or supplants any other Federal law  
7 relating to any competitive bidding process governing the  
8 leasing of postal property.

9 **“§ 623. Establishment of a Federal Property Council**

10 “(a) ESTABLISHMENT.—There is established a Fed-  
11 eral Property Council.

12 “(b) PURPOSE.—The purpose of the Council shall  
13 be—

14 “(1) to develop guidance and ensure implemen-  
15 tation of an efficient and effective property manage-  
16 ment strategy;

17 “(2) to identify opportunities for the Federal  
18 Government to better manage property and assets of  
19 the Federal Government; and

20 “(3) to reduce the costs of managing property  
21 of the Federal Government, including operations,  
22 maintenance, and security associated with Federal  
23 property.

24 “(c) COMPOSITION.—

1           “(1) IN GENERAL.—The Council shall be com-  
2 posed exclusively of—

3           “(A) the senior real property officers of  
4 each Federal agency and the Postal Service;

5           “(B) the Deputy Director for Management  
6 of the Office of Management and Budget;

7           “(C) the Controller of the Office of Man-  
8 agement and Budget;

9           “(D) the Administrator; and

10          “(E) any other full-time or permanent  
11 part-time Federal officials or employees, as the  
12 Chairperson determines to be necessary.

13          “(2) CHAIRPERSON.—The Deputy Director for  
14 Management of the Office of Management and  
15 Budget shall serve as Chairperson of the Council.

16          “(3) EXECUTIVE DIRECTOR.—

17          “(A) IN GENERAL.—The Chairperson shall  
18 designate an Executive Director to assist in  
19 carrying out the duties of the Council.

20          “(B) QUALIFICATIONS; FULL-TIME.—The  
21 Executive Director shall—

22                 “(i) be appointed from among individ-  
23 uals who have substantial experience in the  
24 areas of commercial real estate and devel-

1                   opment, real property management, and  
2                   Federal operations and management;

3                   “(ii) serve full time; and

4                   “(iii) hold no outside employment that  
5                   may conflict with duties inherent to the po-  
6                   sition.

7                   “(d) MEETINGS.—

8                   “(1) IN GENERAL.—The Council shall meet  
9                   subject to the call of the Chairperson.

10                  “(2) MINIMUM.—The Council shall meet not  
11                  fewer than 4 times each year.

12                  “(e) DUTIES.—The Council, in consultation with the  
13                  Director and the Administrator, shall—

14                  “(1) not later than 1 year after the date of en-  
15                  actment of this subchapter, establish a property  
16                  management plan template, to be updated annually,  
17                  which shall include performance measures, specific  
18                  milestones, measurable savings, strategies, and Gov-  
19                  ernment-wide goals based on the goals established  
20                  under section 524(a)(7) to reduce surplus property,  
21                  to achieve better utilization of underutilized prop-  
22                  erty, or to enhance management of high value per-  
23                  sonal property, and evaluation criteria to determine  
24                  the effectiveness of property management that are  
25                  designed—



1           “(A) to enable Congress and heads of Fed-  
2           eral agencies to track progress in the achieve-  
3           ment of property management objectives on a  
4           Government-wide basis;

5           “(B) to improve the management of real  
6           property; and

7           “(C) to allow for comparison of the per-  
8           formance of Federal agencies against industry  
9           and other public sector agencies in terms of  
10          performance;

11          “(2) develop standard utilization rates con-  
12          sistent throughout each category of space and with  
13          nongovernmental space use rates;

14          “(3) develop a strategy to reduce the reliance of  
15          Federal agencies on leased space for long-term needs  
16          if ownership would be less costly;

17          “(4) provide guidance on eliminating inefficien-  
18          cies in the Federal leasing process;

19          “(5) compile a list of field offices that are suit-  
20          able for collocation with other property assets;

21          “(6) research best practices regarding the use  
22          of public-private partnerships to manage properties  
23          and develop guidelines for the use of those partner-  
24          ships in the management of Federal property;

1           “(7) not later than 1 year after the date of en-  
2           actment of this subchapter—

