

CPRA Working Group

Outline of Comments

- Over 17 written sets of recommendations were submitted, all containing multiple suggestions on improving legislation.
- These recommendations represent both individual private sector companies, professionals related to the real estate industry and associations representing private sector interests.
- The recommendations demonstrated a detailed review of the legislation and touched on everything from technical corrections and clarifications to substantive policy changes.
- There were some common themes through out the comments and below are key policy recommendations received.

Reorganization/Clarity in Objectives/Criteria and Standards: A number of comments related to suggested modifications to the purposes of the legislation. Others suggested changes to the criteria and standards in the bill to provide clarity to their application in the process. There were also suggestions regarding issues the Commission should consider in its review, including ensuring alignment of space to the agency mission and personnel needs. Other issues include: historic preservation, transportation, disability, sustainability, and telecommuting.

Authorities of Agencies: (including Public Private Partnerships, outleasing, sale leaseback, ground leases, joint ventures, Enhanced Use Leases, Early transfers, swaps, interim leasing, GSA's 412 Authority): the comments generally suggested these authorities be explicitly authorized or highlighted in the legislation to ensure their use.

Clarification on Definition of Covered Properties: There were several proposals for clarifying the definitions to ensure clarity on which properties are included and which are not included, such as park land or Indian reservations. In addition, to the extent law enforcement or high security facilities are included, clarification on how they should be handled was recommended.

Expert Composition on the Commission: There were a number of suggestions on adding to or clarifying the expertise represented on the Commission.

Clarification on the Commission's Authorities: There were recommendations on clarifying the authority of the Commission and ensuring access to information, including suggested limitations on its contracting/leasing authority, ensuring the use of small businesses, strengthening its access to data, clarifying it is not bound by agency proposals, empowering it to receive unsolicited proposals from private sector and State

and local governments and non-profits, and ensuring it receives information on any unmet agency space needs.

Extend Date of Termination: Some comments recommended a longer duration for the Commission beyond the 6 years or until all recommendations are implemented.

Changes to timelines on the development of Recommendations/frequency: A number of recommendations suggested lengthening the amount of time the Commission has to develop its recommendations. In addition, some comments suggested they be issued less frequently to ensure adequate time for analysis.

Accounting and Metrics for Economic Analysis of Recommendations: There were a number of suggestions related to ensuring proper analyses and measurements are used in evaluating proposals and making decisions on the best return to the taxpayer.

Increase Proceeds/Return to Agencies: There were comments related to the distribution of proceeds. Some comments suggested a higher return to the agencies and some suggested ensuring tighter controls over the use of funds provided to agencies.

Further Streamline NEPA and HUD/Public Benefit Use Screening: There were suggestions to further streamline these processes or make changes on how they were addressed in the legislation. In addition, there was a recommendation on clarity on public benefit conveyances.

Clarity on Rescission of Independent Leasing Authorities: There were suggestions that this section should be clarified and, in particular, ensure it is not read to restrict GSA's delegation authority.

Streamlined Approach to Certain Transactions: There were some concerns raised regarding the speed at which agencies would carry out certain transactions. Some solutions suggested include a RTC model, a streamlined mechanism created in GSA, and the use of brokers.

Development/Use of Geospatial and Mapping to Improve Property Data: There were suggestions to incorporate the use of this technology to improve the government database on property.

Clarity on the Use of Leasing to Meet Space Needs: There were comments on the bill language related to reducing the overreliance on leasing and suggesting changes that would not discount leasing where it was the most cost-effective solution.

Greater Transparency: There were suggestions on how the Commission process could be more transparent.

Centralizing Disposal Authorities: There were suggestions regarding streamlining the disposal process through centralizing the disposal authorities.