3                   “(A) examine the disposal of surplus prop-  
4                   erty through the State Agencies for Surplus  
5                   Property program; and

6                   “(B) issue a report that includes rec-  
7                   ommendations on how the program could be im-  
8                   proved to ensure accountability and increase ef-  
9                   ficiencies in the property disposal process; and

10           “(8) not later than 1 year after the date of en-  
11           actment of this subchapter and annually during the  
12           4-year period beginning on the date that is 1 year  
13           after the date of enactment of this subchapter and  
14           ending on the date that is 5 years after the date of  
15           enactment of this subchapter, the Council shall sub-  
16           mit to the Director a report that contains—

17                   “(A) a list of the remaining excess prop-  
18                   erty or surplus property that is real property,  
19                   and underutilized properties of each Federal  
20                   agency;

21                   “(B) the progress of the Council toward  
22                   developing guidance for Federal agencies to en-  
23                   sure that the assessment required under section  
24                   524(a)(11)(B) is carried out in a uniform man-  
25                   ner;

1           “(C) the progress of Federal agencies to-  
2           ward achieving the goals established under sec-  
3           tion 524(a)(7); and

4           “(D) if necessary, recommendations for  
5           legislation or statutory reforms that would fur-  
6           ther the goals of the Council, including stream-  
7           lining the disposal of excess real or personal  
8           property or underutilized property.

9           “(f) CONSULTATION.—In carrying out the duties de-  
10          scribed in subsection (e), the Council shall also consult  
11          with representatives of—

12           “(1) State, local, tribal authorities, and affected  
13          communities; and

14           “(2) appropriate private sector entities and  
15          nongovernmental organizations that have expertise  
16          in areas of—

17           “(A) commercial real estate and develop-  
18          ment;

19           “(B) government management and oper-  
20          ations;

21           “(C) space planning;

22           “(D) community development, including  
23          transportation and planning;

24           “(E) historic preservation;

1           “(F) providing housing to the homeless  
2           population; and

3           “(G) personal property management.

4           “(g) COUNCIL RESOURCES.—The Director and the  
5 Administrator shall provide staffing, and administrative  
6 support for the Council, as appropriate.

7           “(h) ACCESS TO INFORMATION.—The Council shall  
8 make available, on request, all information generated by  
9 the Council in performing the duties of the Council to—

10           “(1) the Committee on Homeland Security and  
11           Governmental Affairs of the Senate;

12           “(2) the Committee on Environment and Public  
13           Works of the Senate;

14           “(3) the Committee on Oversight and Govern-  
15           ment Reform of the House of Representatives;

16           “(4) the Committee on Transportation and In-  
17           frastructure of the House of Representatives; and

18           “(5) the Comptroller General of the United  
19           States.

20           “(i) EXCLUSIONS.—In this section, surplus property  
21 shall not include—

22           “(1) any military installation (as defined in sec-  
23           tion 2910 of the Defense Base Closure and Realign-  
24           ment Act of 1990 (10 U.S.C. 2687 note; Public Law  
25           101–510));

1           “(2) any property that is excepted from the def-  
2           inition of the term ‘property’ under section 102;

3           “(3) Indian and native Eskimo property held in  
4           trust by the Federal Government as described in  
5           section 3301(a)(5)(C)(iii);

6           “(4) real property operated and maintained by  
7           the Tennessee Valley Authority pursuant to the Ten-  
8           nessee Valley Authority Act of 1933 (16 U.S.C. 831  
9           et seq.);

10           “(5) any real property the Director excludes for  
11           reasons of national security;

12           “(6) any public lands (as defined in section 203  
13           of the Public Lands Corps Act of 1993 (16 U.S.C.  
14           1722)) administered by—

15           “(A) the Secretary of the Interior, acting  
16           through—

17           “(i) the Director of the Bureau of  
18           Land Management;

19           “(ii) the Director of the National  
20           Park Service;

21           “(iii) the Commissioner of Reclama-  
22           tion; or

23           “(iv) the Director of the United  
24           States Fish and Wildlife Service; or

1           “(B) the Secretary of Agriculture, acting  
2           through the Chief of the Forest Service; or

3           “(7) any property operated and maintained by  
4           the United States Postal Service.

5   **“§ 624. Inventory and database**

6           “(a) IN GENERAL.—Not later than 1 year after the  
7           date of enactment of this subchapter, the Administrator  
8           shall establish and maintain a single, comprehensive, and  
9           descriptive database of all real property under the custody  
10          and control of all Federal agencies.

11          “(b) CONTENTS.—The database shall include—

12                  “(1) information provided to the Administrator  
13                  under section 524(a)(11)(B); and

14                  “(2) a list of property disposals completed, in-  
15                  cluding—

16                          “(A) the date and disposal method used  
17                          for each property;

18                          “(B) the proceeds obtained from the dis-  
19                          posal of each property;

20                          “(C) the amount of time required to dis-  
21                          pose of the property, including the date on  
22                          which the property is designated as excess prop-  
23                          erty;

1           “(D) the date on which the property is  
2           designated as surplus property and the date on  
3           which the property is disposed; and

4           “(E) all costs associated with the disposal.

5           “(c) ACCESSIBILITY.—

6           “(1) COMMITTEES.—The database established  
7           under subsection (a) shall be made available on re-  
8           quest to the Committee on Homeland Security and  
9           Governmental Affairs and the Committee on Envi-  
10          ronment and Public Works of the Senate and the  
11          Committee on Oversight and Government Reform  
12          and the Committee on Transportation and Infra-  
13          structure of the House of Representatives.

14          “(2) GENERAL PUBLIC.—Not later than 3 years  
15          after the date of enactment of this subchapter and  
16          to the extent consistent with national security, the  
17          Administrator shall make the database established  
18          under subsection (a) accessible to the public at no  
19          cost through the website of the General Services Ad-  
20          ministration.

21          “(d) EXCLUSIONS.—In this section, surplus property  
22          shall not include—

23                 “(1) any military installation (as defined in sec-  
24                 tion 2910 of the Defense Base Closure and Realign-

1 ment Act of 1990 (10 U.S.C. 2687 note; Public Law  
2 101–510));

3 “(2) any property that is excepted from the def-  
4 inition of the term ‘property’ under section 102;

5 “(3) Indian and native Eskimo property held in  
6 trust by the Federal Government as described in  
7 section 3301(a)(5)(C)(iii);

8 “(4) real property operated and maintained by  
9 the Tennessee Valley Authority pursuant to the Ten-  
10 nessee Valley Authority Act of 1933 (16 U.S.C. 831  
11 et seq.);

12 “(5) any real property the Director excludes for  
13 reasons of national security;

14 “(6) any public lands (as defined in section 203  
15 of the Public Lands Corps Act of 1993 (16 U.S.C.  
16 1722)) administered by—

17 “(A) the Secretary of the Interior, acting  
18 through—

19 “(i) the Director of the Bureau of  
20 Land Management;

21 “(ii) the Director of the National  
22 Park Service;

23 “(iii) the Commissioner of Reclama-  
24 tion; or



1                   “(iv) the Director of the United  
2                   States Fish and Wildlife Service; or

3                   “(B) the Secretary of Agriculture, acting  
4                   through the Chief of the Forest Service; or

5                   “(7) any property operated and maintained by  
6                   the United States Postal Service.

7   **“§ 625. Information on certain leasing authorities**

8                   “(a) IN GENERAL.—Except as provided in subsection  
9 (b), not later than December 31 of each year following  
10 the date of enactment of this subchapter, a Federal agency  
11 with independent leasing authority shall submit to the  
12 Council a list of all leases, including operating leases, in  
13 effect on the date of enactment of this subchapter that  
14 includes—

15                   “(1) the date on which each lease was executed;

16                   “(2) the date on which each lease will expire;

17                   “(3) a description of the size of the space;

18                   “(4) the location of the property;

19                   “(5) the tenant agency;

20                   “(6) the total annual rental payment; and

21                   “(7) the amount of the net present value of the  
22 total estimated legal obligations of the Federal Gov-  
23 ernment over the life of the contract.

24                   “(b) EXCEPTION.—Subsection (a) shall not apply  
25 to—

1 “(1) the United States Postal Service; or

2 “(2) any other property the President excludes  
3 from subsection (a) for reasons of national secu-  
4 rity.”.

5 (b) TECHNICAL AND CONFORMING AMENDMENTS.—

6 (1) TABLE OF SECTIONS.—The table of sections  
7 for chapter 5 of subtitle I of title 40, United States  
8 Code, is amended by inserting after the item relating  
9 to section 611 the following:

“SUBCHAPTER VII—PROPERTY MANAGEMENT

“Sec. 621. Definitions.

“Sec. 622. Collocation among United States Postal Service properties.

“Sec. 623. Establishment of a Federal Property Council.

“Sec. 624. Inventory and database.

“Sec. 625. Information on certain leasing authorities.”.

10 (2) TECHNICAL AMENDMENT.—Section 102 of  
11 title 40, United States Code, is amended in the mat-  
12 ter preceding paragraph (1) by striking “The” and  
13 inserting “Except as provided in subchapters VII  
14 and VIII of chapter 5 of this title, the”.

15 **SEC. 4. UNITED STATES POSTAL SERVICE PROPERTY MAN-**  
16 **AGEMENT.**

17 (a) IN GENERAL.—Chapter 5 of subtitle I of title 40,  
18 United States Code, as amended by section 3, is amended  
19 by adding at the end the following:

1       **“Subchapter VIII—United States Postal**  
2                   **Service Property Management**

3   **“§ 641. Definitions**

4       “In this subchapter:

5           “(1) EXCESS PROPERTY.—The term ‘excess  
6       property’ means any postal property that the Postal  
7       Service determines is not required to meet the needs  
8       or responsibilities of the Postal Service.

9           “(2) POSTAL PROPERTY.—The term ‘postal  
10      property’ means any property owned or leased by, or  
11      under the control of, the Postal Service.

12          “(3) POSTAL SERVICE.—The term ‘Postal Serv-  
13      ice’ means the United States Postal Service.

14          “(4) UNDERUTILIZED PROPERTY.—The term  
15      ‘underutilized property’ means a portion or the en-  
16      tirety of any real property, including any improve-  
17      ments, that is used—

18           “(A) irregularly or intermittently by the  
19      Postal Service for program purposes of the  
20      Postal Service; or

21           “(B) for program purposes that can be  
22      satisfied only with a portion of the property.

23   **“§ 642. United States Postal Service property manage-**  
24                   **ment**

25      “The Postal Service—

1           “(1) shall maintain adequate inventory controls  
2           and accountability systems for postal property;

3           “(2) shall develop current and future workforce  
4           projections so as to have the capacity to assess the  
5           needs of the Postal Service workforce regarding the  
6           use of property;

7           “(3) may develop a 5-year management tem-  
8           plate that—

9                   “(A) establishes goals and policies that will  
10                  lead to the reduction of excess property and un-  
11                  derutilized property in the inventory of the  
12                  Postal Service;

13                  “(B) adopts workplace practices, configu-  
14                  rations, and management techniques that can  
15                  achieve increased levels of productivity and de-  
16                  crease the need for real property assets;

17                  “(C) assesses leased space to identify space  
18                  that is not fully used or occupied;

19                  “(D) develops recommendations on how to  
20                  address excess capacity at Postal Service facili-  
21                  ties without negatively impacting mail delivery;  
22                  and

23                  “(E) develops recommendations on ensur-  
24                  ing the security of mail processing operations;  
25                  and

1 “(4) shall, on a regular basis—

2 “(A) conduct an inventory of postal prop-  
3 erty that is real property; and

4 “(B) make an assessment of each property  
5 described in subparagraph (A), which shall in-  
6 clude—

7 “(i) the age and condition of the prop-  
8 erty;

9 “(ii) the size of the property in square  
10 footage and acreage;

11 “(iii) the geographical location of the  
12 property, including an address and descrip-  
13 tion;

14 “(iv) the extent to which the property  
15 is being utilized;

16 “(v) the actual annual operating costs  
17 associated with the property;

18 “(vi) the total cost of capital expendi-  
19 tures associated with the property;

20 “(vii) the number of postal employees,  
21 contractor employees, and functions housed  
22 at the property;

23 “(viii) the extent to which the mission  
24 of the Postal Service is dependent on the  
25 property; and

1                   “(ix) the estimated amount of capital  
 2                   expenditures projected to maintain and op-  
 3                   erate the property over each of the next 5  
 4                   years after the date of enactment of this  
 5                   subchapter.”.

6           (b) TECHNICAL AND CONFORMING AMENDMENT.—  
 7 The table of sections for chapter 5 of subtitle I of title  
 8 40, United States Code, as amended by section 3, is  
 9 amended by inserting after the item relating to section  
 10 626 the following:

“SUBCHAPTER VIII—UNITED STATES POSTAL SERVICE PROPERTY  
 MANAGEMENT

“Sec. 641. Definitions.

“Sec. 642. United States Postal Service property management.”.

11 **SEC. 5. AGENCY RETENTION OF PROCEEDS.**

12           Section 571 of title 40, United States Code, is  
 13 amended to read as follows:

14 **“§ 571. General rules for deposit and use of proceeds**

15           “(a) PROCEEDS FROM TRANSFER OR SALE OF REAL  
 16 PROPERTY.—

17                   “(1) DEPOSIT OF NET PROCEEDS.—Net pro-  
 18 ceeds described in subsection (d) shall be deposited  
 19 into the appropriate account of the agency that had  
 20 custody and accountability for the property at the  
 21 time the property is determined to be excess.

22                   “(2) EXPENDITURE OF NET PROCEEDS.—The  
 23 net proceeds deposited pursuant to paragraph (1)

1       may only be expended as authorized in annual ap-  
2       propriations Acts, for—

3               “(A) activities described in sections 543  
4               and 545, including paying costs incurred by the  
5               General Services Administration for any dis-  
6               posal-related activity authorized by this title;  
7               and

8               “(B) activities pursuant to implementation  
9               of the Federal Buildings Personnel Training  
10              Act of 2010 (40 U.S.C. 581 note; Public Law  
11              111–308).

12              “(3) DEFICIT REDUCTION.—Any net proceeds  
13              described in subsection (d) from the sale, lease, or  
14              other disposition of surplus real property that are  
15              not expended under paragraph (2) shall be used for  
16              deficit reduction.

17              “(b) EFFECT ON OTHER SECTIONS.—Nothing in this  
18              section is intended to affect section 572(b), 573, or 574.

19              “(c) DISPOSAL AGENCY FOR REVERTED PROP-  
20              PERTY.—For the purposes of this section, for any property  
21              that reverts to the United States under sections 550 and  
22              553, the General Services Administration, as the disposal  
23              agency, shall be treated as the agency with custody and  
24              accountability for the property at the time the property  
25              is determined to be excess.

1       “(d) NET PROCEEDS.—The net proceeds described in  
2 this subsection are proceeds under this chapter, less ex-  
3 penses of the transfer or disposition as provided in section  
4 572(a), from—

5           “(1) a transfer of excess real property to a Fed-  
6 eral agency for agency use; or

7           “(2) a sale, lease, or other disposition of sur-  
8 plus real property.

9       “(e) PROCEEDS FROM TRANSFER OR SALE OF PER-  
10 SONAL PROPERTY.—

11           “(1) IN GENERAL.—Except as otherwise pro-  
12 vided in this subchapter, proceeds described in para-  
13 graph (2) shall be deposited in the Treasury as mis-  
14 cellaneous receipts.

15           “(2) PROCEEDS.—The proceeds described in  
16 this paragraph are proceeds under this chapter  
17 from—

18           “(A) a transfer of excess personal property  
19 to a Federal agency for agency use; or

20           “(B) a sale, lease, or other disposition of  
21 surplus personal property.

22       “(3) PAYMENT OF EXPENSES OF SALE BEFORE  
23 DEPOSIT.—

24           “(A) IN GENERAL.—Subject to regulations  
25 under this subtitle, the expenses of the sale of



1 personal property may be paid from the pro-  
 2 ceeds of the sale so that only the net proceeds  
 3 are deposited in the Treasury.

4 “(B) APPLICATION.—This paragraph ap-  
 5 plies whether proceeds are deposited as mis-  
 6 cellaneous receipts or to the credit of an appro-  
 7 priation as authorized by law.”.

8 **SEC. 6. MULTI-BROKER LEASE OF POSTAL SERVICE FACILI-**  
 9 **TIES.**

10 (a) IN GENERAL.—Chapter 20 of title 39, United  
 11 States Code, is amended by adding at the end the fol-  
 12 lowing:

13 **“§ 2012. Multi-broker lease of Postal Service facilities**

14 “(a) DEFINITION.—In this section, the term ‘multi-  
 15 broker contract vehicle’ means a contract vehicle, similar  
 16 to the National Broker Contract used by the General Serv-  
 17 ices Administration, that encourages competition through  
 18 the use of multiple national real estate companies.

19 “(b) REQUIREMENT TO USE MULTI-BROKER  
 20 LEASE.—

21 “(1) IN GENERAL.—Except as provided in para-  
 22 graph (2), the Postal Service shall use a multi-  
 23 broker contract vehicle to acquire any leased prop-  
 24 erty.

1           “(2) EXCEPTION.—Paragraph (1) shall not  
2           apply to a leased property—

3                   “(A) that the Postal Service acquired be-  
4                   fore the date of enactment of the Federal Prop-  
5                   erty Management Reform Act of 2016; and

6                   “(B) the lease for which the Postal Service  
7                   renews, using its own resources, on or after the  
8                   date of enactment of the Federal Property  
9                   Management Reform Act of 2016.”.

10          (b) TECHNICAL AND CONFORMING AMENDMENT.—  
11          The table of sections for chapter 20 of title 39, United  
12          States Code, is amended by adding at the end the fol-  
13          lowing:

                  “2012. Multi-broker lease of Postal Service facilities.”.

14          **SEC. 7. INSPECTOR GENERAL REPORT ON UNITED STATES**  
15                                   **POSTAL SERVICE PROPERTY.**

16          (a) DEFINITION OF EXCESS PROPERTY.—In this sec-  
17          tion, the term “excess property” has the meaning given  
18          the term in section 641 of title 40, United States Code,  
19          as added by section 4.

20          (b) EXCESS PROPERTY REPORT.—Not later than 2  
21          years after the date of enactment of this Act, the Inspector  
22          General of the United States Postal Service shall submit  
23          to Congress a report that includes—

24                   (1) a survey of excess property held by the  
25                   United States Postal Service; and

1           (2) recommendations for repurposing property  
2 identified in paragraph (1)—

3           (A) to—

4                 (i) reduce excess capacity; and

5                 (ii) increase collocation with other  
6 Federal agencies; and

7           (B) without diminishing the ability of the  
8 United States Postal Service to meet the service  
9 standards established under section 3691 of  
10 title 39, United States Code, as in effect on  
11 January 1, 2016.

12 **SEC. 8. REPORTS ON UNITED STATES POSTAL SERVICE**  
13 **FLEET MODERNIZATION.**

14           (a) GAO REPORT.—Not later than 1 year after the  
15 date of enactment of this Act, the Comptroller General  
16 of the United States shall study and submit to Congress  
17 a report on—

18                 (1) the feasibility of the United States Postal  
19 Service designing mail delivery vehicles that are  
20 equipped for diverse geographic conditions such as  
21 travel in rural areas and extreme weather conditions;  
22 and

23                 (2) the feasibility and cost of the United States  
24 Postal Service integrating the use of collision-avert-  
25 ing technology into its vehicle fleet.

1 (b) POSTAL SERVICE REPORT.—Not later than 1  
2 year after the date of enactment of this Act, the United  
3 States Postal Service shall submit to Congress a report  
4 that includes—

5 (1) a review of the efforts of the United States  
6 Postal Service relating to fleet replacement and  
7 modernization; and

8 (2) a strategy for carrying out the fleet replace-  
9 ment and lifecycle plan of the United States Postal  
10 Service.

11 **SEC. 9. SURPLUS PROPERTY DONATIONS TO MUSEUMS.**

12 Section 549(c)(3)(B) of title 40, United States Code,  
13 is amended by striking clause (vii) and inserting the fol-  
14 lowing:

15 “(vii) a museum open to the public on  
16 a regularly scheduled weekly basis, and the  
17 hours of operation are, at a minimum, dur-  
18 ing normal business hours (as determined  
19 by the Administrator and including a mu-  
20 seum for which the nonprofit educational  
21 or public health institution or organization  
22 accedes to any request submitted for ac-  
23 cess);”.

1 **SEC. 10. DUTIES OF FEDERAL AGENCIES.**

2 Section 524(a) of title 40, United States Code, is  
3 amended—

4 (1) in paragraph (4), by striking “and” at the  
5 end;

6 (2) in paragraph (5), by striking the period at  
7 the end and inserting a semicolon; and

8 (3) by adding at the end the following:

9 “(6) develop current and future workforce pro-  
10 jections so as to have the capacity to assess the  
11 needs of the Federal workforce regarding the use of  
12 real property;

13 “(7) establish goals and policies that will lead  
14 the executive agency to reduce excess property and  
15 underutilized property in the inventory of the execu-  
16 tive agency;

17 “(8) submit to the Federal Property Council an  
18 annual report on all excess property that is real  
19 property and underutilized property in the inventory  
20 of the executive agency, including—

21 “(A) whether underutilized property can be  
22 better utilized, including through collocation  
23 with other executive agencies or consolidation  
24 with other facilities; and

25 “(B) the extent to which the executive  
26 agency believes that retention of the underuti-

1           lized property serves the needs of the executive  
2           agency;

3           “(9) adopt workplace practices, configurations,  
4           and management techniques that can achieve in-  
5           creased levels of productivity and decrease the need  
6           for real property assets;

7           “(10) assess leased space to identify space that  
8           is not fully used or occupied;

9           “(11) on an annual basis and subject to the  
10          guidance of the Federal Property Council—

11                 “(A) conduct an inventory of real property  
12                 under control of the executive agency; and

13                 “(B) make an assessment of each property,  
14                 which shall include—

15                         “(i) the age and condition of the prop-  
16                         erty;

17                         “(ii) the size of the property in square  
18                         footage and acreage;

19                         “(iii) the geographical location of the  
20                         property, including an address and descrip-  
21                         tion;

22                         “(iv) the extent to which the property  
23                         is being utilized;

24                         “(v) the actual annual operating costs  
25                         associated with the property;

1           “(vi) the total cost of capital expendi-  
2           tures incurred by the Federal Government  
3           associated with the property;

4           “(vii) sustainability metrics associated  
5           with the property;

6           “(viii) the number of Federal employ-  
7           ees and contractor employees and functions  
8           housed at the property;

9           “(ix) the extent to which the mission  
10          of the executive agency is dependent on the  
11          property;

12          “(x) the estimated amount of capital  
13          expenditures projected to maintain and op-  
14          erate the property during the 5-year period  
15          beginning on the date of enactment of this  
16          paragraph; and

17          “(xi) any additional information re-  
18          quired by the Administrator of General  
19          Services to carry out section 623; and

20          “(12) provide to the Federal Property Council  
21          and the Administrator of General Services the infor-  
22          mation described in paragraph (11)(B) to be used  
23          for the establishment and maintenance of the data-  
24          base described in section 624.”.

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